HISTORIC AND DESIGN REVIEW COMMISSION

December 04, 2024

HDRC CASE NO:	**2024-376**
ADDRESS:	2419 MCCULLOUGH AVE
LEGAL DESCRIPTION:	NCB 1706 BLK 2 LOT 11, 12 AND 13
ZONING:	MF-33 IDZ, H
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	Scott Carpenter/Seventh Generation Design, Inc.
OWNER:	KEYSTONE SCHOOL
TYPE OF WORK:	Demolition of an accessory structure, rehabilitation, porch reconstruction, construction of a rear accessory structure, construction of a rear addition, site and landscaping elements, fencing and signage
APPLICATION RECEIVED:	November 01, 2024 (December 1, 2024, 30-day Demolition Hold)
60-DAY REVIEW:	December 31, 2024
CASE MANAGER:	Edward Hall

REQUEST:

The applicant is requesting conceptual approval of the following scopes of work at 2419 McCullough:

1. Demolish the existing, rear accessory structure that originally served as servant's quarters.
2. Construct a new, rear accessory structure to the immediate south of the primary historic structure on site.
3. Reconstruct the historic structure's front porch using salvaged and in-kind materials.
4. Perform rehabilitative scopes of work including window and door repair, siding and foundation skirting repair, structural foundation repair, and the installation of a standing seam metal roof and new gutters and downspouts.
5. Convert one, side window into a door opening to provide egress.
6. Replace six (6) existing, dormer windows with ventilation grilles.
7. Enclose the rear, 2-story porch and construct a 2-story, rear addition in the location of the existing, rear porch.
8. Install a retaining wall featuring fencing and masonry planters at the property's perimeter along McCullough and Woodlawn to replace existing, non-uniform fencing elements.
9. Install a monument sign at the corner of McCullough and Woodlawn.
10. Install a new sidewalk on Woodlawn, parallel to the street and make sit improvements at the corner of McCullough and Woodlawn.
11. Perform on site paving to introduce accessible pathways and ramps throughout the campus.
12. Create an outdoor gathering deck/terrace to the south of the primary historic structure on site.
13. Perform landscaping work including the installation of various trees throughout the site.

APPLICABLE CITATIONS:

UDC Section 35-614. – Demolition

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

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

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

b) Unreasonable Economic Hardship.

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

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

D. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

E. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and

F. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

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

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

A. For all structures and property:

i. The past and current use of the structures and property;

ii. The name and legal status (e.g., partnership, corporation) of the owners;

iii. The original purchase price of the structures and property;

iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;

v. The amount of real estate taxes on the structures and property for the previous two (2) years;

vi. The date of purchase or other acquisition of the structures and property;

vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;

viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;

ix. Any listing of the structures and property for sale or rent, price asked and offers received;

x. Any consideration given by the owner to profitable adaptive uses for the structures and property;

xi. Any replacement construction plans for proposed improvements on the site;

xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, a trust for completion of improvements, or a letter of commitment from a financial institution; and

xiii. The current fair market value of the structure and property as determined by a qualified appraiser.

xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

i. Annual gross income from the structure and property for the previous two (2) years;

ii. Itemized operating and maintenance expenses for the previous two (2) years; and

iii. Annual cash flow, if any, for the previous two (2) years.

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

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

d) Documentation and Strategy.

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

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

(3) Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a demolition permit without additional commission action on demolition, following the commission's recommendation of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his ability to complete the project. (4) When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received
approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan was approved as a replacement element for the demolished object or structure.

(e) Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:

0—2,500 square feet = $2,000.00
2,501—10,000 square feet = $5,000.00
10,001—25,000 square feet = $10,000.00
25,001—50,000 square feet = $20,000.00
Over 50,000 square feet = $30,000.00

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

Historic Design Guidelines, Chapter 3, Guidelines for Additions

A. GENERAL

i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. 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.
B. SCALE, MASSING, AND FORM

i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

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 4, Guidelines for New Construction

5. Garages and Outbuildings

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

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

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- GENERAL: Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- 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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- 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 true, exterior muntins.
- COLOR: Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS
i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
iii. Width and alignment— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS
i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING
i. Historic curbing—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.

ii. Replacement curbing—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

a. The historic structure at 2419 McCullough is commonly known as the H.E. Hildebrand House and Hildebrand-Hamilton House and was constructed circa 1908 in the Classical Revival Style. The historic structure features two stories in height, double height front and rear porches, Corinthian columns, and brick chimneys. The structure is contributing to the Monte Vista Historic District.
b. DESIGN REVIEW COMMITTEE – The Design Review Committee met on site on August 28, 2024, to view the existing, rear accessory structure that originally served as servant's quarters. At that site visit, Committee Members viewed the condition of the structure and asked general questions about material salvage and space planning around the existing structure. The larger scope of work noted in the request language was reviewed by the Design Review Committee on November 12, 2024. At that meeting, Committee Members comments on the proposed demolition, recommended additional interpretive elements be produced to reference to the historic structure, asked questions about site improvements, and commented on the proposed corner monument sign.
c. UNREASONABLE ECONOMIC HARDSHIP (Existing Rear Accessory Structure) – In accordance with UDC Section 35-614, no certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance. In order for unreasonable economic hardship to be met, the owner must provide sufficient evidence for the HDRC to support a finding in favor of demolition. The applicant has submitted a professional engineer's letter noting significant disrepair and sub-standard structure elements to include inadequate roof framing, inadequate floor framing, a foundation in disrepair, and deteriorating exterior framing. This letter notes repair to be impractical given its state of disrepair.
d. LOSS OF SIGNIFICANCE (Existing Rear Accessory Structure) – In accordance with UDC Section 35-614(c), demolition may be recommended if the owner has provided sufficient evidence to support a finding that the structure has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archaeological significance, qualities or features which qualified the structure or property for such designation. While OHP finds the structure maintains its historic significance, staff finds the structure to be in a state of disrepair.
e. DECONSTRUCTION ((Existing Rear Accessory Structure) – Should the HDRC approve demolition of the existing detached accessory structure, it is subject to the City's deconstruction ordinance and must be fully deconstructed by a Certified Deconstruction Contractor (UDC Chapter 12, Article II). In September 2022, San Antonio City Council adopted a deconstruction ordinance that requires certain projects seeking a demolition permit to be fully deconstructed as opposed to mechanically demolished. Currently, residential structures up to four units and rear accessory structures built on or before 1920 or 1945 are required to be deconstructed, depending on location. On January 1, 2025, the ordinance will automatically expand to include residential structures up to eight units. The year-built threshold will be raised from 1920 to 1945 anywhere within the City limits, and from 1945 to 1960 for properties designated historic or located within a Neighborhood Conservation District. For ordinance details and a list of Certified Deconstruction Contractors, please visit www.sareuse.com/deconstruction.
f. NEW CONSTRUCTION (Accessory Structure) – The applicant has proposed to construct a new, rear accessory structure to the immediate south of the primary historic structure on site. The applicant has proposed for the new structure to serve as a kiln structure and to feature a footprint of approximately 240 square feet and an overall height of ten (10) feet. The applicant has proposed for the structure to feature metal wall cladding and roofing panels in either a patina copper finish or a zinc finish.
g. SCALE & MASS (Accessory Structure) – The applicant has proposed for the new structure to serve as a kiln structure and to feature a footprint of approximately 240 square feet and an overall height of ten (10) feet. The Guidelines for New Construction 5.A. notes that rear accessory structures are to feature a massing and form that is visually subordinate that that of the primary historic structure in regards to their height, massing and form, should be no larger in plan than forty (40) percent of the primary historic structure's footprint and should relate to the period of construction of the primary historic structure. Staff finds the proposed scale and mass to be appropriate and consistent with the Guidelines.

h. ORIENTATION & SETBACKS (Accessory Structure) – The Guidelines for New Construction 5.B. notes that the predominant accessory structure orientation and historic setback patterns of the block should be followed. The applicant has proposed for the new accessory structure to be located to the south of the primary historic structure, in its side yard. While the predominant location for accessory structures is within the rear yard, staff finds the proposed location to be appropriate.
i. MATERIALS (Accessory Structure) – The applicant has proposed materials that include metal cladding and roofing panels in either a patina copper finish or a zinc finish. The Guidelines for New Construction 5.A.i. notes that new garages and outbuildings should relate to the period of construction of the primary structure on site through the use of complementary materials and simplified architectural details. Staff finds that materials that relate to the period of construction of the primary structure should be used. Staff does not find the use of metal façade panels to be consistent with the Guidelines.
j. ARCHITECTURAL DETAILS – As noted in finding i, staff finds that materials that relate to the period of construction of the primary structure should be used. Staff does not find the use of metal façade panels to be consistent with the Guidelines. Regarding form, staff finds the proposed roof form to be appropriate as it is representative of the existing, historic accessory structure on site.
k. PORCH RECONSTRUCTION – The applicant has proposed to reconstruct the front porch with salvaged historic and in-kind materials. Additionally, the applicant has proposed to replace deteriorated plaster columns with new composite columns to match the original; to repair column shafts, in-kind; to replace deteriorated handrails, guardrails, and balustrades with in-kind materials, to raise railings to meet building code; to install new tongue and groove decking, and to replace porch soffits with beadboard to match the original. Staff finds the proposed rehabilitative work to be appropriate and consistent with the Guidelines.
l. REHABILITATION – The applicant has proposed to perform rehabilitative scopes of work including window and door repair, siding and foundation skirting repair, structural foundation repair, and the installation of a standing seam metal roof and new gutters and downspouts. Staff finds the proposed repair work to be appropriate and consistent with the Guidelines.
m. SIDE WINDOW MODIFICATION – The applicant has proposed to convert one, side window into a door opening to provide egress. The window that the applicant has proposed to modify is located towards the rear of the wraparound porch, a location that staff finds to be obscured from view from the right of way. Staff finds the proposed modification to be appropriate. The applicant has proposed to salvage the removed wood window.
n. DORMER WINDOWS – The historic structure features four dormers at the roof level. The applicant has proposed to replace six (6) existing, dormer windows with ventilation grilles. Per the submitted application documents, the profile of the openings will remain. Staff finds the removal of dormer windows and the installation of ventilation grilles to be appropriate; however, staff finds that grilles should be painting in a manner that is consistent with the material and color palette of the rehabilitated structure.
o. REAR ADDITION – The applicant has proposed to enclose the rear, 2-story porch and construct a 2-story, rear addition in the location of the existing, rear porch. The proposed addition will feature a recess from the historic southern wall plane and an extension past the historic footprint on the west (rear). The Guidelines for Additions note that additions should be sited to the side or rear of the historic structure, should be designed in keeping with the historic context of the block, should feature a similar roof form and should feature a transition between the historic structure and new addition. Additionally, the Guidelines note that additions should feature similar architectural details and materials as the historic structure on the block and should not feature a footprint so large as to double the historic structure's footprint. Generally, staff finds the proposed addition to be appropriate and consistent with the Guidelines regarding placement, size and form.
p. REAR ADDITION (Materials) – The applicant has proposed materials that include either wood or fiber cement siding and wood or aluminum clad wood windows. Staff finds that if fiber cement siding is used, it should feature a four (4) to five (5) inch exposure and a smooth finish. Staff finds either wood or aluminum clad wood windows to be appropriate provided they adhere to the adopted standards for windows in new construction.
q. REAR ADDITION (Architectural Details) – Generally, staff finds that the applicant has proposed architectural details that are consistent with the Guidelines. As noted in finding p, staff finds that if fiber cement siding is used, it should feature a four (4) inch exposure and a smooth finish. Staff finds either wood or aluminum clad wood windows to be appropriate provided they adhere to the adopted standards for windows in new construction.
r. WALL, FENCING & MASONRY PLANTERS – The applicant has proposed to install a new retailing wall fencing and masonry planters at the property's perimeter along McCullough and Woodlawn. Currently along both McCullough and Woodlawn, this site features a retaining wall featuring varying states of disrepair. The current condition features a curb cut with a driveway approach within the retaining wall. The applicant's

proposal eliminates the curb cut and would feature a continuous retaining wall. Generally, staff finds the proposed retaining wall and fencing to be appropriate; however, staff finds that fencing on top of the retaining wall should not exceed four (4) feet in height, per the Guidelines for Site Elements.

s. MONUMENT SIGN – At the corner of McCullough and Woodlawn, the applicant has proposed to install a monument sign. Staff finds a monument sign in this location to be appropriate; however, staff finds that the proposed sign should not exceed six (6) feet in height. Additionally, staff finds that the proposed sign should feature indirect illumination and should not feature plastic elements.
t. RIGHT OF WAY IMPROVEMENTS (Sidewalk on Woodlawn) – The applicant has proposed to install a new sidewalk to run parallel to Woodlawn. The proposed sidewalk will feature a curved path to accommodate two existing trees. Staff finds the proposed sidewalk installation to be appropriate; however, staff finds that the proposed sidewalk should match the existing sidewalks on Woodlawn regarding material and finish.
u. ON SITE PAVING – The applicant has proposed to perform on site paving to introduce accessible pathways and ramps throughout the campus. Staff finds the proposed on-site paving to be appropriate.
v. OUTDOOR DECK/TERRACE – To the immediate south of the primary historic structure and to the north of the proposed kiln structure, the applicant has proposed to construct a outdoor deck/terrace structure. Staff finds the construction of this structure to be appropriate, as it is located within the side yard of the primary historic structure. Complete construction documents should be developed and submitted for review and approval when returning to the Commission for final approval.
w. LANDSCAPING/TREE PLANTING – The applicant has proposed to perform various landscaping modifications through the site, to include tree planting. Staff finds the proposed modifications to be appropriate; however, detailed landscaping documents should be submitted for review and approval when returning to the Commission for final approval.

RECOMMENDATION:

1. Staff recommends conceptual approval of item #1, the demolition of the existing, rear accessory structure based on findings c through e with the following stipulations:
    i. That the structure be deconstructed by a Certified Deconstruction Contractor, as required by the Chapter 12, Article II of the City Code of Ordinances.
    ii. That materials be salvaged and considered for reuse on site.
2. Staff recommends conceptual approval of item #2, the construction of a new, rear accessory structure, based on findings f through j with the following stipulations:
    i. That materials that relate to the period of construction of the primary structure be used. Staff does not find the use of metal façade panels to be consistent with the Guidelines.
3. Staff recommends conceptual approval of item #3, the reconstruction of the historic structure's front porch, based on finding k, as submitted.
4. Staff recommends conceptual approval of item #4, rehabilitative scopes of work, based on finding l, as submitted.
5. Staff recommends conceptual approval of item #5, the conversion of an original window opening to a door opening, based on finding m, as submitted.
6. Staff recommends conceptual approval of item #6, the replacement of six (6) dormer windows with ventilation grilles, based on finding n, with the following stipulation:
    i. That grilles should be painting in a manner that is consistent with the material and color palette of the rehabilitated structure.
7. Staff recommends conceptual approval of item #7, the enclosure of the 2-story, rear porch and the construction of a rear addition, based on findings o through q, with the following stipulations:
    i. That if fiber cement siding is used, it feature a four (4) to five (5) inch exposure and a smooth finish.
    ii. That windows adhere to the adopted standards for windows in new construction.
8. Staff recommends conceptual approval of item #8, the installation of a retaining wall featuring fencing and masonry planters, based on finding r, with the following stipulation:
    i. That fencing on top of the retaining wall not exceed four (4) feet in height, per the Guidelines for Site Elements.
9. Staff recommends conceptual approval of item #9, the installation of a monument sign at the corner of McCullough and Woodlawn based on finding s, with the following stipulations:
    i. That the proposed sign not exceed six (6) feet in height.
    ii. That the proposed sign feature indirect illumination and not feature plastic elements.

10. Staff recommends conceptual approval of item #10, the installation of a new sidewalk on Woodlawn, based on finding r, with the following stipulation:
    i. That the proposed sidewalk match the existing sidewalks on Woodlawn regarding material and finish.
11. Staff recommends conceptual approval of item #11, on site paving, as submitted, based on finding u.
12. Staff recommends conceptual approval of item #12, the construction of an outdoor deck/terrace, based on finding v, with the following stipulation:
    i. That complete construction documents be developed and submitted for review and approval when returning to the Commission for final approval.
13. Staff recommends conceptual approval of item #13, landscaping and tree planting, based on finding w, with the following stipulation:
    i. That detailed landscaping documents be submitted for review and approval when returning to the Commission for final approval.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee Report

DATE: August 24, 2024

HDRC Case #:

Address: 2419 McCullough

Meeting Location: 2419 McCullough

APPLICANT: Scott Carpenter/Seventh Generation Design

DRC Members present: Monica Savino, Luke Holland, Roland Mazuca, Jimmy Cervantes

Staff Present: Edward Hall

Others present: Pam Carpenter, Elaine Kearney

REQUEST: Demolition of accessory structure

COMMENTS/CONCERNS:
SC: Overview of master plan for the area. Overview of existing accessory structure and its condition. Structure is important, but raises challenges. If it were retained, it would require significant materials replacement. Utility lines run beneath. Question around utility easement behind beneath structure.
All: Tour of structure, viewing of interior.
SC: Materials would be salvaged.
SC: Proposal is an open garden area and expansion of learning elements.
All: General questions about space planning and landscaping elements.

OVERALL COMMENTS:

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee Report

DATE: November 12, 2024 HDRC Case #: ----------

Address: 2419 McCullough Meeting Location: Webex

APPLICANT: Scott Carpenter / Seventh Generation Design

DRC Members present: Monica Savino, Jimmy Cervantes, Roland Mazuca, Jason Vasquez

Staff Present: Edward Hall

Others present: Michael Flynn, Tristan Andrews/Overland, Mark M., Elaine Kearney, Billy Handmaker, Andy R

REQUEST: Demolition of Servant's Quarters, deconstruction of Hildebrand House front porch, deconstruction of Hildebrand House rear porch, fenestration modification (window to door), rehabilitation, master plan, site work

COMMENTS/CONCERNS:
SC: Overview of general scopes of work, issues regarding servant's quarters and front and rear porches of Hildebrand House
TA: Overview of specific work around Hildebrand House
JC: Question about servant's quarters and kiln shed – can the servant's quarters be reused – even if open air to preserve some aspect of it – would like to see an alternative use for the structure. SC: That has been considered, but there are a lot of constraints that prevent the reuse (utilities, site/pedestrian access, etc.). JC: Something should be in place to represent what existed before. EK: A specialty paver is proposed at this location.
MS: Study what can be done with a roof structure over the area previously occupied by the servant's quarters. Replicate the roof form of the servant's quarter in theoretical materials and relate it to the kiln.
MS/SC/TA: Discussion regarding new element at servant's quarters.
MS: Corner element (curved stucco wall) seems a bit massive.
OVERALL COMMENTS:

SEVENTH GENERATION
DESIGN

November 1, 2024

933 North Flores Street, Suite B
San Antonio, Texas 78212

Ms. Shanon Miller, AICP
Director of the Office of Historic Preservation
Development and Business Services Center
1901 South Alamo Street
San Antonio, Texas 78204

RE: 2419 McCullough Ave – Hildebrand House and East Campus Renovation
Written Narrative for Conceptual Approval for HDRC Application

Dear Ms. Miller and OHP Staff Members,

The following summarizes the proposed scope of exterior and interior renovations and enhancements to the Hildebrand House and East Campus for Conceptual Approval. We are eager to receive any comments from HDRC, OHP staff members, or you prior to developing the final construction documentation and applying for Final Approval for a Certificate of Appropriateness.

PROPERTY DESCRIPTION:

Address/Description: 2419 McCullough Avenue, San Antonio, Texas 78212
Property Name: Hildebrand House and East Campus
Zoning: MF-33IDZ
Request: Selective Dismantling, Building Rehabilitation, Building Addition, Perimeter Fencing, Site Improvements and Landscaping
City Council District: 1

PROJECT BACKGROUND:

Keystone School is located in the Monte Vista Historic District, situated north of the San Antonio, Texas' Central Business District on a rocky upland elevated nearly 100 feet above downtown. The district is named for the largest of the fourteen subdivisions in the neighborhood and is both a local historic district and a national historic district, listed on the National Register of Historic Places. Keystone School, founded in 1948, moved to its present location in Monte Vista in 1953. The buildings at Keystone's main campus at 119 East Craig Place are a microcosm of the stylistic diversity of the surrounding neighborhood. The homes and carriage houses were originally built by some of the most prominent families during San Antonio's Gilded Age, making their vast fortunes in the banking, railroad, and lumber industries, and through land speculation and development. The campus's elegant and historic mansions contribute to the school's atmosphere of tradition and academic rigor, while fostering a strong sense of community within a safe environment for intellectual exploration and growth.

The Classical Revival Style residence at 2419 McCullough Avenue, commonly known as the H. E. Hildebrand House, is a relatively recent addition to Keystone School's main campus. It was acquired by the School in November 2016 and is currently used for storage of furniture and equipment while the School assesses the structure's long-term utility to the institution's goals and needs. The building had experienced many years of neglect and deterioration prior to its purchase by the School. Based upon the archival investigation conducted by Seventh Generation, the date of construction of the Hildebrand – Hamilton House may be narrowed to 1908/09. This is contrary to the date of 1891 as indicated in the National Register Nomination for Monte Vista (NR Nomination Monte Vista 1998: Section 7, p. 52). Historical research revealed that the building was originally constructed as a multi-family residence, housing the members of the extended families of H. E. Hildebrand and his father-in-law, Colonel William Belhaven Hamilton. While the National Register of Historic Places Nomination for Monte Vista Historic District credits Alfred Giles as the architect for the Hildebrand – Hamilton House, our investigations remain inconclusive on this matter.

In 2019, Keystone School engaged Overland Partners Architects to formulate a comprehensive master plan, guiding growth and development of its campus for the next ten to fifteen years. As the planning team's historic preservation consultant, Seventh Generation Design, Inc. conducted an existing building inventory and evaluation of Keystone School's main campus to assist the team in identifying preservation priorities and strategies relevant to the master planning effort. The inventory and evaluation sought to build upon the original National Register Nomination for the Monte Vista Historical District prepared in 1998 and the "Facility Audit" report prepared by Building Solutions, Inc. in early 2019. Seventh Generation's "Preliminary Building Inventory and Historical Evaluation," incorporated into Overland's "Keystone School Masterplan," systematically documented basic attributes of thirteen historic buildings on Keystone's main campus. In the years since the master plan document was drafted and approved, Keystone School and Overland Partners have continued to delineate and refine the extents of the first phase of implementation. Acting upon the master plan's recommendations, Keystone School engaged Seventh Generation in 2022 to conduct a preliminary condition assessment. Our final report containing the findings of this assessment is included as an attachment to this application.

Through the master planning and condition assessment process, Keystone School and its consultant team have determined that the Hildebrand – Hamilton House is most suited for rehabilitation and adaptation to support the School's arts education program. This Conceptual Approval Application presents the scope of work associated with the building and surrounding site to integrate the structure into the existing campus.

SUMMARY OF PROPOSED REHABILITAITON TO HILDEBRAND HOUSE AND EAST CAMPUS:

1. **Selective Demolition and Disassembly**
    a. **Servant's Quarters:** Demolition of deteriorated Servant's Quarters after proper photographic and drawing documentation. Sound materials will be salvaged and made available for reuse in other historic rehabilitation projects.
    b. **Front Porch:** Disassembly of Front Porch due to severe structural deterioration. Sound materials and features will be salvaged for reuse.
    c. **Rear Porch:** Disassembly of deteriorated Rear Porch and a portion of the west exterior wall for new addition. Sound disassembled materials will be salvaged and reincorporated into the rehabilitation work.
    d. **South Façade Window:** Removal of one existing window on the south façade to be replaced with a new exterior door for egress and connection to new landscape terrace. The removed window will be salvaged and incorporated into the rehabilitation of remaining historic windows.
2. **Exterior Building Rehabilitation and Additions**
    a. **Front Porch and Entry Steps**: Historical reconstruction of Front Porch and Entry Steps using salvaged and new, in-kind materials. Highly deteriorated plaster column capitals will be replaced with new composite capitals to match. Historic capitals will be retained for an interpretive display within the building. Segmented wood column shafts will be retained and rehabilitated. Deteriorated column bases will be repaired or replaced with in-kind material and profiles based in individual conditions. Deteriorated handrails, guardrails, and balustrades will be replaced with in-kind materials with matching profiles. Where required by code, the new railings will be raised from the existing twenty-eight inches (28") to forty-two inches (42"). Deteriorated wood decking will be replaced with tongue-and-groove, composite wood decking with plank widths to match the historic widths. Porch soffits will be rehabilitated using historic salvaged materials or with new, in-kind, wood soffits with beadboard profile to match existing.
    b. **Exterior Siding**: The existing historic wood waterfall siding will be rehabilitated. Sound material will be retained, while deteriorated material will be replaced with in-kind material to match the historic profile. The deteriorated foundation skirting will be replaced with horizontal fiber cement boards to match historic widths after necessary structural foundation repairs are completed.
    c. **Historic Windows, Doors, and Transoms:** Historic windows, doors , and transoms will be retained and rehabilitated. Highly deteriorated window components will be replaced with in-kind materials and

profiles if damaged beyond consolidation and epoxy patching repairs. Windows will be reglazed with new, low-emissivity ("low-e") glazing and weather stripping to improve thermal performance and occupancy comfort. Windows will be returned to an operable condition but may be reversibly pinned for student safety. Door hardware will be replaced with sympathetic new hardware to comply with code and accessibility requirements.

d. **Roofing and Water Management:** The existing, non-historic, composite shingle roofing and aluminum gutters and downspouts will be replaced with a traditionally crimped, standing-seam, metal roof and new copper gutters and downspouts. The design team is investigating the introduction of a concealed gutter system at the reconstructed front porch to more sensitively incorporate water management in this important and highly visible portion of the building's exterior façades.

e. **New Rear Addition:** A new rear addition in the location of the deteriorated rear porch to increase the available interior space for art education classroom. Because of the site's depth and vegetation, the new addition will be minimally visible from the public right-of-way. The new addition will be set back by six inches (6") from the south façade at the historical southwest corner of the building and extend past the west façade by several feet to help distinguish historic and new. The addition will have wood or fiber cement board siding of larger scale than the historic waterfall siding and separated by vertical trim details. The addition will feature wood or metal-clad wood windows of similar sizes, proportions, and trim surrounds to the historic windows. A simplified interpretation of the historic cornice, horizontal stringer trim, and foundation skirting will help to integrate the new addition without directly mimicking historic features.

3. New Building

a. **New Kiln Shed:** In support of the School's art education program's ceramics classes, the project proposes the construction of a small accessory structure to house several ceramics kilns. The proposed building is inspired by the scale, proportions, and massing of the historic Servant's Quarter and is proposed to be located to the south of the main house and adjacent to a new outdoor gathering terrace. The Kiln Shed is envisioned to be very utilitarian in character and composed of vertical metal panels which recall the scale and patterning of the Servant's Quarter's vertical board-and-batten wood siding.

4. Site Improvements:

a. **Perimeter Fencing and Planters:** To integrate the Hildebrand House into Keystone School's secure campus and present a more consistent appearance to the neighborhood, the project proposes a new system of metal fencing and masonry planters at the property's perimeter along McCullough and Woodlawn Avenues. The proposed fencing and planters will replace the existing hodge podge of fences and retaining walls, bringing a more pedestrian-friendly scale and softening appearance of shrubs and other plantings to the property's perimeter.

b. **Corner Monument Sign:** To elevate the School's identity in the community, the project proposes incorporating a monument sign at the southwest corner of McCullough and Woodlawn Avenues. The monument sign will be an integral part of the perimeter fencing and planters, and will feature the School's crest, metal pin letters, and concealed site lighting.

c. **Corner Sidewalk and Site Improvements:** The current conditions of the southwest corner of McCullough and Woodlawn Avenues are functionally problematic and visually unappealing. The steeply sloping grade, intrusive utilities, fragmentary site steps, and absence of an accessible public sidewalk all contribute to the undesirable condition of this corner. Pending budgetary confirmation, cooperation from the City's utility departments, and overcoming specific technical challenges, the project proposes to make various improvements to the existing conditions to accessibly connect this corner to the existing public sidewalk further west on the south side of Woodlawn Avenue.

d. **Accessible Pathways and Ramps:** To effectively integrate the Hildebrand House's immediate site into the rest of Keystone School's existing campus, the project proposes to improve existing and introduce new accessible pathways and ramps. The specific materials and details of these site elements will draw upon the campus' existing site features, as well as recommendations from the Campus Master Plan. Specific site solutions will be presented as part of our Final Approval Application once they are

developed further.

e. Gathering Terrace: The project proposes to introduce a new gathering terrace immediately south of the main house and adjacent to the new kiln shed. The terrace will provide a venue for outdoor art instruction, school gatherings, and informal socializing. The terrace also incorporates shade trees and planting beds, and helps to transition site grading for accessible egress to and from the main house. Specific hardscape, planting materials, and other site design features of the gathering terrace will be presented as part of our Final Approval Application once they are developed further.

f. Trees Planting: The Keystone School and Landscape Architect have engaged the services of a qualified arborist who has conducted a study of the existing trees in the immediate site around the Hildebrand House, determining their general health and making recommendations for maintenance or removal. The project proposes to remove those trees determined to be either diseased or nearing the end of their functional life. The project also proposes new tree plantings to support the outdoor education and gathering spaces with their shade canopies. Native and drought-tolerant species of trees and other planting materials will contribute to the sustainability of the project and its long-term maintenance. Specific tree species, planting materials, and irrigation system details will be presented as part of our Final Approval Application once they are developed further.

Thank you for your kind consideration of our proposed project. Please feel free to contact Pam Carpenter or me should you have any questions or concerns about the proposed project.

Best regards,

Scott Wm. Carpenter, RA, LEED AP
Principal, Seventh Generation Design, Inc.

CC: 2401 KYTN3-HILD2 Project File, PJC, OPA

Attachments:

- Preliminary Condition Assessment Report
- Conceptual Drawings and Renderings

HILDEBRAND HOUSE RENO & EAST CAMPUS IMPROVEMENTS

KEYSTONE SCHOOL

2419 MCCULLOUGH AVENUE, SAN ANTONIO, TX 78212

PERMIT SET

10/11/2024

OVERLAND

Owner
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TEL (210) 735-4022

Architect
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San Antonio, Texas 78215
TEL (210) 829-7003 FAX (210) 829-0844

Historic Preservation Architect
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Strucutral Engineer
Datum Engineers
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Fire, Mechanical, Electrical, Plumbing Engineer
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San Antonio, Texas 78232
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Landscape Architect
TBG
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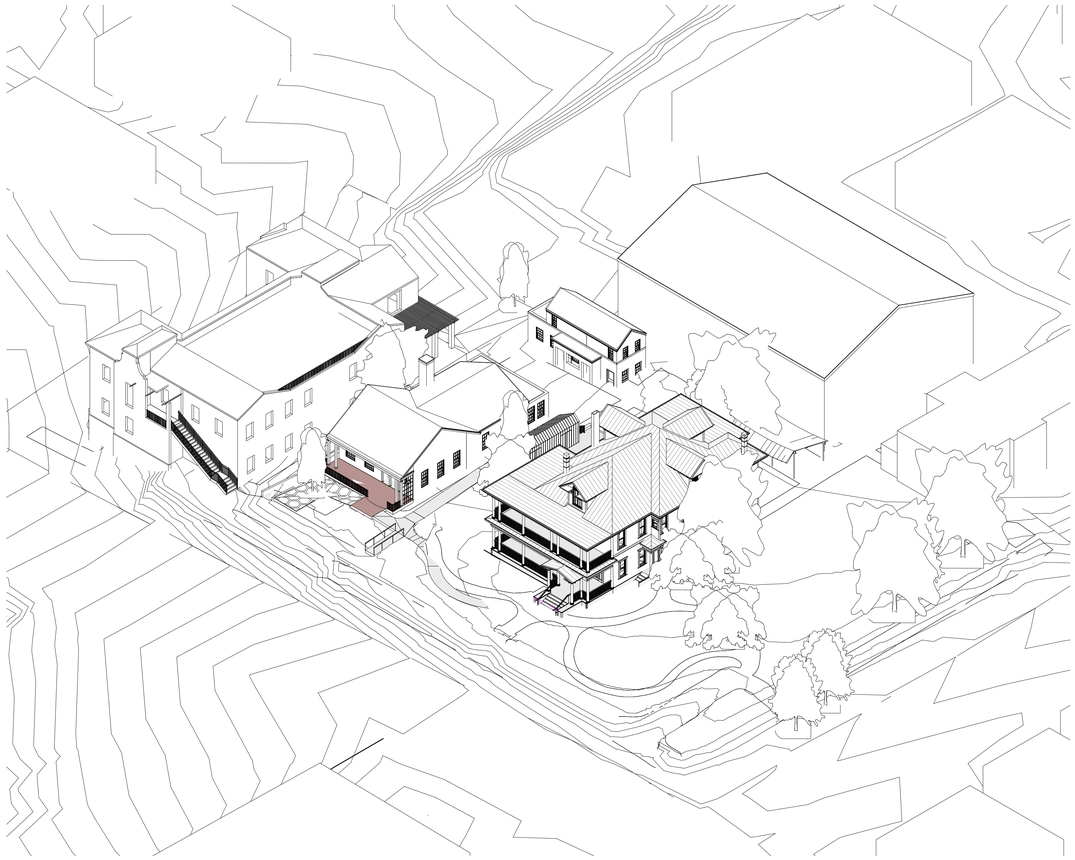
San Antonio, Texas 78215
TEL (210) 366-9933

Civil Engineer
Pape-Dawson Engineers
2000 NW Loop 410
San Antonio, Texas 78213
TEL (210) 375-9000

PRELIMINARY
Not for regulatory approval, permit or construction.

ADUM BUSH
REGISTERED ARCHITECT, TEXAS
TBAE #20421



2 NW VIEW

1 SE VIEW

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Number	**NAME**
G0.00	COVER SHEET
G0.01	SHEET INDEX AND GENERAL VIEWS
LS1.00	LIFE SAFETY PLANS
LS1.01	LIFE SAFETY PLANS
C0.40	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.00	OVERALL SITE AND PAVING PLAN
C2.00	OVERALL GRADING PLAN
C3.00	OVERALL UTILITY PLAN
L011	OVERALL SITE PLAN
L111	DEMO / TREE PRESERVATION
L211	GRADING PLAN
L311	HARDSCAPE PLAN
L331	SITE SECTION
L332	EXISTING PERIMETER WALL INVENTORY
L333	WALL AND FENCE PLAN
L334	WALL AND FENCE RENDERINGS
L511	PLANTING PLAN
L611	LIGHTING PLAN
S1.01	TYPICAL ABBREVIATIONS, SYMBOLS, AND PLAN NOTES
S1.02	GENERAL NOTES
S2.01	DEMOLITION PLAN
S2.02	FLOOR FRAMING PLANS
S2.03	FRAMING PLAN
S2.10	BLDG SECTIONS
S4.01	LIGHT WOOD FRAMING NOTES AND SCHEDULES
S4.02	MULTI-STORY FRAMING SCHEDULES AND DETAILS
S4.03	WOOD SHEAR WALL & DIAPHRAGM DETAILS
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HD2.02	SELECTIVE DEMOLITION PLANS - LEVEL 02
HD2.03	SELECTIVE DEMOLITION PLANS - LEVEL 03 & ROOF
HD3.01	SELECTIVE DEMOLITION EXTERIOR ELEVATIONS
HD3.02	SELECTIVE DEMOLITION EXTERIOR ELEVATIONS
A0.00	EXISTING PLANS
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A1.01	SCHEDULES
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A2.11	PROPOSED PLANS
A2.12	PROPOSED PLANS
A2.13	PROPOSED PLANS
A2.31	FINISH FLOOR PLANS
A2.32	FINISH FLOOR PLANS
A2.40	REFLECTED CEILING PLANS
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HP2.01	PROPOSED HISTORIC REHABILITATION PLANS - LEVEL 01
HP2.02	PROPOSED HISTORIC REHABILITATION PLANS - LEVEL 02
HP2.03	PROPOSED HISTORIC REHABILITATION PLANS - LEVEL 03 & ROOF
HP3.01	PROPOSED HISTORIC REHABILITATION EXTERIOR ELEVATIONS
HP3.02	PROPOSED HISTORIC REHABILITATION EXTERIOR ELEVATIONS
HP4.02	TYPICAL WALL SECTIONS
FP0.00	FIRE PROTECTION ABBREVIATIONS, NOTES AND SYMBOLS
FP1.00	FIRE PROTECTION FLOOR PLAN - LEVEL 1
FP1.01	FIRE PROTECTION FLOOR PLAN - LEVEL 2
FP5.00	FIRE PROTECTION DETAIL
P0.00	PLUMBING ABBREVIATIONS, NOTES AND SYMBOLS
P1.00	PLUMBING FLOOR PLAN - LEVEL 1
P1.01	PLUMBING FLOOR PLAN - LEVEL 2
P1.02	PLUMBING FLOOR PLAN - KILN ROOM AND SHADFAN FLEX LAB
P5.00	PLUMBING DETAIL
P6.00	PLUMBING SCHEDULES AND DIAGRAMS
M0.00	MECHANICAL ABBREVIATIONS, NOTES AND SYMBOLS
M1.00	MECHANICAL ZONE PLAN
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M2.03	MECHANICAL FLOOR PLAN - KILN ROOM AND SHADFAN FLEX LAB
M5.00	MECHANICAL DETAIL
M6.00	MECHANICAL SCHEDULES AND DIAGRAMS
E0.00	ELECTRICAL ABBREVIATIONS, NOTES AND SYMBOLS
E1.00	ELECTRICAL LIGHTING FLOOR PLAN
E1.01	ELECTRICAL LIGHTING FLOOR PLAN
E1.02	ELECTRICAL LIGHTING FLOOR PLAN - KILN ROOM AND SHADFAN FLEX LAB
E2.00	ELECTRICAL POWER FLOOR PLAN
E2.01	ELECTRICAL POWER FLOOR PLAN
E2.02	ELECTRICAL POWER FLOOR PLAN - KILN ROOM AND SHADFAN FLEX LAB
E3.00	ELECTRICAL DETAIL
E4.00	ELECTRICAL SCHEDULES AND DIAGRAMS

OVERLAND

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TEL (210) 366-9933

HILDEBRAND HOUSE RENO & EAST CAMPUS IMPROVEMENTS

2419 MCCULLOUGH AVENUE, SAN ANTONIO, TX 78212

No.	Date	Description

SHEET INDEX AND GENERAL VIEWS

PRELIMINARY
Not for regulatory approval, permit or construction.

(PARTNER IN CHARGE) - REGISTRATION #
REGISTERED ARCHITECT, (NAME OF STATE)

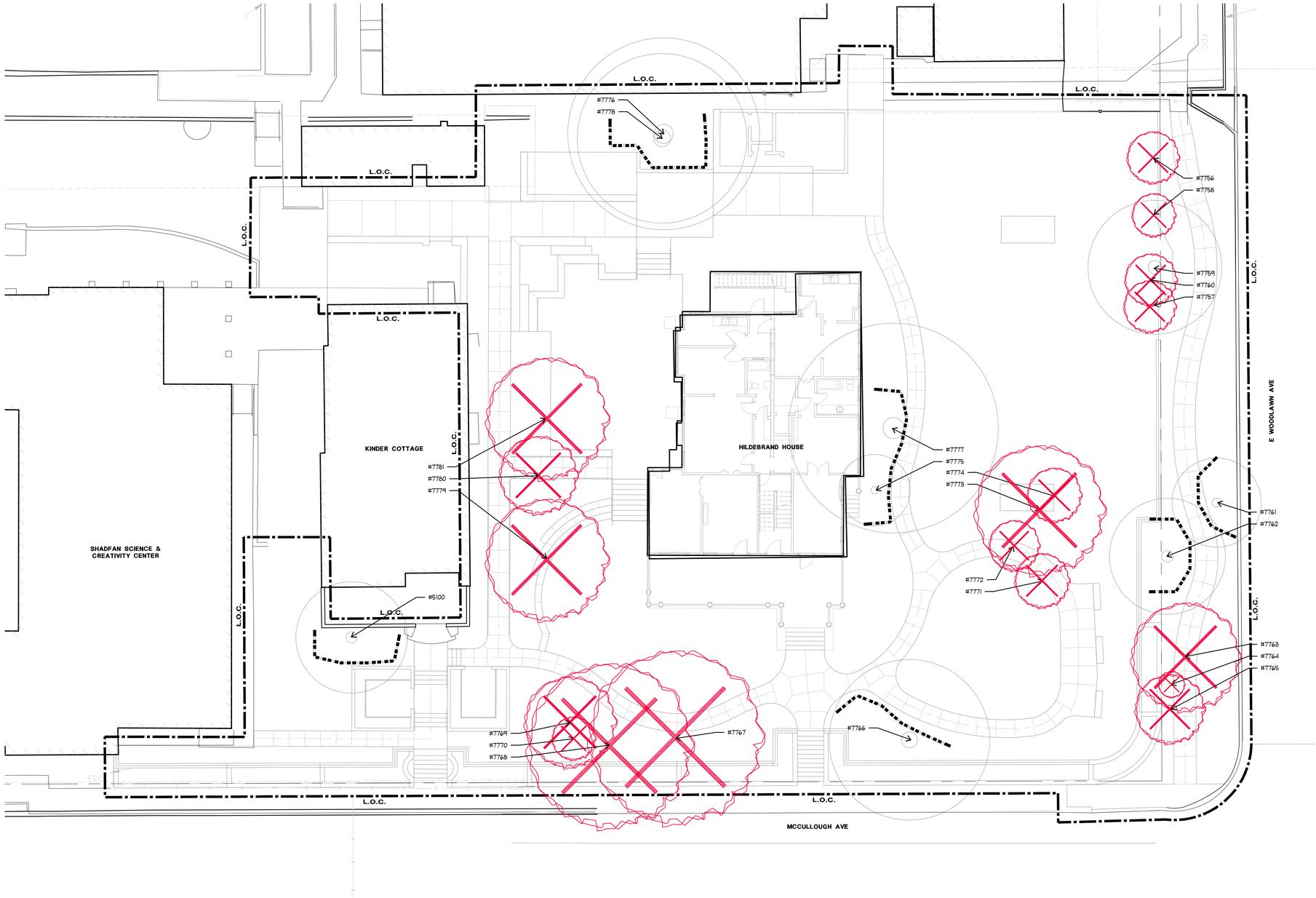
Project number 23-0162
Date 10/22/2024

G0.01

11/15/2024 3:48:47 PM

TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
TREE PROTECTION	
TAG NO.	EXISTING TREE TO REMAIN, PRESERVE AND PROTECT, TYP.
TAG NO.	EXISTING TREE TO BE REMOVED, TYP.
	6' TREE PROTECTION CHAIN LINK FENCE
	ROOT PRUNE



1 TREE PROTECTION PLAN

SCALE: 1"=10' NORTH (0' 5' 10' 20')

OVERLAND

203 E Jones Ave Ste. #104
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TEL (210) 829-7003

Historic Preservation Architect
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HILDEBRAND HOUSE RENO & EAST CAMPUS IMPROVEMENTS

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TREE PROTECTION PLAN

FOR REVIEW ONLY
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PROGRESS DRAWINGS
100% CD
11/18/2024
Sarah Elaine Kearney #3109

Project number	S233171
Date	11.XX.24

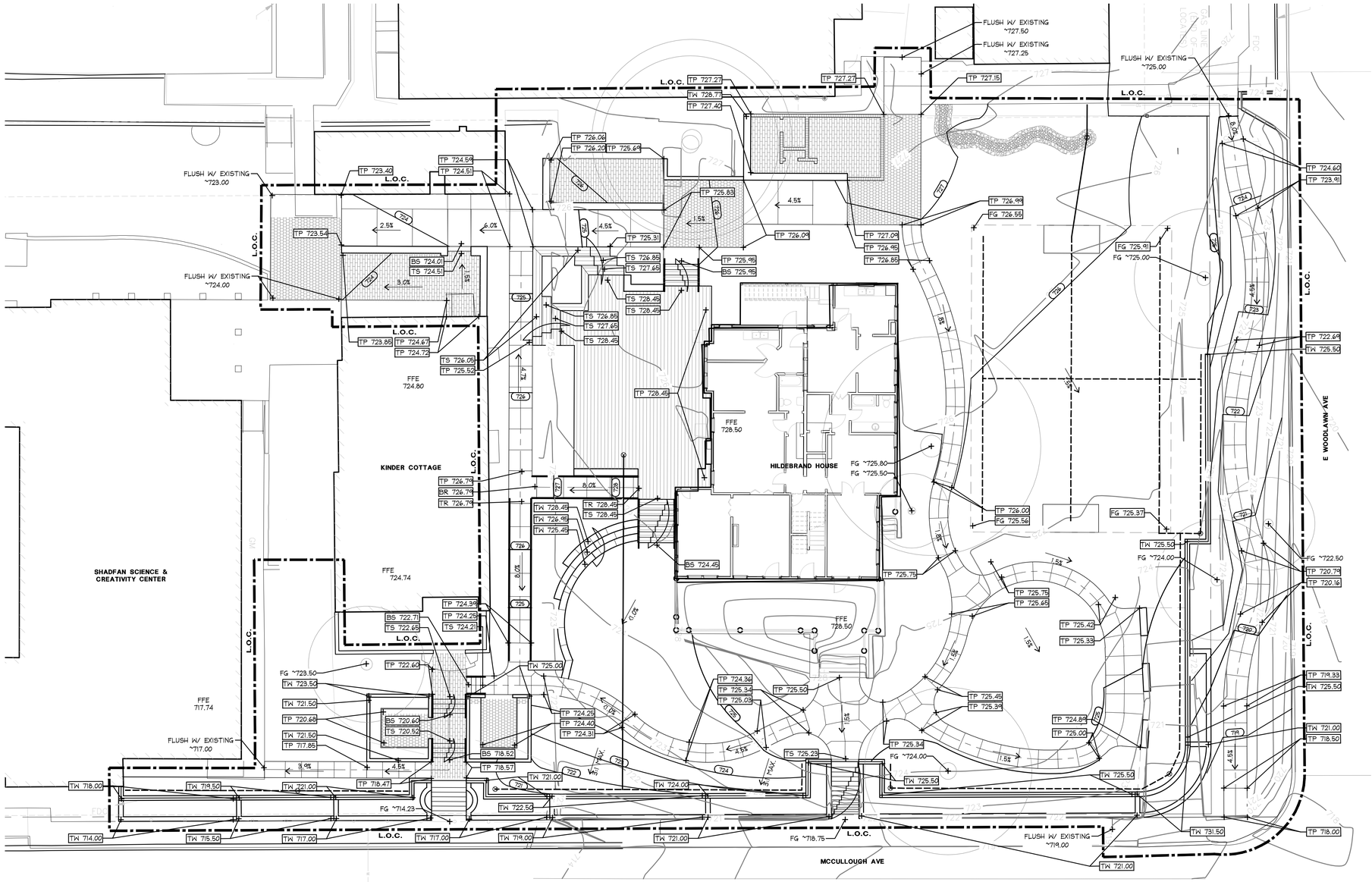
L111

GRADING & DRAINAGE NOTES

1. REFERENCE GRADING & DRAINAGE SCHEDULE FOR MANUFACTURER AND CONTACT INFORMATION.

GRADING & DRAINAGE SYMBOLS

SYMBOL	DESCRIPTION
	SOLID PVC PIPE, SCH. 40
	SOLID PVC PIPE / SLEEVE, SCH. 80
	PERF PVC PIPE, SCH. 40
%	SLOPE ARROW
	SWALE FLOW LINE
000	EXISTING CONTOUR
000	PROPOSED CONTOUR
00.00	EXISTING SPOT GRADE
00.00	PROPOSED SPOT GRADE



1 GRADING PLAN

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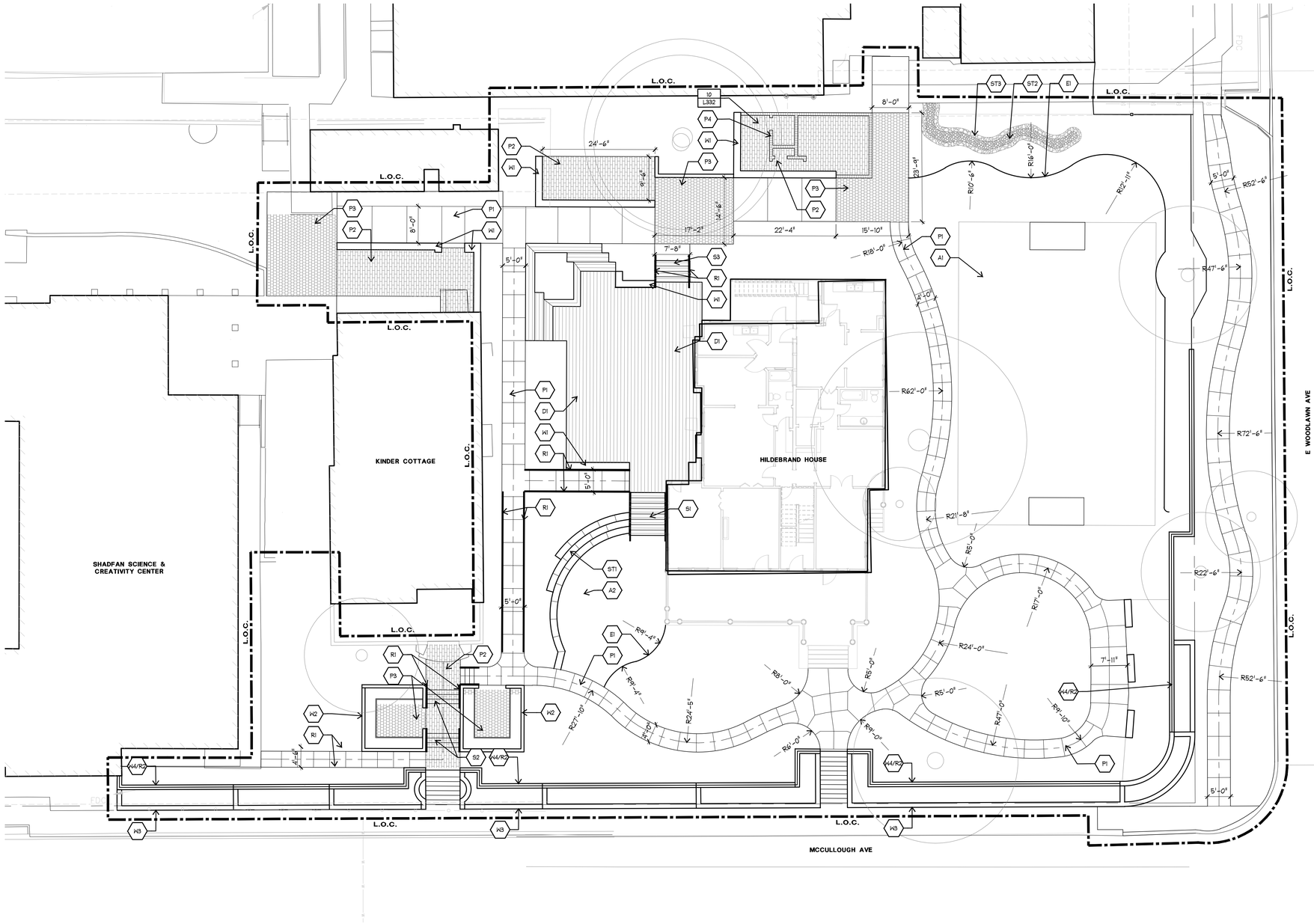
L211



1 SITE PLAN

0' 5' 10' 20'
SCALE: 1"=10' NORTH

HARDSCAPE SCHEDULE

MARK	DETAIL	DESCRIPTION	SI
CONCRETE PAVING			
P1	00 L0000	TOPCAST COLORED CONCRETE	5'
UNIT PAVING			
P2	00 L0000	RECLAIMED PAVERS	A FI 3'
P3	00 L0000	CONCRETE UNIT PAVERS	
P4	00 L0000	ACCENT PAVERS	
DECKING			
D1	00 L0000	CARBON SMART WOOD DECKING	
STONE | 044100			
S1	00 L0000	LIMESTONE BUTTER STICKS	
S2	00 L0000	RIVER ROCK OKLAHOMA COBBLES - SMALL	2-
S3	00 L0000	RIVER ROCK OKLAHOMA COBBLES - LARGE	8-
SYNTHETIC GRASS SURFACING			
A1	00 L0000	SYNTHETIC TURF	
WALL			
W1	00 L0000	LANDSCAPE SEAT WALL W/ WOOD TOPPER	
W2	00 L0000	CONCRETE FREESTANDING WALL	
W3	00 L0000	CONCRETE RETAINING WALL	
W4	00 L0000	PERIMETER LANDSCAPE WALL	
W5	00 L0000	CMU SCREEN WALL	
RAILING AND FENCE			
R1	00 L0000	STEP HANDRAIL	
R2	00 L0000	RAMP HANDRAIL	
R3	00 L0000	WROUGHT IRON PERIMETER FENCE	
STEPS			
S1	00 L0000	C.I.P CONCRETE STEPS	
S2	00 L0000	WOOD STEPS ON DECK	

NOTES

1. USER ENTERS NOTE NUMBER
2. ALT-ENTER BETWEEN NOTES

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11/18/2024
Sarah Elaine Kearney #3109

Project number S233171
Date 11.XX.24

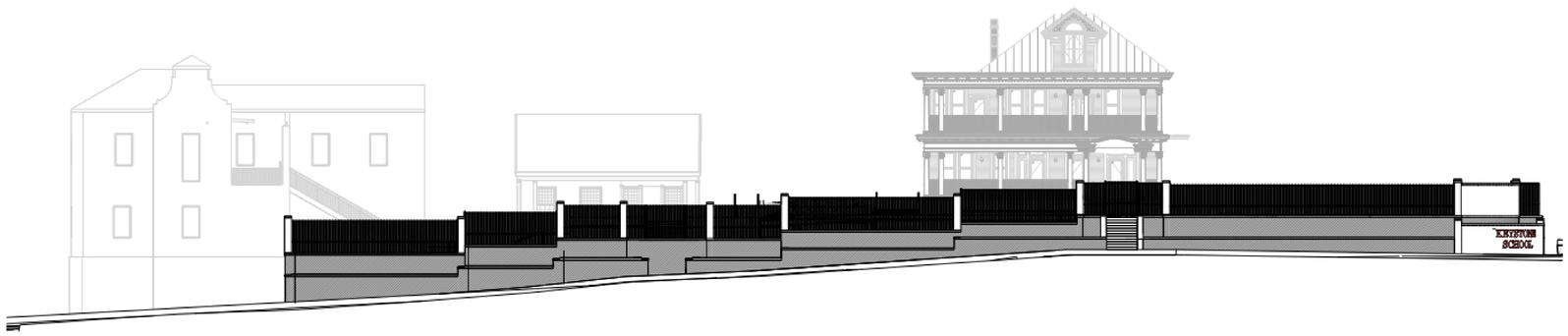
L311

3 SIGN WALL PERSPECTIVE RENDERING

NOT TO SCALE

2 WALL/FENCE ELEVATION AT WOODLAWN

NOT TO SCALE



1 WALL/FENCE ELEVATION AT MCCULLOUGH

NOT TO SCALE

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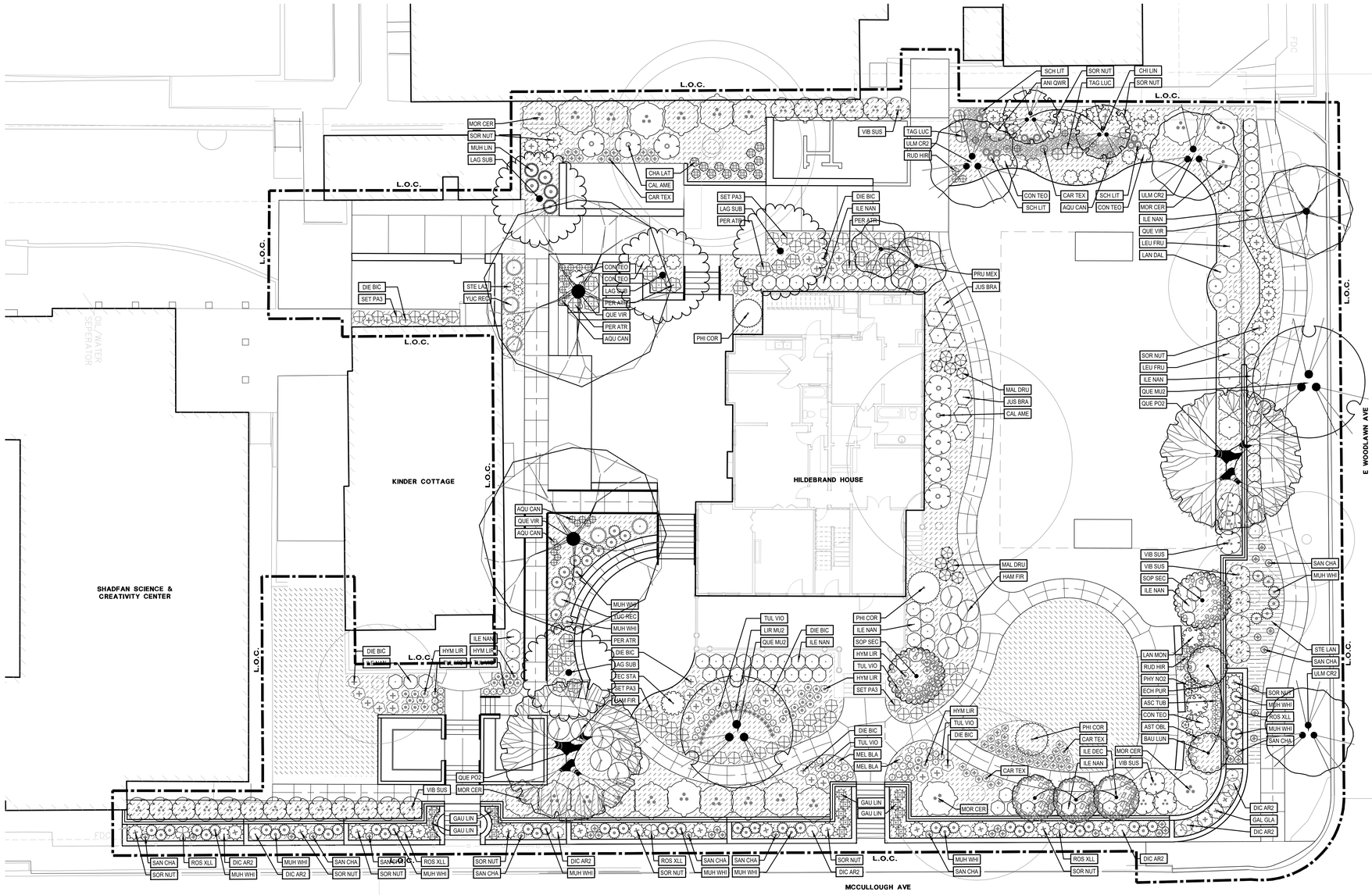
L331



1 PLANTING PLAN

SCALE: 1"=10' NORTH

PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL NAME
SHADE TREES		
	QUE MU2	QUERCUS MUEHLENBERGII
	QUE PO2	QUERCUS POLYMORPHA
	QUE VIR	QUERCUS VIRGINIANA
	QUE VIR	QUERCUS VIRGINIANA
	ULM CR2	ULMUS CRASSIFOLIA
ORNAMENTAL TREES		
	BAU LUN	BAUHINIA LUNARIOIDES
	CHI LIN	CHILOPSIS LINEARIS
	ILE DEC	ILEX DECIDUA
	ILE VOM	ILEX VOMITORIA
	LAG SUB	LAGERSTROEMIA SUBCOSTATA
	PRU MEX	PRUNUS MEXICANA
	SOP SEC	SOPHORA SECUNDIFLORA
SHRUBS		
	ANI QWR	ANISACANTHUS QUADRIFIDUS WRIGHTII
	BUD DAV	BUDDLEJA DAVIDII
	CAL AME	CALLICARPA AMERICANA
	ILE NAN	ILEX VOMITORIA 'NANA'
	LEU FRU	LEUCOPHYLLUM FRUTESCENS
	MAL DRU	MALVAVISCUS DRUMMONDII
	MOR CER	MORELLA CERIFERA
	PHI COR	PHILADELPHUS CORONARIUS
	ROS XLL	ROSMARINUS X LAVANDULACEUS
	TEC STA	TECOMA STANS
	VIB SUS	VIBURNUM SUSPENSUM
ORNAMENTAL GRASSES		
	CHA LAT	CHASMANTHIUM LATIFOLIUM
	MUH LIN	MUHLENBERGIA LINDHEIMERI
	MUH PI4	MUHLENBERGIA CAPILLARIS 'PINK CLOUD'
	MUH WHI	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'
	SCH LIT	SCHIZACHYRIUM SCOPARIUM
	SOR NUT	SORGHASTRUM NUTANS
CACTI / SUCCULENTS		
	HES PAR	HESPERALOE PARVIFLORA
	YUC REC	YUCCA RECURVIFOLIA

SYMBOL	CODE	BOTANICAL NAME
PERENNIALS		
	AQU CAN	AQUILEGIA CANADENSIS
	ASC TUB	ASCLEPIAS TUBEROSA
	AST OBL	ASTER OBLONGIFOLIUS
	CAL INV	CALLIRHOE INVOLUCRATA
	CAR TEX	CAREX TEXENSIS
	CON TEO	CONOCLINIUM GREGGII
	DIC AR2	DICHONDRA ARGENTEA
	DIE BIC	DIETES BICOLOR
	ECH PUR	ECHINACEA PURPUREA
	GAU LIN	GAURA LINDHEIMERI
	HAM FIR	HAMELIA PATENS
	HYM LIR	HYMENOCALLIS LIRIOSME
	JUS BRA	JUSTICIA BRANDEGEEANA
	LAN DAL	LANTANA CAMARA 'DALLAS RED'
	LAN MON	LANTANA MONTEVIDENSIS
	LIR MU2	LIRIOPE MUSCARI
	MEL BLA	MELAMPODIUM LEUCANTHUM
	NEP CAT	NEPETA CATARIA
	PER ATR	PEROVSKIA ATRIPLICIFOLIA
	PHY NO2	PHYLA NODIFLORA
	RUD HIR	RUDBECKIA HIIRTA VAR. PULCHERRIMA
	SAN CHA	SANTOLINA CHAMAECYPARISSUS
	SET PA3	SETCREASEA PALLIDA
	STE LA2	STEMODIA LANATA
	TAG LUC	TAGETES LUCIDA
	TUL VIO	TULBAGHIA VIOLACEA
	WED ORA	WEDELIA TEXANA
GROUND COVERS		
	CAL VIA	CALYPTOCARPUS VIALIS
	STE LAN	STEMODIA LANATA
		ARTIFICAL TURF
		EXISTING GRASS/GROUNDCOVER

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PLANTING PLAN

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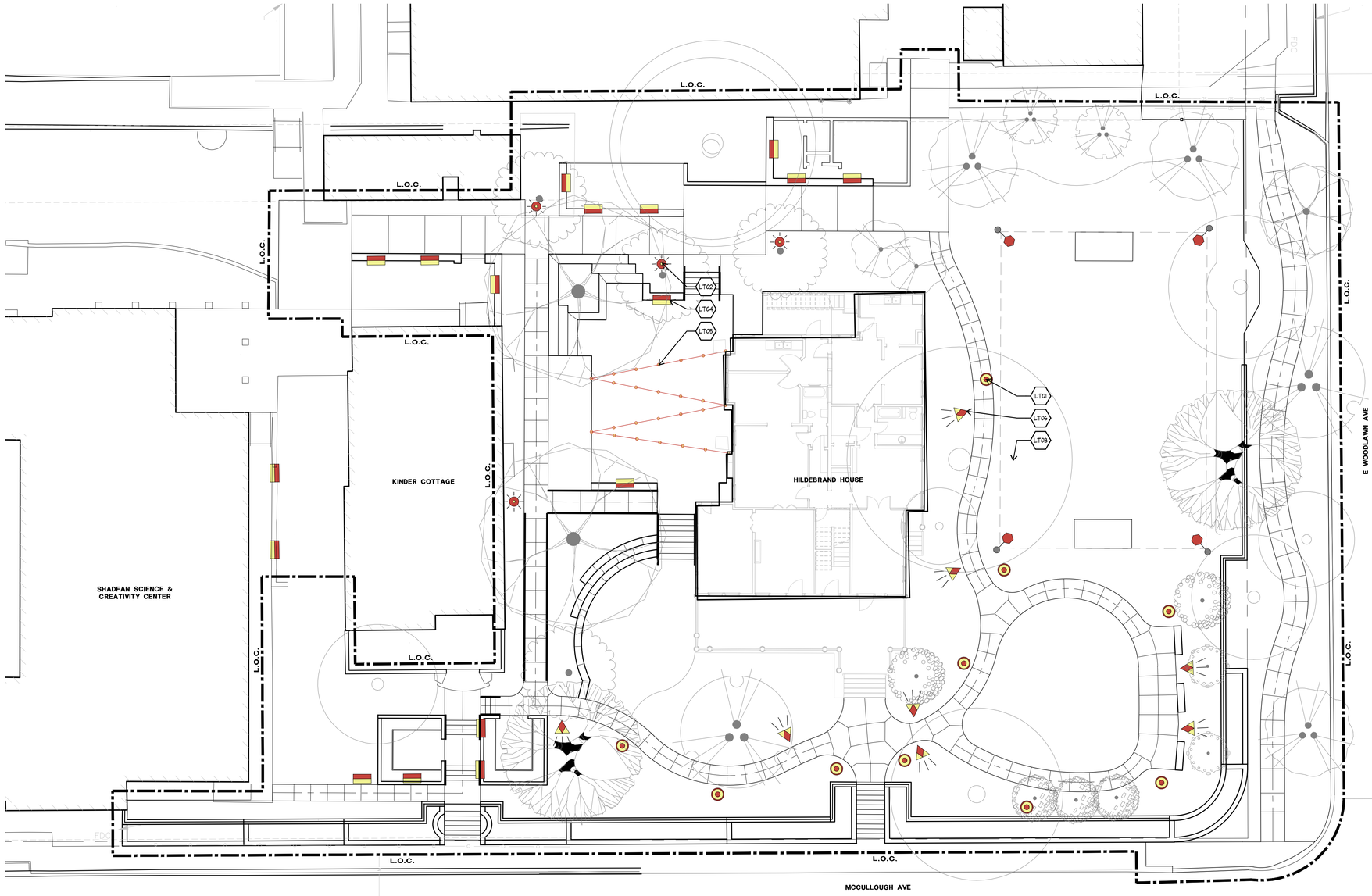
11/18/2024
Sarah Elaine Kearney #3109

Project number S233171
Date 11.XX.24

L511

LIGHT FIXTURE SCHEDULE

MARK	SYMB	DETAIL	DESCRIPTION
LUMINAIRES & CONTROL EQUIPMENT			
LT01			GARDEN BOLLARD
LT02			POLE-TOP LUMINAIRE
LT03			AREA LUMINAIRE
LT04			RECESSED WALL LUMINAIRE
LT05			CATENARY LUMINAIRE
LT06			COMPACT FLOODLIGHT



1 LIGHTING PLAN

0' 5' 10' 20'
SCALE: 1"=10' NORTH

OVERLAND

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100% CD
11/18/2024
Sarah Elaine Kearney #3109

Project number S233171
Date 11.XX.24

L611

2 SELECTIVE DEMOLITION RCP - LEVEL 01
1/4" = 1'-0" Ref: 1 / HP4.02

1 SELECTIVE DEMOLITION FLOOR PLAN - LEVEL 01
1/4" = 1'-0" Ref: 1 / HP4.02

GENERAL - DEMOLITION

NUMBER	NOTES
1	REFER TO CIVIL, LANDSCAPE, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR SITE WORK.
2	REFER TO CIVIL, LANDSCAPE, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR BALANCE OF SELECTIVE DEMOLITION WORK REQUIRED.
3	NO SELECTIVE DEMOLITION OR REPAIRS WORK IS TO COMMENCE UNTIL ALL HAZARDOUS MATERIAL ABATEMENT WORK IS COMPLETED.
4	CONTRACTOR TO VERIFY THE EXTENTS OF DETERIORATED WOOD NOT IN ADEQUATE CONDITION FOR REUSE OR REHABILITATION AT ALL WINDOWS, TRANSOMS, AND DOORS AS REVEALED THROUGH THE SELECTIVE DEMOLITION PROCESS AND BEYOND WHAT IS NOTED IN THE DRAWINGS. THESE ARE TO BE REPLACED WITH IN KIND MATERIALS
5	REFER TO REVISED, NEW WORK PLANS FOR REPLACEMENT WORK AND FINISHES
6	THE CONTRACTOR SHALL TAKE SPECIAL PRECAUTIONS DURING DEMOLITION SO AS TO NOT DAMAGE ANY ITEMS REQUIRED TO REMAIN IN SERVICE OR BE INCORPORATED INTO THE WORK.
7	THE CONTRACTOR SHALL TAKE CARE TO AVOID DAMAGE TO THE BUILDING STRUCTURE. NOTIFY THE STRUCTURAL ENGINEER IMMEDIATELY OF ANY STRUCTURAL CONCERNS
8	THE CONTRACTOR SHALL CONSTRUCT TEMPORARY WEATHER TIGHT ENCLOSURES TO SEAL OFF ANY ROOF OR WALL OPENINGS UPON REMOVAL OF EXISTING ROOFING, FLASHING, CAPS AND THE LIKE
9	REFER TO HAZARDOUS MATERIALS SURVEYS AND REPORTS PRIOR TO COMMENCING WORK
10	REMOVE ALL LOOSE HANGING LIGHT FIXTURES AND CONDUIT FROM EXTERIOR
11	REFER TO ARCHITECTURAL AND HP DRAWINGS FOR ADDITIONAL PRESERVATION INFORMATION
12	BRACE ALL STRUCTURAL ELEMENTS OR STRUCTURES AS NECESSARY DURING DEMOLITION. DO NOT CUT ANY STRUCTURAL WORK WITHOUT PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER
13	RETAIN REMOVED MASONRY MATERIAL. TO BE REUSED WHERE POSSIBLE.
14	FRONT AND REAR PORCH TO BE DISASSEMBLED & MATERIALS TO BE SALVAGED FOR RELOCATION, REUSE AND REPAIRS IN ITS ENTIRETY. CLEAR REMAINING DEBRIS AND PREPARE FOR NEW PORCH CONSTRUCTION. SALVAGE ALL HISTORIC MATERIAL.
15	AREA OF DEMOLISHED DETERIORATE SOUTH PORCH. CLEAR REMAINING DEBRIS AND PREPARE FOR NEW PORCH CONSTRUCTION. SALVAGE ALL HISTORIC MASONRY BLOCKS.
16	DECORATIVE WOOD COLUMNS AND ORNAMENTAL WOODWORK (TYPICAL) TO BE SALVAGED FOR REHABILITATION AND REINSTALLATION. TO REMAIN FOR SUPPORTING STRUCTURE. REFER TO STRUCTURAL.
17	REMOVE LOOSE WIRING
18	REMOVE SURFACE MOUNTING LIGHT FIXTURE AND CONDUIT. CONFIRM SALVAGE PER ARCHITECT.

DEMOLITION KEYNOTES

Number	Note
D01	SALVAGE ORIGINAL DOORS, AND TRIM FOR REHABILITATION AND REUSE. REFER TO DOOR SCHEDULE.
D02	RETAIN ORIGINAL WINDOW AND TRIM FOR REHABILITATION AND REUSE. REFER TO WINDOW SCHEDULE.
D05	SALVAGE SOUND, ORIGINAL MATERIALS, INCLUDING TRIM, EXTERIOR SIDING AT ADDITION FOR REUSE AND REPAIRS.
D06	REMOVE EXISTING REAR EXTERIOR PORCH SALVAGE HISTORIC SOUND WOOD FOR REPAIRS ELSEWHERE.
D07	DEMOLISH EXISTING EXTERIOR CEILING FINISH. RETAIN STRUCTURAL FRAMING IN PLACE. REFER TO STRUCTURAL.

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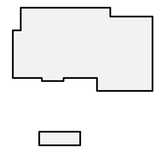
No.	Date	Description



SELECTIVE DEMOLITION PLANS - LEVEL 01

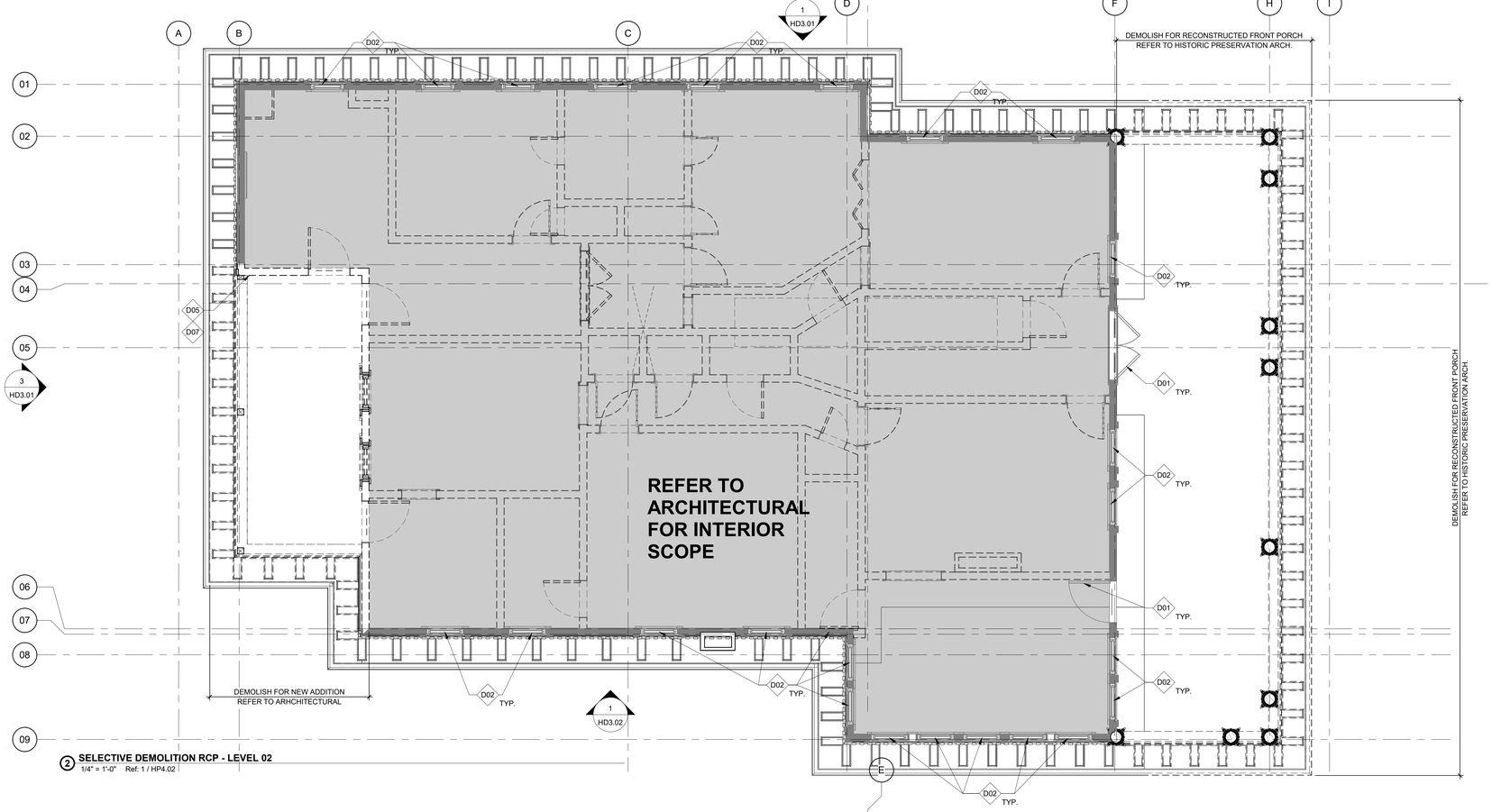
PRELIMINARY
Not for regulatory approval, permit or construction.

(PARTNER IN CHARGE) - REGISTRATION #
REGISTERED ARCHITECT, (NAME OF STATE)

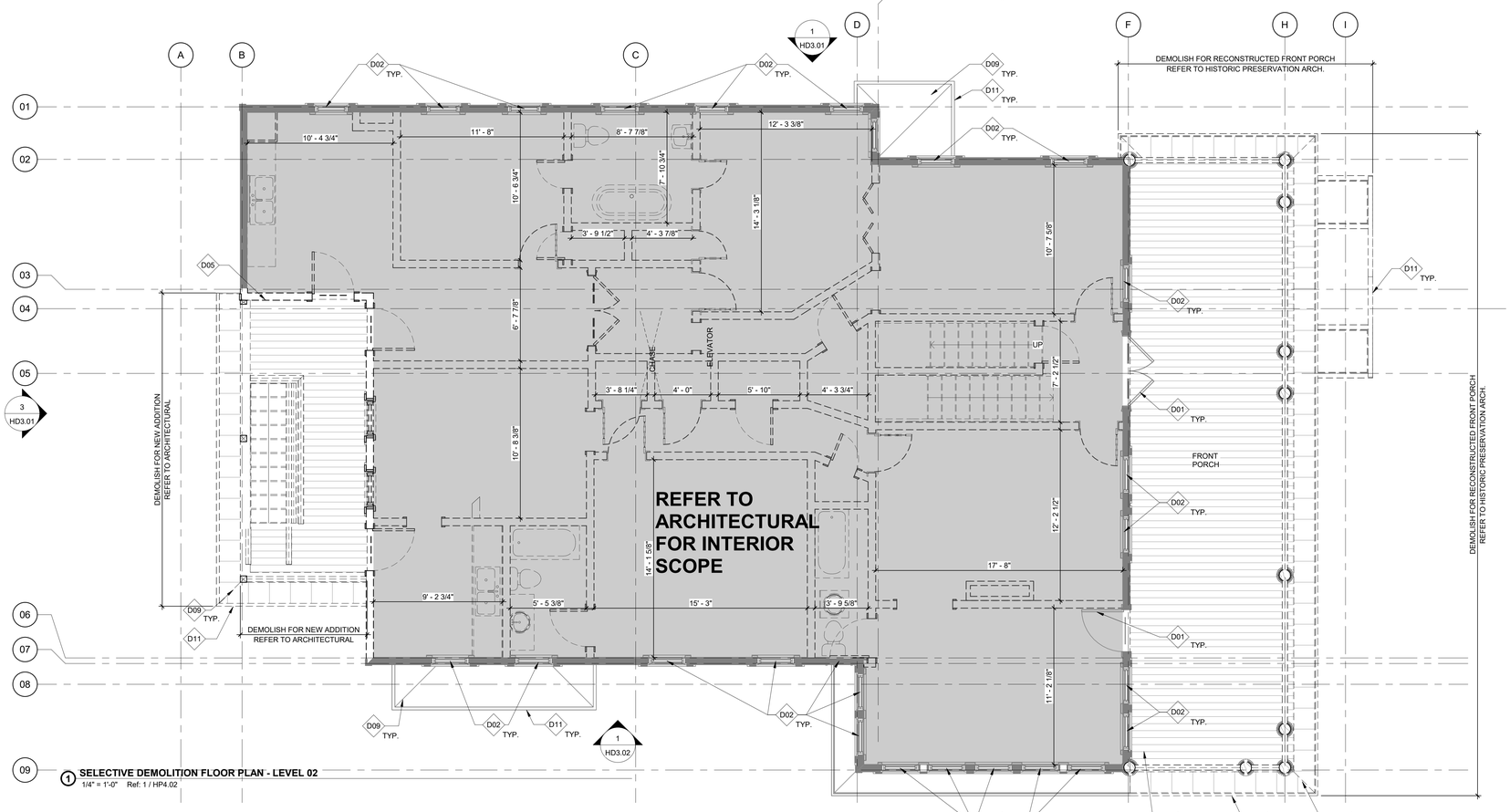
Project number 23-0162
Date 10/22/2024

HD2.01

11/18/2024 9:03:10 AM



2 SELECTIVE DEMOLITION RCP - LEVEL 02
1/4" = 1'-0" Ref: 1 / HP4.02



1 SELECTIVE DEMOLITION FLOOR PLAN - LEVEL 02
1/4" = 1'-0" Ref: 1 / HP4.02

11/18/2024 9:03:16 AM

GENERAL - DEMOLITION

NUMBER	NOTES
1	REFER TO CIVIL, LANDSCAPE, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR SITE WORK.
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4	CONTRACTOR TO VERIFY THE EXTENTS OF DETERIORATED WOOD NOT IN ADEQUATE CONDITION FOR REUSE OR REHABILITATION AT ALL WINDOWS, TRANSOMS, AND DOORS AS REVEALED THROUGH THE SELECTIVE DEMOLITION PROCESS AND BEYOND WHAT IS NOTED IN THE DRAWINGS. THESE ARE TO BE REPLACED WITH IN KIND MATERIALS
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DEMOLITION KEYNOTES

Number	Note
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D02	RETAIN ORIGINAL WINDOW AND TRIM FOR REHABILITATION AND REUSE. REFER TO WINDOW SCHEDULE.
D05	SALVAGE SOUND, ORIGINAL MATERIALS, INCLUDING TRIM, EXTERIOR SIDING AT ADDITION FOR REUSE AND REPAIRS.
D07	DEMOLISH EXISTING EXTERIOR CEILING FINISH. RETAIN STRUCTURAL FRAMING IN PLACE. REFER TO STRUCTURAL.
D09	REMOVE ALL EXISTING ASPHALT SHINGLES, ROOF MEMBRANE AND PREPARE FOR REROOFING. RETAIN OR REMOVE EXISTING FRAMING FOR NEW ROOFING PER STRUCTURAL DRAWINGS.
D11	REMOVE DETERIORATED FASCIA BOARDS, AS REQUIRED.
D12	SALVAGE SOUND, ORIGINAL MATERIALS, INCLUDING TRIM, EXTERIOR SIDING AT FRONT PORCH FOR REUSE, REPAIRS, AND RECONSTRUCTION.

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HILDEBRAND HOUSE RENO & EAST CAMPUS IMPROVEMENTS

2419 MCCULLOUGH AVENUE, SAN ANTONIO, TX 78212

N

No.	Date	Description

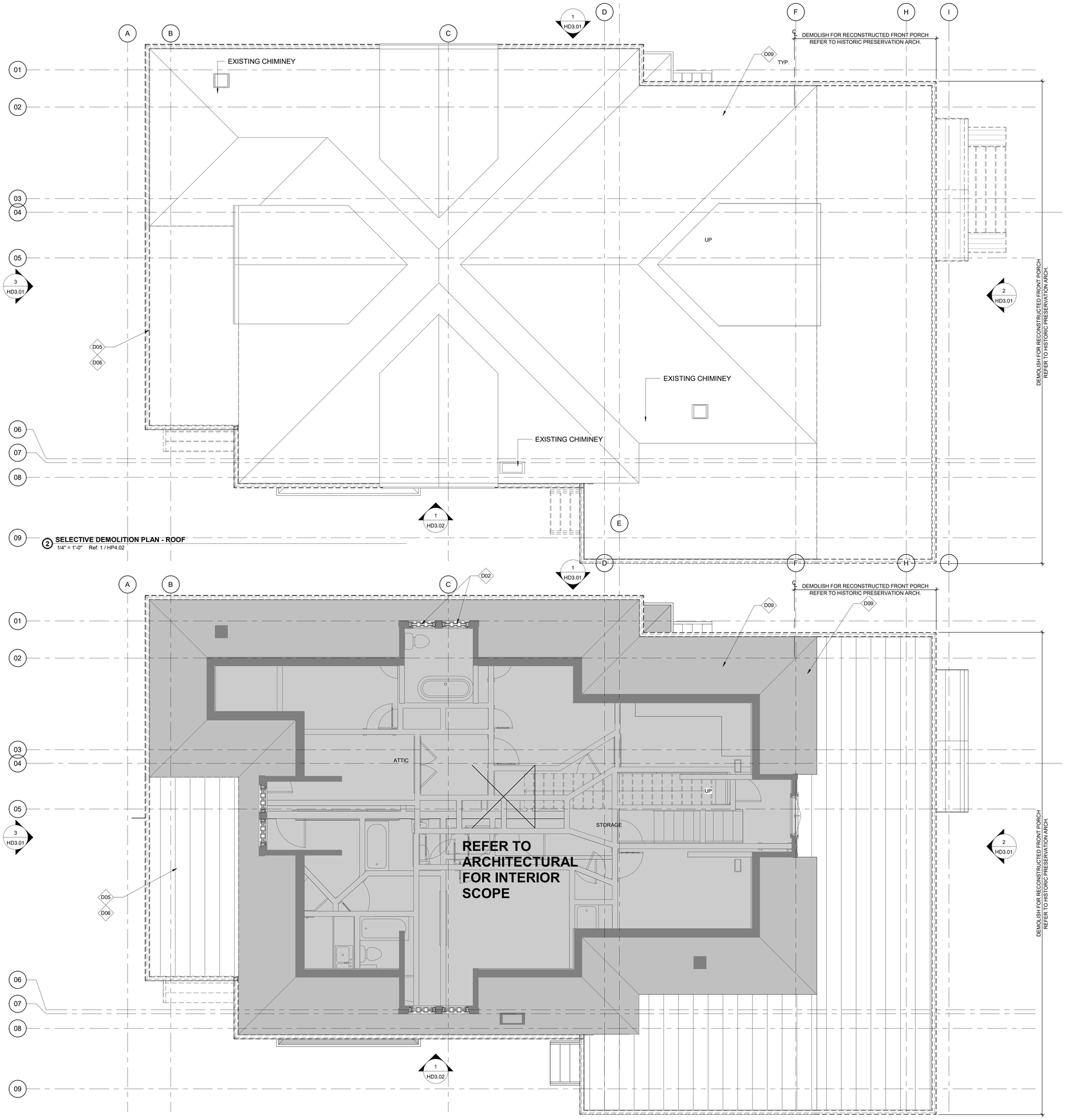
SELECTIVE DEMOLITION PLANS - LEVEL 02

PRELIMINARY
Not for regulatory approval, permit or construction.

(PARTNER IN CHARGE) - REGISTRATION #
REGISTERED ARCHITECT, (NAME OF STATE)

Project number 23-0162
Date 10/22/2024

HD2.02



2 SELECTIVE DEMOLITION PLAN - ROOF
1/4" = 1'-0" Ref: 1 / HP4.02

1 SELECTIVE DEMOLITION PLAN - LEVEL 03
1/4" = 1'-0" Ref: 1 / HP4.02

GENERAL - DEMOLITION

NUMBER	NOTES
1	REFER TO CIVIL, LANDSCAPE, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR SITE WORK.
2	REFER TO CIVIL, LANDSCAPE, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR BALANCE OF SELECTIVE DEMOLITION WORK REQUIRED.
3	NO SELECTIVE DEMOLITION OR REPAIRS WORK IS TO COMMENCE UNTIL ALL HAZARDOUS MATERIAL ABATEMENT WORK IS COMPLETED.
4	CONTRACTOR TO VERIFY THE EXTENTS OF DETERIORATED WOOD NOT IN ADEQUATE CONDITION FOR REUSE OR REHABILITATION AT ALL WINDOWS, TRANSOMS, AND DOORS AS REVEALED THROUGH THE SELECTIVE DEMOLITION PROCESS AND BEYOND WHAT IS NOTED IN THE DRAWINGS. THESE ARE TO BE REPLACED WITH IN KIND MATERIALS
5	REFER TO REVISED, NEW WORK PLANS FOR REPLACEMENT WORK AND FINISHES
6	THE CONTRACTOR SHALL TAKE SPECIAL PRECAUTIONS DURING DEMOLITION SO AS TO NOT DAMAGE ANY ITEMS REQUIRED TO REMAIN IN SERVICE OR BE INCORPORATED INTO THE WORK
7	THE CONTRACTOR SHALL TAKE CARE TO AVOID DAMAGE TO THE BUILDING STRUCTURE. NOTIFY THE STRUCTURAL ENGINEER IMMEDIATELY OF ANY STRUCTURAL CONCERNS
8	THE CONTRACTOR SHALL CONSTRUCT TEMPORARY WEATHER TIGHT ENCLOSURES TO SEAL OFF ANY ROOF OR WALL OPENINGS UPON REMOVAL OF EXISTING ROOFING, FLASHING, CAPS AND THE LIKE
9	REFER TO HAZARDOUS MATERIALS SURVEYS AND REPORTS PRIOR TO COMMENCING WORK
10	REMOVE ALL LOOSE HANGING LIGHT FIXTURES AND CONDUIT FROM EXTERIOR
11	REFER TO ARCHITECTURAL AND HP DRAWINGS FOR ADDITIONAL PRESERVATION INFORMATION
12	BRACE ALL STRUCTURAL ELEMENTS OR STRUCTURES AS NECESSARY DURING DEMOLITION. DO NOT CUT ANY STRUCTURAL WORK WITHOUT PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER
13	RETAIN REMOVED MASONRY MATERIAL. TO BE REUSED WHERE POSSIBLE.
14	FRONT AND REAR PORCH TO BE DISASSEMBLED & MATERIALS TO BE SALVAGED FOR RELOCATION, REUSE AND REPAIRS IN ITS ENTIRETY. CLEAR REMAINING DEBRIS AND PREPARE FOR NEW PORCH CONSTRUCTION. SALVAGE ALL HISTORIC MATERIAL.
15	AREA OF DEMOLISHED DETERIORATE SOUTH PORCH. CLEAR REMAINING DEBRIS AND PREPARE FOR NEW PORCH CONSTRUCTION. SALVAGE ALL HISTORIC MASONRY BLOCKS.
16	DECORATIVE WOOD COLUMNS AND ORNAMENTAL WOODWORK (TYPICAL) TO BE SALVAGED FOR REHABILITATION AND REINSTALLATION. TO REMAIN FOR SUPPORTING STRUCTURE. REFER TO STRUCTURAL.
17	REMOVE LOOSE WIRING
18	REMOVE SURFACE MOUNTING LIGHT FIXTURE AND CONDUIT. CONFIRM SALVAGE PER ARCHITECT.

DEMOLITION KEYNOTES

Number	Note
D02	RETAIN ORIGINAL WINDOW AND TRIM FOR REHABILITATION AND REUSE. REFER TO WINDOW SCHEDULE.
D05	SALVAGE SOUND, ORIGINAL MATERIALS, INCLUDING TRIM, EXTERIOR SIDING AT ADDITION FOR REUSE AND REPAIRS.
D06	REMOVE EXISTING REAR EXTERIOR PORCH SALVAGE HISTORIC SOUND WOOD FOR REPAIRS ELSEWHERE.
D09	REMOVE ALL EXISTING ASPHALT SHINGLES, ROOF MEMBRANE AND PREPARE FOR REROOFING. RETAIN OR REMOVE EXISTING FRAMING FOR NEW ROOFING PER STRUCTURAL DRAWINGS.

ROOF TYPE LEGEND
- STANDING SEAM ROOF
- FLAT SEAM METAL ROOF

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N

No.	Date	Description

SELECTIVE DEMOLITION PLANS - LEVEL 03 & ROOF

PRELIMINARY
Not for regulatory approval, permit or construction.

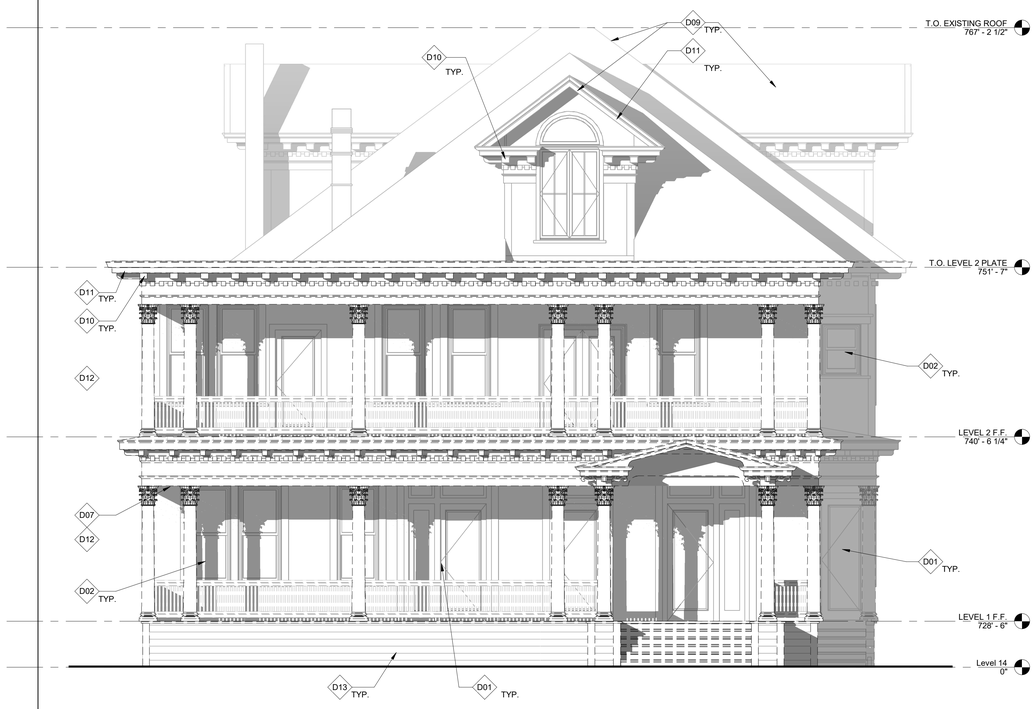
(PARTNER IN CHARGE) - REGISTRATION #
REGISTERED ARCHITECT, (NAME OF STATE)

Project number 23-0162
Date 10/22/2024

HD2.03

11/18/2024 9:03:22 AM

1 SELECTIVE DEMOLITION NORTH ELEVATION
1/4" = 1'-0" Ref: 1 / HD2.01



2 SELECTIVE DEMOLITION EAST ELEVATION
1/4" = 1'-0" Ref: 2 / HD2.01

3 SELECTIVE DEMOLITION WEST ELEVATION
1/4" = 1'-0" Ref: 1 / HD2.01

GENERAL - DEMOLITION

NUMBER	NOTES
1	REFER TO CIVIL, LANDSCAPE, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR SITE WORK.
2	REFER TO CIVIL, LANDSCAPE, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR BALANCE OF SELECTIVE DEMOLITION WORK REQUIRED.
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7	THE CONTRACTOR SHALL TAKE CARE TO AVOID DAMAGE TO THE BUILDING STRUCTURE. NOTIFY THE STRUCTURAL ENGINEER IMMEDIATELY OF ANY STRUCTURAL CONCERNS
8	THE CONTRACTOR SHALL CONSTRUCT TEMPORARY WEATHER TIGHT ENCLOSURES TO SEAL OFF ANY ROOF OR WALL OPENINGS UPON REMOVAL OF EXISTING ROOFING, FLASHING, CAPS AND THE LIKE
9	REFER TO HAZARDOUS MATERIALS SURVEYS AND REPORTS PRIOR TO COMMENCING WORK
10	REMOVE ALL LOOSE HANGING LIGHT FIXTURES AND CONDUIT FROM EXTERIOR
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12	BRACE ALL STRUCTURAL ELEMENTS OR STRUCTURES AS NECESSARY DURING DEMOLITION. DO NOT CUT ANY STRUCTURAL WORK WITHOUT PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER
13	RETAIN REMOVED MASONRY MATERIAL. TO BE REUSED WHERE POSSIBLE
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17	REMOVE LOOSE WIRING
18	REMOVE SURFACE MOUNTING LIGHT FIXTURE AND CONDUIT. CONFIRM SALVAGE PER ARCHITECT.

DEMOLITION KEYNOTES

Number	Note
D01	SALVAGE ORIGINAL DOORS, AND TRIM FOR REHABILITATION AND REUSE. REFER TO DOOR SCHEDULE.
D02	RETAIN ORIGINAL WINDOW AND TRIM FOR REHABILITATION AND REUSE. REFER TO WINDOW SCHEDULE.
D04	REMOVE NON-ORIGINAL WINDOW FOR REPLACEMENT WITH REPLICA OF ORIGINAL WINDOW BASED ON ORIGINAL DESIGN DRAWINGS. REFER TO WINDOW SCHEDULE.
D05	SALVAGE SOUND, ORIGINAL MATERIALS, INCLUDING TRIM, EXTERIOR SIDING AT ADDITION FOR REUSE AND REPAIRS.
D06	REMOVE EXISTING REAR EXTERIOR PORCH SALVAGE HISTORIC SOUND WOOD FOR REPAIRS ELSEWHERE.
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D09	REMOVE ALL EXISTING ASPHALT SHINGLES, ROOF MEMBRANE AND PREPARE FOR REROOFING. RETAIN OR REMOVE EXISTING FRAMING FOR NEW ROOFING PER STRUCTURAL DRAWINGS.
D10	REMOVE & SALVAGE MODILLIONS. REFURBISH FOR REINSTALLATION.
D11	REMOVE DETERIORATED FASCIA BOARDS, AS REQUIRED.
D12	SALVAGE SOUND, ORIGINAL MATERIALS, INCLUDING TRIM, EXTERIOR SIDING AT FRONT PORCH FOR REUSE, REPAIRS, AND RECONSTRUCTION.
D13	REMOVE DETERIORATED SKIRTING, AS REQUIRED.

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2419 MCCULLOUGH AVENUE, SAN ANTONIO, TX 78212

N

No.	Date	Description

SELECTIVE DEMOLITION EXTERIOR ELEVATIONS

PRELIMINARY
Not for regulatory approval, permit or construction.

(PARTNER IN CHARGE) - REGISTRATION #
REGISTERED ARCHITECT, (NAME OF STATE)

Project number 23-0162
Date 10/22/2024

HD3.01

11/18/2024 9:04:27 AM

GENERAL - DEMOLITION

NUMBER	NOTES
1	REFER TO CIVIL, LANDSCAPE, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR SITE WORK.
2	REFER TO CIVIL, LANDSCAPE, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR BALANCE OF SELECTIVE DEMOLITION WORK REQUIRED.
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17	REMOVE LOOSE WIRING
18	REMOVE SURFACE MOUNTING LIGHT FIXTURE AND CONDUIT. CONFIRM SALVAGE PER ARCHITECT.

DEMOLITION KEYNOTES

Number	Note
D02	RETAIN ORIGINAL WINDOW AND TRIM FOR REHABILITATION AND REUSE. REFER TO WINDOW SCHEDULE.
D05	SALVAGE SOUND, ORIGINAL MATERIALS, INCLUDING TRIM, EXTERIOR SIDING AT ADDITION FOR REUSE AND REPAIRS.
D06	REMOVE EXISTING REAR EXTERIOR PORCH SALVAGE HISTORIC SOUND WOOD FOR REPAIRS ELSEWHERE.
D07	DEMOLISH EXISTING EXTERIOR CEILING FINISH. RETAIN STRUCTURAL FRAMING IN PLACE. REFER TO STRUCTURAL.
D09	REMOVE ALL EXISTING ASPHALT SHINGLES, ROOF MEMBRANE AND PREPARE FOR REROOFING. RETAIN OR REMOVE EXISTING FRAMING FOR NEW ROOFING PER STRUCTURAL DRAWINGS.
D10	REMOVE & SALVAGE MODILLIONS. REFURBISH FOR REINSTALLATION.
D11	REMOVE DETERIORATED FASCIA BOARDS, AS REQUIRED.
D12	SALVAGE SOUND, ORIGINAL MATERIALS, INCLUDING TRIM, EXTERIOR SIDING AT FRONT PORCH FOR REUSE, REPAIRS, AND RECONSTRUCTION.
D13	REMOVE DETERIORATED SKIRTING, AS REQUIRED.

1 **SELECTIVE DEMOLITION SOUTH ELEVATION**
1/4" = 1'-0" Ref: 1 / HD2.01

11/18/2024 9:04:47 AM

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2419 MCCULLOUGH AVENUE, SAN ANTONIO, TX 78212

N

No.	Date	Description

SELECTIVE DEMOLITION EXTERIOR ELEVATIONS

PRELIMINARY
Not for regulatory approval, permit or construction.

(PARTNER IN CHARGE) - REGISTRATION #
REGISTERED ARCHITECT, (NAME OF STATE)

Project number 23-0162
Date 10/22/2024

HD3.02

2 PROPOSED HISTORIC REHABILITATION RCP - LEVEL 01
1/4" = 1'-0" Ref: 1 / HP4.02

1 PROPOSED HISTORIC REHABILITATION PLAN - LEVEL 01
1/4" = 1'-0" Ref: 1 / HP4.02

11/18/2024 9:05:21 AM

GENERAL - FLOOR PLAN

NUMBER	NOTES
1	CONTRACTOR TO VERIFY THE EXTENTS OF DETERIORATED WOOD NOT IN ADEQUATE CONDITION FOR REUSE OR REHABILITATION AT ALL WINDOWS, TRANSOMS, AND DOORS AS REVEALED THROUGH THE SELECTIVE DEMOLITION PROCESS AND BEYOND WHAT IS NOTED IN THE DRAWINGS. THESE ARE TO BE REPLACE WITH IN KIND MATERIALS
2	FIELD VERIFY ALL EXISTING DIMENSIONS.
3	ALL PATCH AND REPAIR WORK TO MATCH ADJACENT SURFACES AND MATERIALS.
4	PATCH AND REPAIR ALL HOLES OR DAMAGED SURFACES CAUSED BY REMOVED PIPING, CONDUITS, OR OTHER DEMOLISHED ELEMENTS
5	FOLLOW CITY OF SAN ANTONIO PROCEDURES REGARDING LEAD BASED PAINT REMOVAL
6	ALL NEW WOOD WINDOW AND DOOR MATERIAL TO BE PRIMED AND PAINTED ON ALL SIX SIDES. MATCH ORIGINAL HISTORIC PROFILES. REF. DOOR AND WINDOW SCHEDULES
7	THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING, PATCHING, AND FITTING AS REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY. UNLESS OTHERWISE REQUIRED BY THE CONTRACT DOCUMENTS
8	DUE TO CONCEALED CONDITIONS THESE DOCUMENTS MAY NOT COMPREHENSIVELY REFLECT EXISTING CONDITIONS. VERIFY THESE DRAWINGS WITH EXISTING FIELD CONDITIONS AND NOTIFY THE ARCHITECT OF INCONSISTENCIES AND ACTUAL CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION
9	WHERE NEW FINISHES ARE TO BE INSTALLED ON REMAINING SURFACES, REMOVE THE EXISTING FINISH AND REPAIR THE EXISTING SURFACE TO RECEIVE THE NEW FINISH
10	CLEAN AND REPAIR WALLS TO BE PAINTED. REMOVE CAULKING AT TRANSITIONS, CORRECT IRREGULARITIES, AND PRIME TO RECEIVE NEW FINISH.
11	PATCH AND REPAIR ALL PREVIOUS PENETRATIONS THROUGH HISTORIC WALL.
12	REPAIR OR REPLACE PAINT ALL WOOD SURFACES INCLUDING WINDOWS AND DOORS OR/AND FRAMES, RAILINGS, DECORATIVE WOOD ELEMENTS, SIDING, TRIM, FASCIA, PORCH DECKS, CEILINGS, SOFFITS, ETC
13	FIELD VERIFY DIMENSIONS.
14	SECURE LOOSE ELEMENTS NOT IN NEED OF REPLACING OR REMOVAL, FOR TIGHT CONDITION
15	REMOVE ALL DEBRIS FROM THE SITE.
16	REFERENCE STRUCTURAL WORK ASSOCIATED WITH FOUNDATION AND SELECTIVE REPAIR.
17	TOP OF CHIMNEY TO BE SEALED UP WITH WIRE MESH TO PREVENT ANIMAL ACCESS.
18	REMOVE ALL SURFACE MOUNTED TELEPHONE WIRE CABLING AND MISC. MOUNTING PLATE REMNANTS AND SWITCH PLATES COMPLETE.
19	REMOVE AND REPLACE DETERIORATED WOOD COMPONENTS.

HISTORIC REHABILITATION KEYNOTES

Key Value	Keynote Text
06 03 12.D1	NEW TREATED WOOD SKIRT TRIM TO MATCH SALVAGED HISTORIC SKIRT TRIM AND CRAWLSPACE VENTS, PAINTED (TYP.)
06 03 12.E1	RECONSTRUCT PORCH INCLUDING WOOD COLUMNS, TRIM AND ORNAMENTS AND NEW WOOD ELEMENTS TO MATCH EXISTING.
06 03 12.G1	RECONSTRUCT FRONT PORCH WITH NEW WOOD DECKING AND FRAMING JOISTS ON NEW CONCRETE FOOTINGS. REFERENCE STRUCTURAL.
06 10 00.A4	CONTINUOUS HORIZONTAL SIDING, PAINT.
06 16 00.A3	NEW WOOD SIDING TO MATCH HISTORIC PROFILES OF EXISTING SIDING. RETAIN SAMPLE OF EXISTING SIDING FOR REPLICATION.
07 21 19.A2	REMOVE ALL EXISTING INSULATION AND DEBRIS AT ALL CRAWL SPACES, SEAL GAPS AND HOLES TO PREVENT ANIMAL ACCESS. INSTALL NEW CLOSED CELL SPRAY FOAM (R-38 MINIMUM) AT CRAWL SPACE AREAS.
07 21 26.A1	INSTALL NEW BLOWN-IN INSULATION (R-15 MINIMUM) IN ALL NEW AND EXISTING FRAMING CAVITIES.
07 92 00.C1	MIN. 3/8 IN. SEALANT JOINT TYPICAL AT WINDOW PERIMETER.
08 03 14.A2	FABRICATE NEW EXTERIOR, SOLID WOOD DOOR UNIT AND INSTALL IN EXISTING OPENINGS.
08 03 14.B1	REHABILITATE HISTORIC EXTERIOR, SOLID WOOD DOOR UNITS. DESIGN AND FABRICATION OF DOOR UNITS TO BE CONSISTENT WITH ORIGINAL DESIGN DRAWINGS. INSTALL IN FLASHED OPENINGS.
08 03 52.A1	REHABILITATE ALL HISTORIC WOOD WINDOWS.
08 03 52.A3	REHABILITATE DOUBLE-HUNG WINDOW UNITS, INCLUDING SASHES AND FRAME. REFER TO WINDOW SCHEDULE.
08 03 52.A5	REHABILITATE WINDOW UNITS PER ORIGINAL DESIGN DRAWINGS (I.E., WITH OPERABLE CASEMENT SASHES) AND AS-BUILT CONDITION OF OTHER CASEMENT WINDOWS ON SITE. CLEAN, PRIME, AND PAINT STEEL LINTEL. REFER TO WINDOW SCHEDULE.
08 03 52.A7	REHABILITATE WINDOW UNITS PER ORIGINAL DESIGN DRAWINGS (I.E., WITH OPERABLE CASEMENT SASHES) AND AS-BUILT CONDITION OF OTHER CASEMENT WINDOWS ON SITE. INSTALL IN RECONFIGURED, FLASHED OPENING. REFER TO WINDOW SCHEDULE.
08 03 52.B2	RE-GLAZE AND REPAINT WINDOW SASHES, FRAMES AND TRIM.
08 03 52.B4	REHABILITATE HISTORIC GLASS BY CLEANING AND RE-INSTALLING WITH NEW GLAZING MATERIALS. PRIME AND PAINT GLAZING COMPOUND PER PAINT SCHEDULE.
08 03 52.B5	INSTALL NEW GLASS WITH NEW GLAZING MATERIALS. PRIME AND PAINT GLAZING COMPOUND PER PAINT SCHEDULE.
09 03 91.A1	PREPARE AND PAINT ALL NEW AND EXISTING EXTERIOR WOOD COMPONENTS, INCLUDING SIDING, TRIM, COLUMNS, RAFTER TAILS, BRACKETS AND ROOF SOFFITS, TO MATCH EXISTING FINISH. REFER TO PAINT SCHEDULE.
09 64 00.A1	RECONSTRUCT FRONT PORCH WITH NEW WOOD DECKING AND FRAMING JOISTS ON NEW CONCRETE FOOTINGS
09 64 00.A2	SOUTH PORCH TO BE ENCLOSED CONDITIONED SPACE. REFER TO ARCHITECTURAL.

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No.	Date	Description

PROPOSED HISTORIC REHABILITATION PLANS - LEVEL 01

PRELIMINARY
Not for regulatory approval, permit or construction.

(PARTNER IN CHARGE) - REGISTRATION # REGISTERED ARCHITECT, (NAME OF STATE)

Project number 23-0162
Date 10/22/2024

HP2.01

2 HISTORIC REHABILITATION RCP - LEVEL 02
1/4" = 1'-0" Ref: 1 / HP4.02

1 HISTORIC REHABILITATION PLAN - LEVEL 02
1/4" = 1'-0" Ref: 1 / HP4.02

GENERAL - FLOOR PLAN

NUMBER	NOTES
1	CONTRACTOR TO VERIFY THE EXTENTS OF DETERIORATED WOOD NOT IN ADEQUATE CONDITION FOR REUSE OR REHABILITATION AT ALL WINDOWS, TRANSOMS, AND DOORS AS REVEALED THROUGH THE SELECTIVE DEMOLITION PROCESS AND BEYOND WHAT IS NOTED IN THE DRAWINGS. THESE ARE TO BE REPLACE WITH IN KIND MATERIALS
2	FIELD VERIFY ALL EXISTING DIMENSIONS.
3	ALL PATCH AND REPAIR WORK TO MATCH ADJACENT SURFACES AND MATERIALS.
4	PATCH AND REPAIR ALL HOLES OR DAMAGED SURFACES CAUSED BY REMOVED PIPING, CONDUITS, OR OTHER DEMOLISHED ELEMENTS
5	FOLLOW CITY OF SAN ANTONIO PROCEDURES REGARDING LEAD BASED PAINT REMOVAL
6	ALL NEW WOOD WINDOW AND DOOR MATERIAL TO BE PRIMED AND PAINTED ON ALL SIX SIDES. MATCH ORIGINAL HISTORIC PROFILES. REF. DOOR AND WINDOW SCHEDULES
7	THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING, PATCHING, AND FITTING AS REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY. UNLESS OTHERWISE REQUIRED BY THE CONTRACT DOCUMENTS
8	DUE TO CONCEALED CONDITIONS THESE DOCUMENTS MAY NOT COMPREHENSIVELY REFLECT EXISTING CONDITIONS. VERIFY THESE DRAWINGS WITH EXISTING FIELD CONDITIONS AND NOTIFY THE ARCHITECT OF INCONSISTENCIES AND ACTUAL CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION
9	WHERE NEW FINISHES ARE TO BE INSTALLED ON REMAINING SURFACES, REMOVE THE EXISTING FINISH AND REPAIR THE EXISTING SURFACE TO RECEIVE THE NEW FINISH
10	CLEAN AND REPAIR WALLS TO BE PAINTED. REMOVE CAULKING AT TRANSITIONS, CORRECT IRREGULARITIES, AND PRIME TO RECEIVE NEW FINISH.
11	PATCH AND REPAIR ALL PREVIOUS PENETRATIONS THROUGH HISTORIC WALL.
12	REPAIR OR REPLACE PAINT ALL WOOD SURFACES INCLUDING WINDOWS AND DOORS OR/AND FRAMES, RAILINGS, DECORATIVE WOOD ELEMENTS, SIDING, TRIM, FASCIA, PORCH DECKS, CEILINGS, SOFFITS, ETC
13	FIELD VERIFY DIMENSIONS.
14	SECURE LOOSE ELEMENTS NOT IN NEED OF REPLACING OR REMOVAL, FOR TIGHT CONDITION
15	REMOVE ALL DEBRIS FROM THE SITE.
16	REFERENCE STRUCTURAL WORK ASSOCIATED WITH FOUNDATION AND SELECTIVE REPAIR.
17	TOP OF CHIMNEY TO BE SEALED UP WITH WIRE MESH TO PREVENT ANIMAL ACCESS.
18	REMOVE ALL SURFACE MOUNTED TELEPHONE WIRE CABLING AND MISC. MOUNTING PLATE REMNANTS AND SWITCH PLATES COMPLETE.
19	REMOVE AND REPLACE DETERIORATED WOOD COMPONENTS.

HISTORIC REHABILITATION KEYNOTES

Key Value	Keynote Text
06 03 12.E1	RECONSTRUCT PORCH INCLUDING WOOD COLUMNS, TRIM AND ORNAMENTS AND NEW WOOD ELEMENTS TO MATCH EXISTING.
06 03 12.F1	NEW INSECT PREVENTIVE TREATMENT FOR NEW WOOD FRAMING.
06 03 12.G1	RECONSTRUCT FRONT PORCH WITH NEW WOOD DECKING AND FRAMING JOISTS ON NEW CONCRETE FOOTINGS. REFERENCE STRUCTURAL.
06 10 00.A1	REFRAME OPENING AS NEEDED TO PERMIT INSTALLATION OF NEW WINDOW UNIT TO MATCH ORIGINAL DESIGN DRAWINGS. REFER TO WINDOW SCHEDULE.
06 10 00.A3	REMOVE EXISTING WOOD SIDING AS REQUIRED TO INSTALL NEW METAL FLASHING - RE-INSTALL EXISTING SIDING OR REPLACE WITH NEW TO MATCH HISTORIC.
06 10 00.A4	CONTINUOUS HORIZONTAL SIDING, PAINT.
07 21 26.A1	INSTALL NEW BLOWN-IN INSULATION (R-15 MINIMUM) IN ALL NEW AND EXISTING FRAMING CAVITIES.
07 61 00.A1	NEW, TRADITIONALLY CRIMPED, STANDING SEAM, METAL ROOF WITH NATURAL GALVALUME FINISH.
07 71 00.A1	NEW GUTTERS AND DOWNSPOUTS WITH SPLASH BLOCKS. GUTTER MATERIAL & COLOR TO BE NON-REFLECTIVE WITH NATURAL COLORATION. MATCH THE WHITE PAINT OF BUILDING.
07 71 00.A2	24 GA. GALV. GUTTER PRIME AND PAINT.
07 92 00.C1	MIN. 3/8 IN. SEALANT JOINT TYPICAL AT WINDOW PERIMETER.
08 03 14.B1	REHABILITATE HISTORIC EXTERIOR, SOLID WOOD DOOR UNITS. DESIGN AND FABRICATION OF DOOR UNITS TO BE CONSISTENT WITH ORIGINAL DESIGN DRAWINGS. INSTALL IN FLASHED OPENINGS.
08 03 52.A1	REHABILITATE ALL HISTORIC WOOD WINDOWS.
08 03 52.A5	REHABILITATE WINDOW UNITS PER ORIGINAL DESIGN DRAWINGS (I.E., WITH OPERABLE CASEMENT SASHES) AND AS-BUILT CONDITION OF OTHER CASEMENT WINDOWS ON SITE. CLEAN, PRIME, AND PAINT STEEL LINTEL. REFER TO WINDOW SCHEDULE.
08 03 52.A7	REHABILITATE WINDOW UNITS PER ORIGINAL DESIGN DRAWINGS (I.E., WITH OPERABLE CASEMENT SASHES) AND AS-BUILT CONDITION OF OTHER CASEMENT WINDOWS ON SITE. INSTALL IN RECONFIGURED, FLASHED OPENING. REFER TO WINDOW SCHEDULE.
08 03 52.B2	RE-GLAZE AND REPAINT WINDOW SASHES, FRAMES AND TRIM.
08 03 52.B4	REHABILITATE HISTORIC GLASS BY CLEANING AND RE-INSTALLING WITH NEW GLAZING MATERIALS. PRIME AND PAINT GLAZING COMPOUND PER PAINT SCHEDULE.
08 03 52.B5	INSTALL NEW GLASS WITH NEW GLAZING MATERIALS. PRIME AND PAINT GLAZING COMPOUND PER PAINT SCHEDULE.
08 71 00.A1	NEW ADA-COMPLIANT DOOR HARDWARE. REFER TO DOOR AND HARDWARE SCHEDULE.
09 03 91.A1	PREPARE AND PAINT ALL NEW AND EXISTING EXTERIOR WOOD COMPONENTS, INCLUDING SIDING, TRIM, COLUMNS, RAFTER TAILS, BRACKETS AND ROOF SOFFITS, TO MATCH EXISTING FINISH. REFER TO PAINT SCHEDULE.
09 64 00.A1	RECONSTRUCT FRONT PORCH WITH NEW WOOD DECKING AND FRAMING JOISTS ON NEW CONCRETE FOOTINGS
09 64 00.A2	SOUTH PORCH TO BE ENCLOSED CONDITIONED SPACE. REFER TO ARCHITECTURAL.

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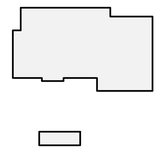
HILDEBRAND HOUSE RENO & EAST CAMPUS IMPROVEMENTS

2419 MCCULLOUGH AVENUE, SAN ANTONIO, TX 78212

N

No.	Date	Description



PROPOSED HISTORIC REHABILITATION PLANS - LEVEL 02

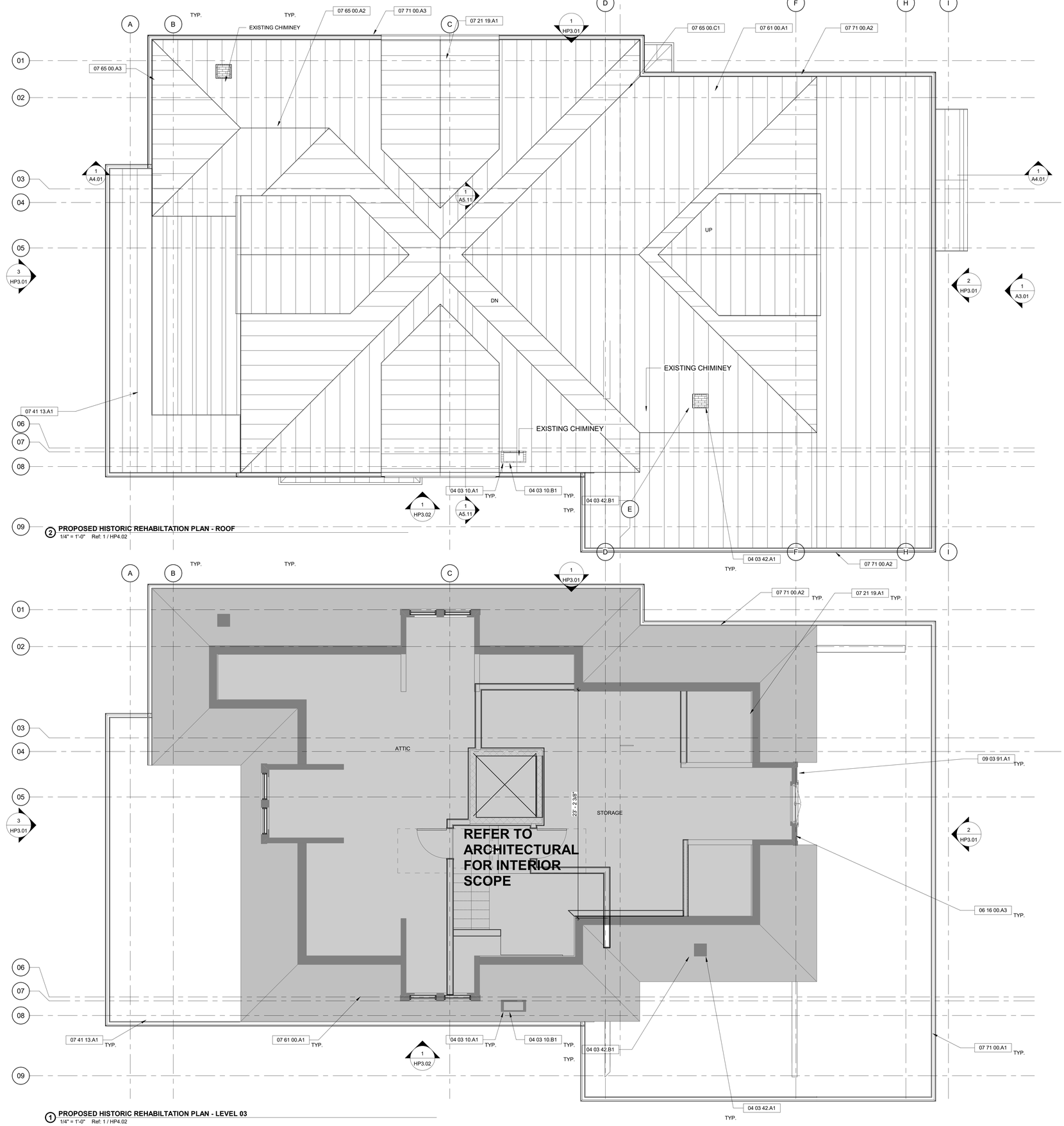
PRELIMINARY
Not for regulatory approval, permit or construction.

(PARTNER IN CHARGE) - REGISTRATION # REGISTERED ARCHITECT, (NAME OF STATE)

Project number 23-0162
Date 10/22/2024

HP2.02

11/18/2024 9:05:51 AM



2 PROPOSED HISTORIC REHABILTATION PLAN - ROOF
1/4" = 1'-0" Ref: 1 / HP4.02

1 PROPOSED HISTORIC REHABILTATION PLAN - LEVEL 03
1/4" = 1'-0" Ref: 1 / HP4.02

ROOF TYPE LEGEND
- STANDING SEAM ROOF
- FLAT SEAM METAL ROOF

GENERAL - ROOF PLAN

NUMBER	NOTE
1	REFER TO STRUCTURAL AND MEP FOR REPAIR OF EXISTING PENETRATIONS, AND LOCATION OF NEW PENETRATIONS IN ROOF. REF TO MEP FOR EQUIPMENT.
2	REPAIR AND PREP SURFACES OF ROOF DECK PER ROOF MEMBRANE MANUFACTURER'S INSTRUCTIONS AND STRUCTURAL ENGINEER.
3	MAKE REPAIRS TO ROOF DECK AS NECESSARY AFTER ROOF REMOVAL.
4	THE DRAWINGS DO NOT SHOW NOR DO THE DRAWINGS INCLUDE DETAIL KEYS FOR ALL PENETRATIONS. IT SHALL REMAIN THE CONTRACTOR'S RESPONSIBILITY TO INCLUDE WITHIN ITS BID ALL ROOFING, FLASHING, SUPPORTS, EQUIPMENT RELOCATION, ETC., FOR A COMPLETE JOB. IN THE ABSENCE OF A SPECIFIC DETAIL THE CONTRACTOR SHALL INCLUDE INSTALLATIONS MEETING THE ROOF SYSTEM MANUFACTURER'S STANDARD ASSEMBLY.
5	FOR UTILITIES TO BE DISCONNECTED OR CAPPED. REFER TO MEP DRAWINGS.
6	PROTECT CEILING, WALLS, FLOORS AND OTHER EXISTING FINISH WORK THAT ARE TO REMAIN AND ARE EXPOSED DURING DEMOLITION OPERATIONS
7	ERECT AND MAINTAIN DUST-PROOF PARTITIONS AND TEMPORARY ENCLOSURES TO LIMIT DUST AND DIRT MIGRATION AND TO SEPARATE AREAS FROM FUMES AND NOISE. PROTECT AIR-HANDLING EQUIPMENT AND WEATHERSTRIP OPENINGS.
8	REMOVE AND DEMOLISH EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE AND TRUE TO DIMENSION REQUIRED. USE METHODS LEAST LIKELY TO DAMAGE ADJACENT CONSTRUCTION OR CONSTRUCTION TO REMAIN.
9	RESTORE EXPOSED FINISHED OR PATCHED AREAS AND EXTEND RESTORED FINISH AREA INTO ADJOINING CONSTRUCTION TO REMAIN IN A MANNER THAT ELIMINATES EVIDENCE OF PATCHING, REPAIRING AND REFINISHING.
10	PATCH AND REPAIR FLOOR, WALL AND CEILING SURFACES WHERE DEMOLITION OCCURS.

HISTORIC REHABILITATION KEYNOTES

Key Value	Keynote Text
04 03 10.A1	CLEAN DIRT, ATMOSPHERIC POLLUTANTS, METALLIC STAINS, AND BIOLOGICAL GROWTH FROM EXTERIOR SURFACES OF HISTORIC LIMESTONE MASONRY USING MEDIUM-PRESSURE WATER, NON-ACIDIC MASONRY CLEANING SOLUTIONS, AND HAND BRUSHES, TYPICAL. REF. SPECIFICATION SECTION 04 03 10.
04 03 10.B1	CLEAN CHIMNEY FLUE AS REQUIRED.
04 03 42.A1	REPAIR DAMAGED OR MISSING HISTORIC BRICK MASONRY USING SALVAGED HISTORIC LIMESTONE MASONRY MATERIALS OR NEW, COMPATIBLE, IN-KIND, REPLACEMENT LIMESTONE MASONRY MATERIALS, TYPICAL. REFER TO SPECIFICATION SECTION 04 03 42.
04 03 42.B1	REPOINT HISTORIC LIMESTONE MASONRY WHERE NEEDED, POINTING MORTAR USING SMALL HAND TOOLS , AND POWER TOOLS TO REMOVE FAILED POINTING MORTAR AND REPLACING WITH AN HISTORICALLY APPROPRIATE POINTING MORTAR TO REPLICATE HISTORIC TOOLING, TYPICAL. ASSUME 75% POINTING MORTAR REPLACEMENT. REF. SPECIFICATION SECTIONS 04 03 42.
06 16 00.A3	NEW WOOD SIDING TO MATCH HISTORIC PROFILES OF EXISTING SIDING. RETAIN SAMPLE OF EXISTING SIDING FOR REPLICATION.
07 21 19.A1	REMOVE ALL EXISTING INSULATION AND DEBRIS AT ALL ATTIC AREAS, SEAL GAPS AND HOLES TO PREVENT ANIMAL ACCESS. INSTALL NEW CLOSED CELL SPRAY FOAM (R-38 MINIMUM) AT ATTIC AREAS.
07 41 13.A1	24-GAUGE GALVALUME DOUBLE-LOCK STANDING SEAM METAL ROOF ON SELF ADHERING MEMBRANE, 3/4 INCH PLYWOOD DECK AT ADDITION.
07 61 00.A1	NEW, TRADITIONALLY CRIMPED, STANDING SEAM, METAL ROOF WITH NATURAL GALVALUME FINISH.
07 65 00.A2	NEW SELF-ADHERING MEMBRANE AT ROOF RIDGE, EXTENDING 24" TO EITHER SIDE OF RIDGE CENTERLINE.
07 65 00.A3	NEW SELF-ADHERING MEMBRANE AT ROOF EAVES AND OVERHANGS, EXTENDING 48" FROM ROOF EDGE.
07 65 00.C1	NEW GRACE WATER AND ICE SHIELD AT VALLEYS AND EAVE EDGES.
07 71 00.A1	NEW GUTTERS AND DOWNSPOUTS WITH SPLASH BLOCKS. GUTTER MATERIAL & COLOR TO BE NON-REFLECTIVE WITH NATURAL COLORATION. MATCH THE WHITE PAINT OF BUILDING.
07 71 00.A2	24 GA. GALV. GUTTER PRIME AND PAINT.
07 71 00.A3	ROOF MOUNTED GUTTER HANGER.
09 03 91.A1	PREPARE AND PAINT ALL NEW AND EXISTING EXTERIOR WOOD COMPONENTS, INCLUDING SIDING, TRIM, COLUMNS, RAFTER TAILS, BRACKETS AND ROOF SOFFITS, TO MATCH EXISTING FINISH. REFER TO PAINT SCHEDULE.

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2419 MCCULLOUGH AVENUE, SAN ANTONIO, TX 78212

N

No.	Date	Description

PROPOSED HISTORIC REHABILITATION PLANS - LEVEL 03 & ROOF

PRELIMINARY
Not for regulatory approval, permit or construction.

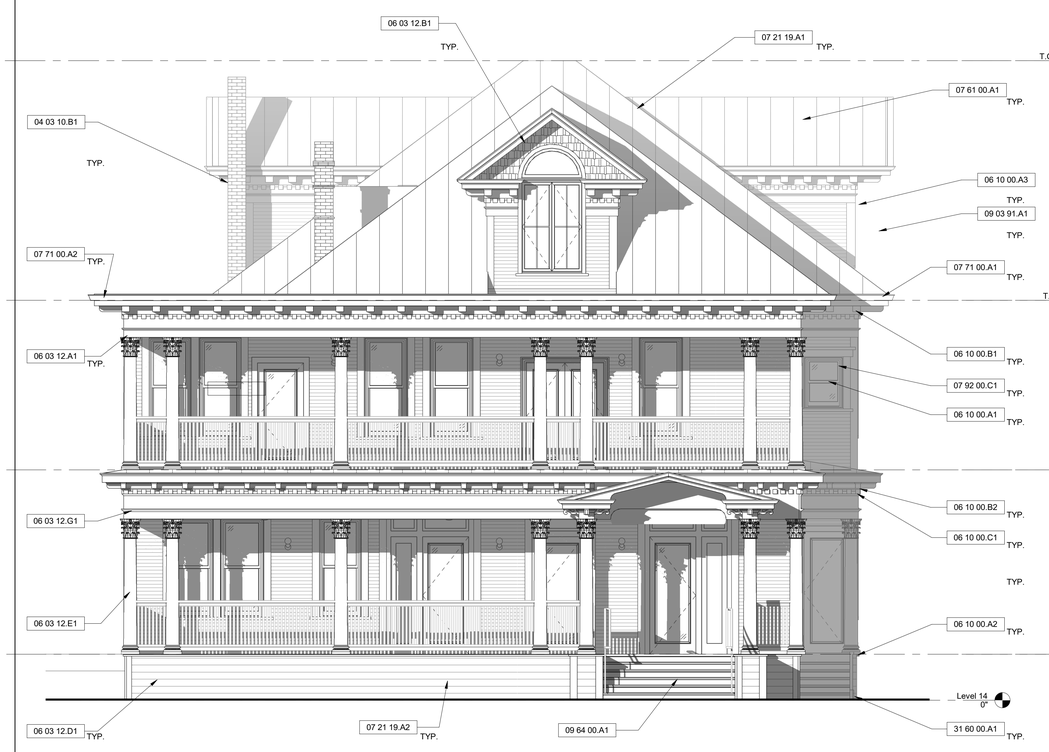
(PARTNER IN CHARGE) - REGISTRATION #
REGISTERED ARCHITECT, (NAME OF STATE)

Project number 23-0162
Date 10/22/2024

HP2.03

11/18/2024 9:05:58 AM

1 PROPOSED HISTORIC REHABILITATION NORTH ELEVATION
1/4" = 1'-0" Ref: 1 / HP2.01



2 PROPOSED HISTORIC REHABILITATION EAST ELEVATION
1/4" = 1'-0" Ref: 1 / HP2.01

3 PROPOSED HISTORIC REHABILITATION WEST ELEVATION
1/4" = 1'-0" Ref: 1 / A2.01

GENERAL - ELEVATIONS

NUMBER	NOTES
1	FIELD VERIFY ALL EXISTING DIMENSIONS AND HEIGHTS
2	THE PERIMETERS OF ALL HOSE BIBS, LIGHT FIXTURES, PIPES, VENTS, ELECTRICAL BOXES, AND OTHER EXTERIOR ENVELOPE PENETRATIONS SHALL BE SEALED
3	DUE TO VARIATION IN WEATHERING AND PATINA OF THE HISTORIC POINTING MORTAR, REPOINTING MAY REQUIRE MORE THAN ONE MORTAR COLOR SELECTION PER FAÇADE. MULTIPLE REPOINTING MORTAR COLORS MAY BE REQUIRED.
4	THESE DRAWINGS MAY NOT INDICATE ALL EXISTING CRACKS IN MASONRY. CONTRACTOR TO BASE MASONRY REPAIR AND REPOINTING ESTIMATES UPON ACTUAL FIELD CONDITIONS. REFERENCE SECTION 040342
5	ALL ELEMENTS OF THE FAÇADE ARE TO HAVE EXISTING SEALANTS REMOVED AND ARE TO BE RESEALED
6	ALL BRICK MASONRY IS INTENDED TO RETAIN OR REVEAL ITS NATURAL AND UNPAINTED FINISH.

HISTORIC REHABILITATION KEYNOTES

Key Value	Keynote Text
04 03 10.B1	CLEAN CHIMNEY FLUE AS REQUIRED.
06 03 12.A1	REPAIR, PATCH OR REPLACE DETERIORATED HISTORIC WOOD COMPONENT, TYPICAL.
06 03 12.B1	REPAIR OR REPLACE ALL INSECT-DAMAGED WOOD RAFTERS AND BEAMS, AS REQUIRED, WITH NEW TREATED WOOD MEMBERS, WITH SIZES AND PROFILES TO MATCH EXISTING, AND PRIMED AND PAINTED ALL SIX SIDES (TYPICAL).
06 03 12.D1	NEW TREATED WOOD SKIRT TRIM TO MATCH SALVAGED HISTORIC SKIRT TRIM AND CRAWLSPACE VENTS. PAINTED (TYP.)
06 03 12.E1	RECONSTRUCT PORCH INCLUDING WOOD COLUMNS, TRIM AND ORNAMENTS AND NEW WOOD ELEMENTS TO MATCH EXISTING.
06 03 12.F1	NEW INSECT PREVENTIVE TREATMENT FOR NEW WOOD FRAMING.
06 03 12.G1	RECONSTRUCT FRONT PORCH WITH NEW WOOD DECKING AND FRAMING JOISTS ON NEW CONCRETE FOOTINGS. REFERENCE STRUCTURAL.
06 10 00.A1	REFRAME OPENING AS NEEDED TO PERMIT INSTALLATION OF NEW WINDOW UNIT TO MATCH ORIGINAL DESIGN DRAWINGS. REFER TO WINDOW SCHEDULE.
06 10 00.A2	INSTALL TERMITE SHIELDS AND USE TERMITE-RESISTANT LUMBER DURING REPLACEMENT OF SILL PLATES AND CONSTRUCTION OF EXTERIOR WALLS.
06 10 00.A3	REMOVE EXISTING WOOD SIDING AS REQUIRED TO INSTALL NEW METAL FLASHING - RE-INSTALL EXISTING SIDING OR REPLACE WITH NEW TO MATCH HISTORIC.
06 10 00.A4	CONTINUOUS HORIZONTAL SIDING, PAINT.
06 10 00.B1	REPAIR EAVES, FASCIA, MODILLIONS AND DENTILS AS REQUIRED.
06 10 00.B2	PRIMED ALL SIX SIDES WITH PROFILES TO MATCH EXISTING HISTORIC PROFILES TO REPLACE THE SELECTIVELY DEMO-ED DETERIORATED ELEMENTS.
06 10 00.B3	2 INCH X 6 INCH NOMINAL WOOD STUD FRAMING AT ADDITION.
06 10 00.B4	2 INCH X 6 INCH NOMINAL WOOD STUD FRAMING FURR-OUT AT ADDITION.
06 10 00.C1	EXISTING DENTILS, CORBELS AND EAVES. TO BE SALVAGED AND REINSTALLED. REFER TO STRUCTURAL.
07 21 19.A1	REMOVE ALL EXISTING INSULATION AND DEBRIS AT ALL ATTIC AREAS, SEAL GAPS AND HOLES TO PREVENT ANIMAL ACCESS. INSTALL NEW CLOSED CELL SPRAY FOAM (R-38 MINIMUM) AT ATTIC AREAS.
07 21 19.A2	REMOVE ALL EXISTING INSULATION AND DEBRIS AT ALL CRAWL SPACES, SEAL GAPS AND HOLES TO PREVENT ANIMAL ACCESS. INSTALL NEW CLOSED CELL SPRAY FOAM (R-38 MINIMUM) AT CRAWL SPACE AREAS.
07 41 13.A1	24-GAUGE GALVALUME DOUBLE-LOCK STANDING SEAM METAL ROOF ON SELF ADHERING MEMBRANE, 3/4 INCH PLYWOOD DECK AT ADDITION.
07 46 00.A1	FABRICATE NEW SIDING TO MATCH PROFILE OF ORIGINAL SIDING. INSTALL SALVAGED AND NEW SIDING AND TRIM MATERIAL. ASSUME SALVAGED MATERIALS WILL ACCOUNT FOR 10 PERCENT OF SIDING AND TRIM.
07 61 00.A1	NEW, TRADITIONALLY CRIMPED, STANDING SEAM, METAL ROOF WITH NATURAL GALVALUME FINISH.
07 71 00.A1	NEW GUTTERS AND DOWNSPOUTS WITH SPLASH BLOCKS. GUTTER MATERIAL & COLOR TO BE NON-REFLECTIVE WITH NATURAL COLORATION. MATCH THE WHITE PAINT OF BUILDING.
07 71 00.A2	24 GA. GALV. GUTTER PRIME AND PAINT.
07 92 00.C1	MIN. 3/8 IN. SEALANT JOINT TYPICAL AT WINDOW PERIMETER.
08 03 52.A1	REHABILITATE ALL HISTORIC WOOD WINDOWS.
08 03 52.A3	REHABILITATE DOUBLE-HUNG WINDOW UNITS, INCLUDING SASHES AND FRAME. REFER TO WINDOW SCHEDULE.
08 03 52.A7	REHABILITATE WINDOW UNITS PER ORIGINAL DESIGN DRAWINGS (I.E., WITH OPERABLE CASEMENT SASHES) AND AS-BUILT CONDITION OF OTHER CASEMENT WINDOWS ON SITE. INSTALL IN RECONFIGURED, FLASHED OPENING. REFER TO WINDOW SCHEDULE.
08 03 52.B2	RE-GLAZE AND REPAINT WINDOW SASHES, FRAMES AND TRIM.
08 03 52.B4	REHABILITATE HISTORIC GLASS BY CLEANING AND REMOVING BROKEN OR CRACKED GLAZING MATERIALS. PRIME AND PAINT GLAZING COMPOUND PER PAINT SCHEDULE.
09 03 91.A1	PREPARE AND PAINT ALL NEW AND EXISTING EXTERIOR WOOD COMPONENTS, INCLUDING SIDING, TRIM, COLUMNS, RAFTER TAILS, BRACKETS AND ROOF SOFFITS, TO MATCH EXISTING FINISH. REFER TO PAINT SCHEDULE.
09 64 00.A1	RECONSTRUCT FRONT PORCH WITH NEW WOOD DECKING AND FRAMING JOISTS ON NEW CONCRETE FOOTINGS
09 64 00.A2	SOUTH PORCH TO BE ENCLOSED CONDITIONED SPACE. REFER TO ARCHITECTURAL.
31 31 16.A1	APPLY TERMITICIDE OUTSIDE ALL PERIMETER GRADE BEAMS UPON COMPLETION OF FOUNDATION WORK AND AS RECOMMENDED BY A PEST CONTROL SPECIALIST.
31 60 00.A1	FOUNDATION. REFER TO STRUCTURAL.

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N

No.	Date	Description

PROPOSED HISTORIC REHABILITATION EXTERIOR ELEVATIONS

PRELIMINARY
Not for regulatory approval, permit or construction.

(PARTNER IN CHARGE) - REGISTRATION #
REGISTERED ARCHITECT, (NAME OF STATE)

Project number 23-0162
Date 10/22/2024

HP3.01

11/18/2024 9:06:39 AM

GENERAL - ELEVATIONS	
NUMBER	NOTES
1	FIELD VERIFY ALL EXISTING DIMENSIONS AND HEIGHTS
2	THE PERIMETERS OF ALL HOSE BIBS, LIGHT FIXTURES, PIPES, VENTS, ELECTRICAL BOXES, AND OTHER EXTERIOR ENVELOPE PENETRATIONS SHALL BE SEALED
3	DUE TO VARIATION IN WEATHERING AND PATINA OF THE HISTORIC POINTING MORTAR, REPOINTING MAY REQUIRE MORE THAN ONE MORTAR COLOR SELECTION PER FAÇADE. MULTIPLE REPOINTING MORTAR COLORS MAY BE REQUIRED.
4	THESE DRAWINGS MAY NOT INDICATE ALL EXISTING CRACKS IN MASONRY. CONTRACTOR TO BASE MASONRY REPAIR AND REPOINTING ESTIMATES UPON ACTUAL FIELD CONDITIONS. REFERENCE SECTION 040342.
5	ALL ELEMENTS OF THE FAÇADE ARE TO HAVE EXISTING SEALANTS REMOVED AND ARE TO BE RESEALED
6	ALL BRICK MASONRY IS INTENDED TO RETAIN OR REVEAL ITS NATURAL AND UNPAINTED FINISH.

HISTORIC REHABILITATION KEYNOTES	
Key Value	Keynote Text
04 03 10.A1	CLEAN DIRT, ATMOSPHERIC POLLUTANTS, METALLIC STAINS, AND BIOLOGICAL GROWTH FROM EXTERIOR SURFACES OF HISTORIC LIMESTONE MASONRY USING MEDIUM-PRESSURE WATER, NON-ACIDIC MASONRY CLEANING SOLUTIONS, AND HAND BRUSHES, TYPICAL. REF. SPECIFICATION SECTION 04 03 10.
04 03 42.A1	REPAIR DAMAGED OR MISSING HISTORIC BRICK MASONRY USING SALVAGED HISTORIC LIMESTONE MASONRY MATERIALS OR NEW, COMPATIBLE, IN-KIND, REPLACEMENT LIMESTONE MASONRY MATERIALS, TYPICAL. REFER TO SPECIFICATION SECTION 04 03 42.
04 03 42.C1	REPOINT CHIMNEY AND FIREPLACE CONC. MASONRY.
06 03 12.A1	REPAIR, PATCH OR REPLACE DETERIORATED HISTORIC WOOD COMPONENT, TYPICAL.
06 03 12.D1	NEW TREATED WOOD SKIRT TRIM TO MATCH SALVAGED HISTORIC SKIRT TRIM AND CRAWLSPACE VENTS, PAINTED (TYP.)
06 03 12.E1	RECONSTRUCT PORCH INCLUDING WOOD COLUMNS, TRIM AND ORNAMENTS AND NEW WOOD ELEMENTS TO MATCH EXISTING.
06 03 12.F1	NEW INSECT PREVENTIVE TREATMENT FOR NEW WOOD FRAMING.
06 03 12.G1	RECONSTRUCT FRONT PORCH WITH NEW WOOD DECKING AND FRAMING JOISTS ON NEW CONCRETE FOOTINGS. REFERENCE STRUCTURAL.
06 10 00.A1	REFRAME OPENING AS NEEDED TO PERMIT INSTALLATION OF NEW WINDOW UNIT TO MATCH ORIGINAL DESIGN DRAWINGS. REFER TO WINDOW SCHEDULE.
06 10 00.A2	INSTALL TERMITE SHIELDS AND USE TERMITE-RESISTANT LUMBER DURING REPLACEMENT OF SILL PLATES AND CONSTRUCTION OF EXTERIOR WALLS.
06 10 00.A3	REMOVE EXISTING WOOD SIDING AS REQUIRED TO INSTALL NEW METAL FLASHING - RE-INSTALL EXISTING SIDING OR REPLACE WITH NEW TO MATCH HISTORIC.
06 10 00.A4	CONTINUOUS HORIZONTAL SIDING, PAINT.
06 10 00.B1	REPAIR EAVES, FASCIA, MODILLIONS AND DENTILS AS REQUIRED.
06 10 00.B2	PRIMED ALL SIX SIDES WITH PROFILES TO MATCH EXISTING HISTORIC PROFILES TO REPLACE THE SELECTIVELY DEMO-ED DETERIORATED ELEMENTS.
06 10 00.B3	2 INCH X 6 INCH NOMINAL WOOD STUD FRAMING AT ADDITION.
06 10 00.B4	2 INCH X 6 INCH NOMINAL WOOD STUD FRAMING FURR-OUT AT ADDITION.
06 16 00.A2	NEW WALL SHEATHING, UNDERLAYMENT, AND WOOD SIDING TO MATCH HISTORIC PROFILES OF EXISTING SIDING. RETAIN SAMPLE OF EXISTING SIDING FOR REPLICATION AT ADDITION.
07 41 13.A1	24-GAUGE GALVALUME DOUBLE-LOCK STANDING SEAM METAL ROOF ON SELF ADHERING MEMBRANE, 3/4 INCH PLYWOOD DECK AT ADDITION.
07 61 00.A1	NEW, TRADITIONALLY CRIMPED, STANDING SEAM, METAL ROOF WITH NATURAL GALVALUME FINISH.
08 03 14.B1	REHABILITATE HISTORIC EXTERIOR, SOLID WOOD DOOR UNITS. DESIGN AND FABRICATION OF DOOR UNITS TO BE CONSISTENT WITH ORIGINAL DESIGN DRAWINGS. INSTALL IN FLASHED OPENINGS.
08 03 52.A1	REHABILITATE ALL HISTORIC WOOD WINDOWS.

1 **PROPOSED HISTORIC REHABILITATION SOUTH ELEVATION**
1/4" = 1'-0" Ref: 2 / A5.05

11/18/2024 9:06:54 AM

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HILDEBRAND HOUSE RENO & EAST CAMPUS IMPROVEMENTS

2419 MCCULLOUGH AVENUE, SAN ANTONIO, TX 78212

N

No.	Date	Description

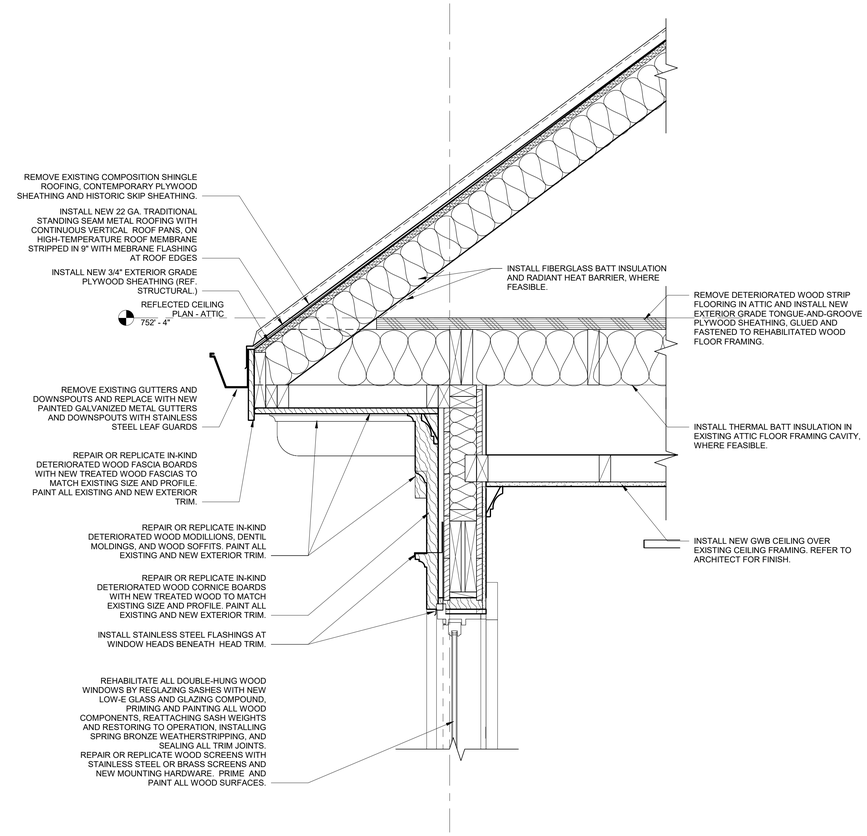
PROPOSED HISTORIC REHABILITATION EXTERIOR ELEVATIONS

PRELIMINARY
Not for regulatory approval, permit or construction.

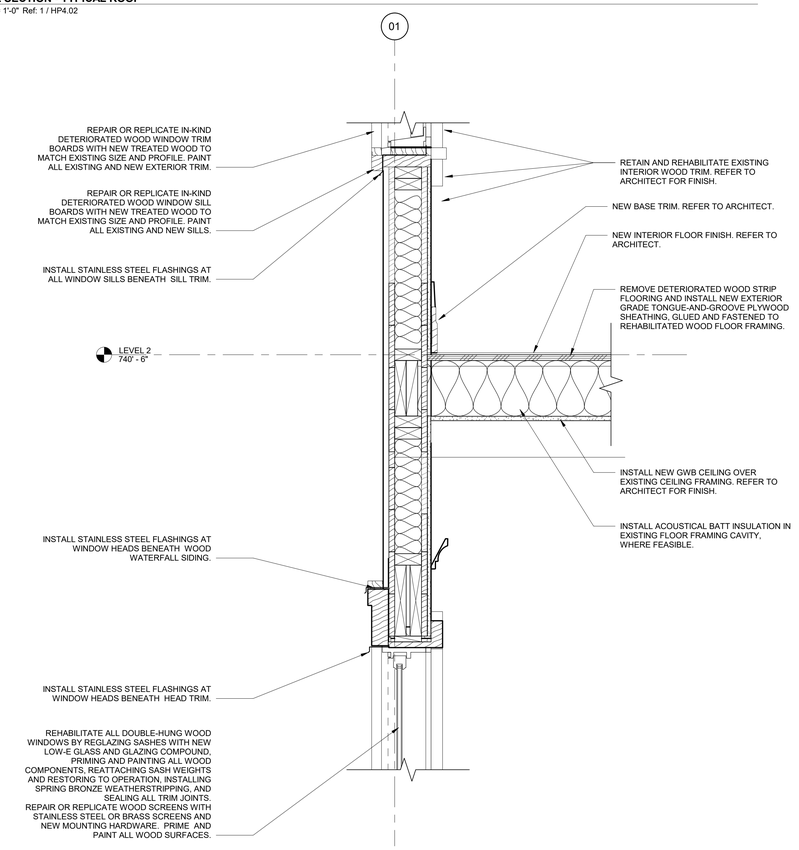
(PARTNER IN CHARGE) - REGISTRATION #
REGISTERED ARCHITECT, (NAME OF STATE)

Project number 23-0162
Date 10/22/2024

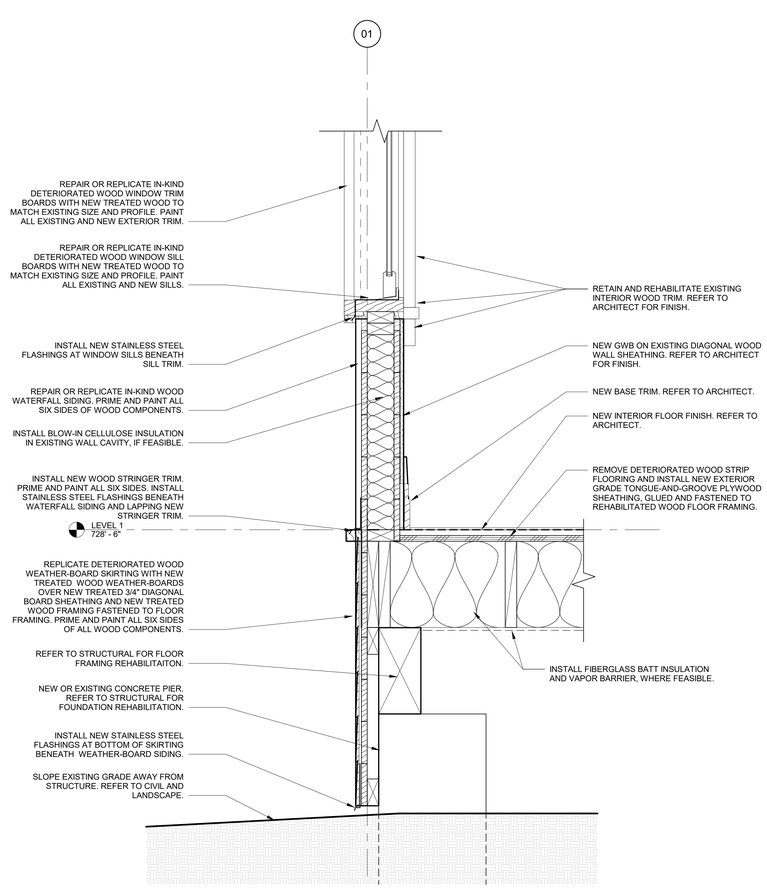
HP3.02



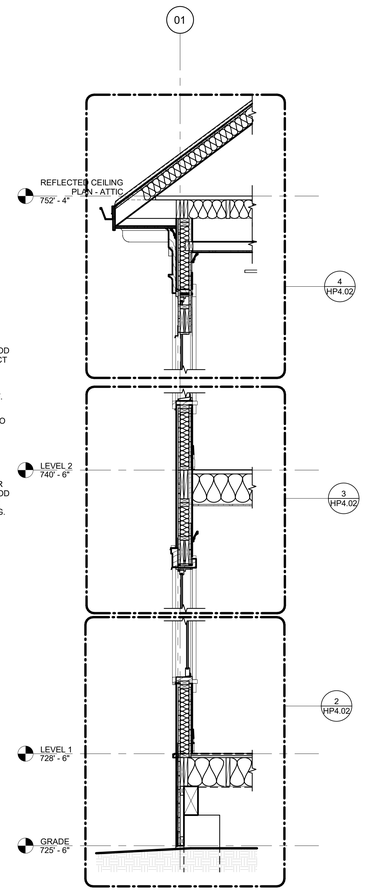
4 WALL SECTION - TYPICAL ROOF
1 1/2" = 1'-0" Ref: 1 / HP4.02



3 WALL SECTION - TYPICAL LEVEL 2
1 1/2" = 1'-0" Ref: 1 / HP4.02



2 WALL SECTION - TYPICAL LEVEL 1
1 1/2" = 1'-0" Ref: 1 / HP4.02



1 HP - TYPICAL WALL SECTION
1/2" = 1'-0" Ref: 2 / HP2.02

DEMOLITION KEYNOTES

Number	Note

HISTORIC REHABILITATION KEYNOTES

Key Value	Keynote Text

SUMMARY OF HISTORIC WORK

1. ROOF: REMOVE EXISTING SLOPED ASPHALT SHINGLE & LOW SLOPE MEMBRANE ROOFING COMPLETE TO DECK AND REPLACE WITH NEW UNDERLAYMENT, FLASHINGS, DOUBLE LOCK STANDING SEAM WITH CRIMPED RIDGES OR MEMBRANE. REPLACE GUTTERS, DOWNSPOUTS & SPLASHBLOCKS. RETAIN IN PLACE ALL SOUND EXISTING FASCIA BOARDS, DECORATIVE ELEMENTS AND TRIM. REHABILITATE OR REPLACE-IN-KIND DETERIORATED DECKING AND DECORATIVE COMPONENTS. REPOINT CHIMNEY AND CAP FLUE TO TAKE OUT OF SERVICE AND PREVENT ANIMAL ACCESS.
2. SIDING & TRIM: REHABILITATE OR REPLACE-IN-KIND DETERIORATED OR SOFT SIDING AND TRIM. REPAIR CLADDING, RESECURE, PREPARE AND REPAINT ALL EXTERIOR WOOD. REPLACE FOUNDATION SKIRTING IN ITS ENTIRETY.
3. PORCHES: FRONT PORCH TO BE DEMOLISHED AND RECONSTRUCTED IN ITS ENTIRETY. PROTECT HOUSE FAÇADE. SALVAGE REPRESENTATIVE PIECES FOR RECONSTRUCTION AND REPLICATION CHARACTERISTICS. RETAIN & REHABILITATE FLUTED COLUMNS, REBUILD CAPITALS.
4. REAR PORCH TO BE DEMOLISHED AND NEW ADDITION CONSTRUCTED IN ITS LOCATION. PROTECT HOUSE FAÇADE.
5. WINDOWS & DOORS: REHABILITATE AND REFINISH. PROTECT EXISTING TO REMAIN. LABEL REMOVED & REHABILITATED ELEMENTS FOR REPLACEMENT IN SAME LOCATION. GLAZING TO BE ¼" THICK CLEAR TEMPERED GLASS WHERE REPLACED.
6. SEALANTS: REPLACE AND RESEAL EXTERIOR JOINTS.
7. THERMAL INSULATION & AIR BARRIER: AT UNDERSIDE OF ROOF DECK, INSTALL R-38 CLOSED CELL SPRAY FOAM INSULATION. AT EXTERIOR WALLS, DRILL HOLES IN WALL FURRING AND FILL ALL AIR CAVITIES WITH BLOWN-IN FIBERGLASS INSULATION TO APPROACH/ATTAIN R-20. AT UNDERSIDE OF FIRST FLOOR SUBSTRATE, INSTALL R-30 CLOSED CELL SPRAY FOAM INSULATION.

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No.	Date	Description

TYPICAL WALL SECTIONS

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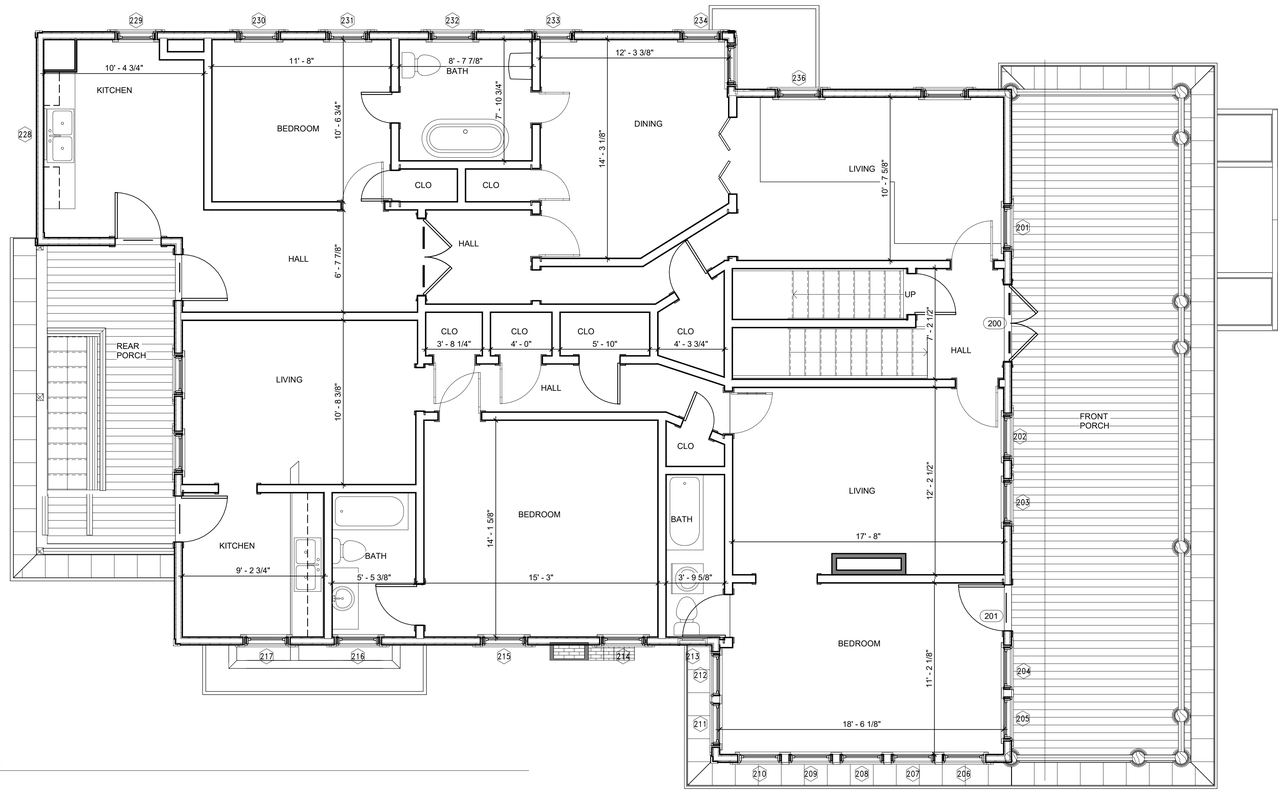
REGISTERED ARCHITECT, (NAME OF STATE)

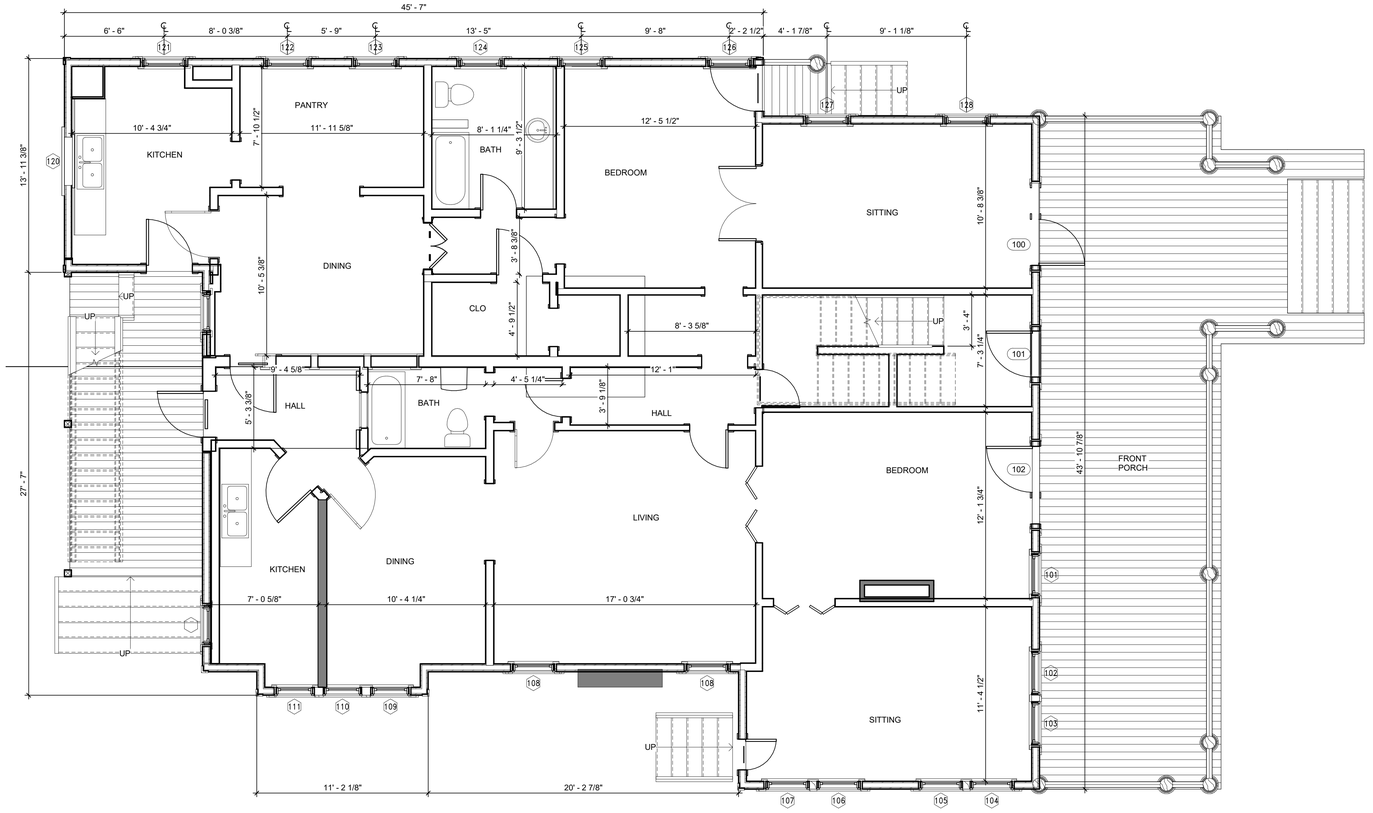
Project number	23-0162
Date	10/22/2024

HP4.02

11/18/2024 9:06:59 AM



2 EXISTING PLAN - LEVEL 02
1/4" = 1'-0" Ref: 1 / HP4.02



1 EXISTING PLAN - LEVEL 01
1/4" = 1'-0" Ref: 1 / HP4.02

GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN FIELD.

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Project number 23-0162
Date 10/22/2024

A0.00

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ABBREVIATIONS

&	AND	FIXT.	FIXTURE	PV.	PAVE(ING)
@	AT	FLG.	FLASHING	PVC.	POLYVINYL CHLORIDE
#	NUMBER, POUNDS	FLUOR.	FLUORESCENT	PVMT.	PAVEMENT
		FLR.	FLOOR(ING)		
ABV.	ABOVE	FND.	FOUNDATION	QT.	QUARRY TILE
A.F.F.	ABOVE FINISHED FLOOR	FP.	FIREPROOF	QTY.	QUANTITY
ACCU.	AIR-CONDITIONING	FR.	FRAME(D), (ING)		
	CONDENSING UNIT	FT.	FOOT, FEET	R.	RISER, RADIUS
ACOUS.	ACOUSTIC	FTG.	FOOTING	R.A.	RETURN AIR
ADD.	ADDITION	FURN.	FURNISHED	RBR.	RUBBER
ADH.	ADHESIVE			RCP	REFLECTED CEILING PLAN
ADJ.	ADJACENT	G.B.	GRAB BAR	R.D.	ROOF DRAIN
ADJT.	ADJUSTABLE	G.C.	GENERAL CONTRACTOR	R.H.	RIGHT HAND
AGG.	AGGREGATE	GA.	GAUGE	R.O.	ROUGH OPENING
AHU	AIR HANDLING UNIT	GALV.	GALVANIZED	R.O.W.	RIGHT OF WAY
ALT.	ALTERNATE	GD.	GRADE, GRADING	RAD.	RADIUS
ALUM.	ALUMINUM	GFI	GROUND FAULT INTERRUPTER	RFG.	ROOFING
APPD.	APPROVED	GL.	GLASS, GLAZING	REFL.	REFLECT(ED), (IVE), (OR)
APPROX.	APPROXIMATE	GWB.	GYPSUM WALLBOARD	RE:	REFER TO
ARCH.	ARCHITECT(URAL)	GYP.	GYPSUM	REF.	REFERENCE
AVG.	AVERAGE	GYP.BD.	GYPSUM BOARD	REFR.	REFRIGERATOR
		GYP.PL.	GYPSUM PLASTER	REIN(F).	REINFORCE(D)
B.O.	BOTTOM OF			REM.	REMOVE
B.S.	BOTH SIDES	H.B.	HOSE BIBB	REQ.	REQUIRED
B.U.R.	BUILT-UP ROOF	H.C.	HOLLOW CORE	RTF.	RESILIENT TILE FLOOR(ING)
BD.	BOARD	H.M.	HOLLOW METAL	RET.	RETURN
BEL.	BELOW	H.V.A.C.	HEAT/VENT/AIR-CONDITIONING	REV.	REVISION(S)
BET.	BETWEEN	H.W.	HOT WATER	RM.	ROOM
BLDG.	BUILDING	HDR.	HEADER	RS	ROUGH SAWN
BLKG.	BLOCKING	HDW.	HARDWARE	RTU	ROOF TOP UNIT
BM.	BEAM	HK.	HOOK(S)	RVS.	REVERSE(SIDE)
BOT.	BOTTOM	HORIZ.	HORIZONTAL		
		HT.	HEIGHT	SAN.	SANITARY
C.I.P.C.	CAST-IN-PLACE CONCRETE	HTG.	HEATING	SAT	SUSPENDED ACOUSTICAL TILE
C.M.U.	CONCRETE MASONRY UNIT	HWD.	HARDWOOD	S.C.	SOLID CORE, OVERFLOW SCUPPER
C.O.	CLEAN OUT	H.W.H.	HOT WATER HEATER	SD	STORM DRAIN
C.T.	CERAMIC TILE			SCHED.	SCHEDULE(D)
C.W.	COLD WATER	I.D.	INSIDE DIAMETER	SEC(T).	SECTION
C.J.	CONTROL JOINT	IN.	INCH	SERV.	SERVICE
CAB.	CABINET	INCL.	INCLUDE(D), (ING)	SF	SQUARE FEET
CEM.	CEMENT	INS.	INSULATE(D), (ING)	SH(LV).	SHELF(VES), (VING)
CER.	CERAMIC	INT.	INTERIOR	SHTH.	SHEATHING
CHAM.	CHAMFER			SHT.	SHEET
CIR.	CIRCLE	JAN.	JANITOR'S CLOSET	SIM.	SIMILAR
CK.	CAULK(ING)	JST.	JOIST	SLT.	SEALANT
CLG.	CEILING	JT.	JOINT	SP.	SOUNDPROOF
CLO.	CLOSET			SPK(R).	SPEAKER
CLR.	CLEAR(ANCE)	L.	LENGTH	SPEC.	SPECIFICATION(S),
CNTR.	COUNTER	LB.	POUND	SPEC'D	SPECIFIED
COL.	COLUMN	L.F.	LINEAL/LINEAR FEET	SQ.	SQUARE
COMB.	COMBINATION	L.H.	LEFT HAND	S.S.	STAINLESS STEEL
COMP.	COMPRESS(ED), (ION), (IBLE)	LAM.	LAMINATE(D)	ST(R).	STREET
COMPO.	COMPOSITION (COMPOSITE)	LAND.	LANDSCAPE	STL.	STEEL
CONC.	CONCRETE	LAV.	LAVATORY	STR(UCT).	STRUCTURAL
CONN.	CONNECTION	LLH	LONG LEG HORIZONTAL	STD.	STANDARD
CONST.	CONSTRUCTION	LLV	LONG LRG VERTICAL	STOR.	STORAGE
CONT.	CONTINUOUS	LT.	LIGHT	SUSP.	SUSPENDED
CORR.	CORRUGATED	LTL.	LINTEL	SYM.	SYMMETRICAL
CPT.	CARPET (ED)	LVR.	LOUVER	SYS.	SYSTEM
CSMT.	CASEMENT	LT.WT.	LIGHTWEIGHT		
CTB	CERAMIC TILE BASE	LW.C.	LIGHTWEIGHT CONCRETE	T.	TREAD
CWT	CERAMIC WALL TILE			T&G	TONGUE AND GROOVE
CTR.	CENTER	M.C.	MINERAL CORE	T.O.	TOP OF
		MAS.	MASONRY	T.O.C.	TOP OF CURB
DRN.	DRAIN	MAX.	MAXIMUM	T.O.P.	TOP OF PARAPET
D.F.	DRINKING FOUNTAIN	MBR.	MEMBER	T.O.S.	TOP OF STRUCTURE
D.H.	DOUBLE HUNG	MECH.	MECHANICAL	T.P.D.	TOILET PAPER DISPENSER
DBL.	DOUBLE	MED.	MEDIUM	T.PTN.	TOILET PARTITION
DEM.	DEMOLISH, DEMOLITION	MFR.	MANUFACTURER	T.O.STL.	TOP OF STEEL
DIAG.	DIAGONAL	MH.	MANHOLE	TEL.	TELEPHONE
DIA.	DIAMETER	MIN.	MINIMUM	TEMP.	TEMPERATURE,TEMPERED
DIM.	DIMENSION	MIR.	MIRROR	THK.	THICK(NESS)
DISP.	DISPENSER	MISC.	MISCELLANEOUS	THR.	THRESHOLD
DIV.	DIVISION	MLD.	MOLDING, MOULDING	TV	TELEVISION
DN.	DOWN	M.O.	MASONRY OPENING	TYP.	TYPICAL
DR.	DOOR	MOV.	MOVABLE		
DS.	DOWNSPOUT	MTD.	MOUNT(ED), (ING)	UG	UNDERGROUND
DTL.	DETAIL	MTL.	METAL	UNF.	UNFINISHED
DW.	DISHWASHER	MULL.	MULLION	UNO	UNLESS NOTED OTHERWISE
DWG.	DRAWING			UR.	URINAL
DWR.	DRAWER	N.I.C.	NOT IN CONTRACT		
		N.R.(C.)	NOISE REDUCTION (COEFFICIENT)	V.B.	VAPOR BARRIER
E.D.F.	ELECTRIC DRINKING FOUNTAIN	N.T.S.	NOT TO SCALE	V.C.B.	VINYL COVE BASE
E.P.	ELECTRICAL PANELBOARD	NO.	NUMBER	V.C.T.	VINYL COMPOSITION TILE
E.W.H.	ELECTRIC WATER HEATER	NOM.	NOMINAL	VERT.	VERTICAL
EA.	EACH			VEST.	VESTIBULE
EJ	EXPANSION JOINT	O.C.	ON CENTER	V.I.F.	VERIFY IN FIELD
ELEC.	ELECTRICAL	O.D.	OUTSIDE DIAMETER	VNR.	VENEER
ELEV.	ELEVATION	OH.	OVERHEAD	VWC.	VINYL WALL COVERING
E.P.	ELECTRICAL PANEL	OPNG.	OPENING		
EQ.	EQUIVALENT, EQUAL	OPP.	OPPOSITE	W/	WITH
EQUIP.	EQUIPMENT	OPP HD.	OPPOSITE HAND	W/O	WITHOUT
EWH	ELECTRIC WATER HEATER	ORIG.	ORIGINAL	W.	WIDTH, WIDE
EXH	EXHAUST	OZ.	OUNCE	W.C.	WATER CLOSET
EXP	EXPANSION			W.H.	WATER HEATER
EXT	EXTERIOR	P.L.	PROPERTY LINE	W.I.	WROUGHT IRON
		P.T.D.	PAPER TOWEL DISPENSER	W.M.	WIRE MESH
F.A.	FIRE ALARM	P.T.R.	PAPER TOWEL RECEPTACLE	W.S.	WEATHERSTRIPPING
F.B.O.	FURNISHED BY OTHERS	P.BD.	PARTICLE BOARD	WD.	WOOD
F.D.	FLOOR DRAIN	PLAM.	PLASTIC LAMINATE	WDW.	WINDOW
F.E.	FIRE EXTINGUISHER	PERF.	PERFORATE(D)	WP.	WATERPROOFING, WORK POINT
FEC	FIRE EXTINGUISHER CABINET	PERI.	PERIMETER	WT.	WEIGHT
FF	FINISH(ED) FLOOR	PERP.	PERPENDICULAR	W.W.F.	WOVEN WIRE FABRIC
F.F.E.	FINISH FLOOR ELEVATION	PKG.	PARKING		
F.O.F.	FACE OF FINISH	PL.	PLATE	YD	YARD
F.O.S.	FACE OF STUD	PLAS.	PLASTER		
F.R.	FIRE RATED	PLMB(G).	PLUMBING		
F.S.	FULL SIZE	PWD.	PLYWOOD		
FACP	FIRE ALARM CONTROL PANEL	PNT.	PAINT		
FAS.	FASTEN(ER)	PNTD.	PAINTED		
FGL.	FIBERGLASS	PR.	PAIR		
FIG.	FIGURE	PT.	POINT		
FIN.	FINISH(ED)	PTN.	PARTITION		

SYMBOLS

THE FOLLOWING DRAWINGS SYMBOLS INCLUDE, BUT ARE NOT LIMITED TO THOSE TYPICALLY FOUND IN A SET OF CONSTRCTION DOCUMENTS

FLOOR LEVEL LINE — Name / Elevation

MATCHLINE (SHADED PORTION)

COLUMN GRIDS — 000

ROOM TAG — Room name / 101

REVISION TAG — 1 / ASI/RFI

WINDOW TAG — 1

DOOR TAG — 101

NORTH ARROW — N

BUILDING SECTION TAG — 1 / A101 SIM

THE SECTION IS TAKEN ALONG THE STRAIGHT LINE OF THE SYMBOL. THE ARROW POINTS IN THE DIRECTION O FTHE VIEW FOR THE SECTION. THE NUMBER IS A REFERENCE TO THE SENCTION DRAWING. IN THIS EXAMPLE DRAWING 1/A101 REPRESENTS DRAWING 6 ON SHEET A101.

WALL SECTION TAG — 1 / A101 SIM

SEE ABOVE FOR EXPLANATION

ELEVATION TAG — A300 / 2 EXTERIOR; A300 / 2 INTERIOR

THE ARROW POINTS IN THE DIRECTION OF THE VIEW FOR THE ELEVATION. THE NUMBER IS A REFERENCE TO THE ELEVATION DRAWING. IN THIS EXAMPLE, DRAWING 2 ON SHEET A300

DETAIL KEY — 1 / A101 SIM

THIS SYMBOL IS A KEY TO A DETAIL DRAWN OF THE AREA WITHIN THE DASHED LINES. THE NUMBER IS A REFERENCE TO THE DETAIL DRAWING. FOR EXAMPLE, DRAWING 1/A101 REPRESENTS DRAWING 1 ON SHEET A101

SHEET NUMBERING

A401

EACH SHEET OF DRAWINGS IS NUMBERED IN THE LOWER RIGHT HAND CORNER. SHEETS ARE NUMBERED FIRST BY SECTION LETTER THEN BY SHEET NUMBER WITHIN THE SECTION. FOR EXAMPLE, SHEET A401 REPRESENTS SHEET 401 WITHIN THE ARCHITECTURAL SECTION.

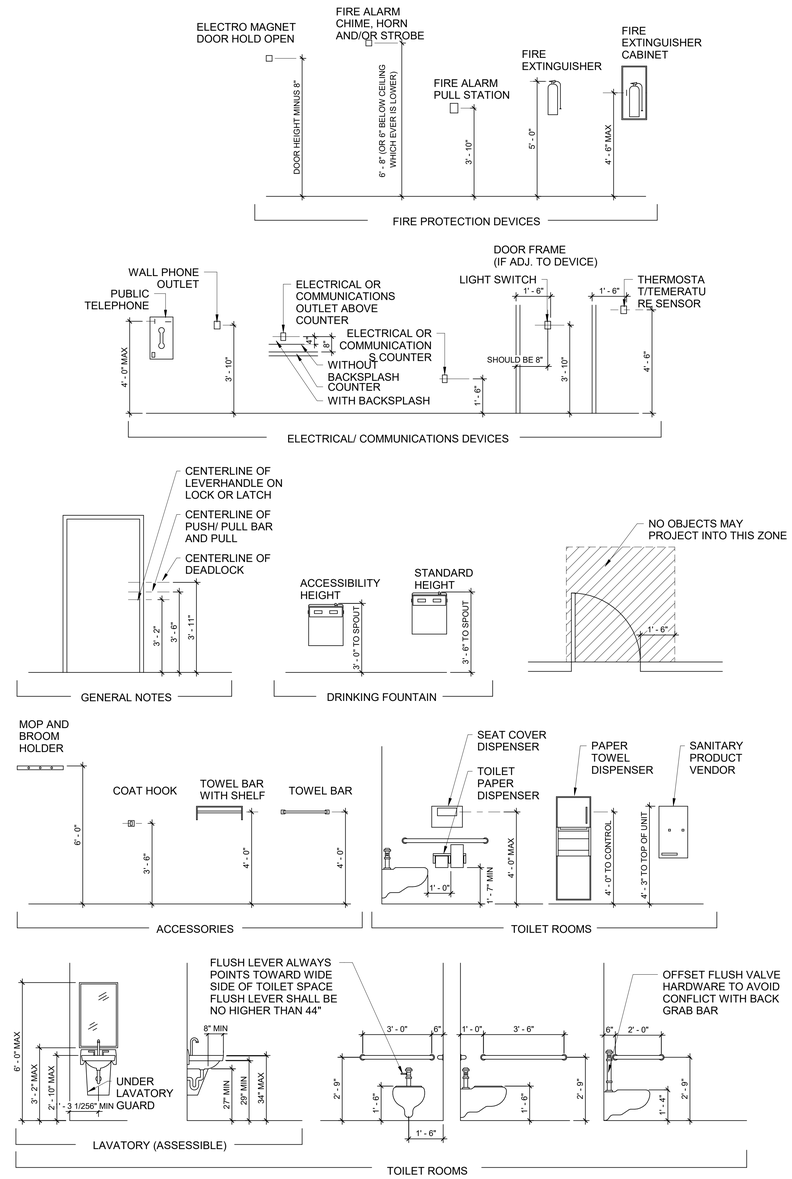
DRAWINGS

DRAWINGS ARE ORGANIZED ACCORDING TO A "SECTION FROMAT". WITH EACH SECTION DESCRIBING A GENERAL ASPECT OF THE CONSTRUCTION. THE FOLLOWING LISTING ILLUSTRATES A TYPICAL SEQUENCE OF DRAWINGS DEVELOPED FOR A LOGICAL SECTION OF WORK.

SECTION G	GENERAL PROJECT INFORMATION & DRAWINGS
SECTION C	CIVIL DRAWINGS
SECTION A	ARCHITECTURAL DRAWINGS
SECTION S	STRUCTURAL DRAWINGS
SECTION M	MECHANICAL DRAWINGS
SECTION E	ELECTRICAL DRAWINGS
SECTION P	PLUMBING DRAWINGS
SECTION L	LANDSCAPE DRAWINGS

GENERAL NOTES

1. DIMESIONS SHOWN ON THIS SHEET ARE TYPICAL AND SHALL BE USED UNLESS SHOWN OTHERWISE IN THE CONTRACT DOCUMENTS.
2. REFER TO LS-SERIES DRAWINGS FOR CODE SUMMARY AND THE PROJECT MANUAL FOR CODE ANALYSIS.
3. REFER TO INDIVIDUAL SHEETS FOR MATERAILS LEGEND



1 **ADA MOUNTING HEIGHTS**
3/8" = 1'-0"

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RENO & EAST CAMPUS IMPROVEMENTS

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No.	Date	Description

ABBREVIATIONS, SYMBOLS & MOUNTING HEIGHTS

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(PARTNER IN CHARGE) - REGISTRATION #
REGISTERED ARCHITECT, (NAME OF STATE)

Project number 23-0162
Date 10/22/2024

A1.00

11/15/2024 3:43:47 PM

WINDOW SCHEDULE

NUMBER	Phase Created	WIDTH	HEIGHT	SILL HEIGHT	EXT. FINISH	INT. FINISH	COMMENTS
101	Existing	2' - 7 3/8"	6' - 6"	2' - 4"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
102	Existing	2' - 8"	6' - 5 51/128"	2' - 4"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
103	Existing	2' - 8"	6' - 5 51/128"	2' - 4"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
104	Existing	2' - 7 3/8"	6' - 6"	2' - 4"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
105	Existing	2' - 7 3/8"	6' - 6"	2' - 4"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
106	Existing	2' - 7 3/8"	6' - 6"	2' - 4"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
107	Existing	2' - 7 3/8"	6' - 6"	2' - 4"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
108	Existing	2' - 7 3/8"	6' - 6"	2' - 4"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
109	Existing	2' - 4 51/256"	6' - 5 51/128"	2' - 4"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
110	Existing	2' - 4 51/256"	6' - 5 51/128"	2' - 4"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
111	Existing	2' - 4 51/256"	6' - 5 51/128"	2' - 4"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
112	New Construction	2' - 7 3/8"	6' - 6"	2' - 3"	TBD	TBD	New Kelby Window, Match historic profiles
113	New Construction	2' - 7 3/8"	6' - 6"	2' - 3"	TBD	TBD	New Kelby Window, Match historic profiles
114	New Construction	2' - 7 3/8"	6' - 6"	2' - 3"	TBD	TBD	New Kelby Window, Match historic profiles
115	New Construction	2' - 7 3/8"	6' - 6"	2' - 3"	TBD	TBD	New Kelby Window, Match historic profiles
116	New Construction	2' - 7 3/8"	6' - 6"	2' - 3"	TBD	TBD	New Kelby Window, Match historic profiles
117	New Construction	2' - 7 3/8"	6' - 6"	2' - 3"	TBD	TBD	New Kelby Window, Match historic profiles
118	New Construction	2' - 7 3/8"	6' - 6"	2' - 3"	TBD	TBD	New Kelby Window, Match historic profiles
119	New Construction	2' - 7 3/8"	6' - 6"	2' - 3"	TBD	TBD	New Kelby Window, Match historic profiles
120	Existing	2' - 8 41/256"	3' - 11 1/2"	5' - 2 11/256"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
121	Existing	2' - 7 3/8"	6' - 6"	2' - 4"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
122	Existing	2' - 7 3/8"	6' - 6"	2' - 3 7/8"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
123	Existing	2' - 7 3/8"	6' - 6"	2' - 4"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
124	Existing	2' - 7 3/8"	6' - 6"	2' - 4"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
125	Existing	2' - 7 3/8"	6' - 6"	2' - 4"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
126	Existing	2' - 7 3/8"	6' - 6"	2' - 4"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
127	Existing	2' - 7 3/8"	6' - 6"	2' - 4"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
128	Existing	2' - 7 3/8"	6' - 6"	2' - 4"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
192	Existing	3' - 4"	6' - 0"	3' - 6"			
193	Existing	4' - 0"	2' - 0 15/16"	1' - 11 21/128"			
194	Existing	3' - 4"	6' - 0"	3' - 6"			
201	Existing	2' - 7 3/8"	6' - 6"	2' - 1"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
202	Existing	2' - 7 3/8"	6' - 6"	2' - 0 3/4"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
203	Existing	2' - 7 3/8"	6' - 6"	2' - 0 3/4"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
204	Existing	2' - 7 3/8"	6' - 6"	2' - 1"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
205	Existing	2' - 7 3/8"	6' - 6"	2' - 1"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
206	Existing	2' - 7 3/8"	6' - 6"	2' - 1"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
207	Existing	2' - 7 3/8"	6' - 6"	2' - 1"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
208	Existing	2' - 7 3/8"	6' - 6"	2' - 1"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
209	Existing	2' - 7 3/8"	6' - 6"	2' - 1"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
210	Existing	2' - 7 3/8"	6' - 6"	2' - 1"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
211	Existing	2' - 7 3/8"	6' - 6"	2' - 1"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
212	Existing	2' - 7 3/8"	6' - 6"	2' - 1"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
213	Existing	1' - 10 59/64"	2' - 9 23/32"	5' - 11 127/256"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
214	Existing	2' - 7 3/8"	6' - 6"	2' - 0 3/4"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
215	Existing	2' - 7 3/8"	6' - 6"	2' - 0 3/4"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
216	Existing	2' - 7 3/8"	6' - 6"	2' - 0 3/4"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
217	Existing	2' - 7 3/8"	6' - 6"	2' - 0 3/4"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
218	New Construction	2' - 7 3/8"	6' - 6"	2' - 0 3/4"	TBD	TBD	New Kelby Window, Match historic profiles
219	New Construction	2' - 7 3/8"	6' - 6"	2' - 0 3/4"	TBD	TBD	New Kelby Window, Match historic profiles
220	New Construction	2' - 7 3/8"	6' - 6"	2' - 0 3/4"	TBD	TBD	New Kelby Window, Match historic profiles
221	New Construction	2' - 7 3/8"	6' - 6"	2' - 0 3/4"	TBD	TBD	New Kelby Window, Match historic profiles
222	New Construction	2' - 7 3/8"	6' - 6"	2' - 0 3/4"	TBD	TBD	New Kelby Window, Match historic profiles
223	New Construction	2' - 7 3/8"	6' - 6"	2' - 0 3/4"	TBD	TBD	New Kelby Window, Match historic profiles
224	New Construction	2' - 7 3/8"	6' - 6"	2' - 0 3/4"	TBD	TBD	New Kelby Window, Match historic profiles
225	New Construction	2' - 7 3/8"	6' - 6"	2' - 0 3/4"	TBD	TBD	New Kelby Window, Match historic profiles
226	New Construction	2' - 7 3/8"	6' - 6"	2' - 0 3/4"	TBD	TBD	New Kelby Window, Match historic profiles
227	New Construction	2' - 7 3/8"	6' - 6"	2' - 0 3/4"	TBD	TBD	New Kelby Window, Match historic profiles
228	Existing	2' - 9 1/8"	4' - 5"	4' - 3"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
229	Existing	2' - 4 51/256"	6' - 5 51/128"	2' - 2"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
230	Existing	2' - 4 51/256"	6' - 5 51/128"	2' - 2"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
231	Existing	2' - 4 51/256"	6' - 5 51/128"	2' - 2"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
232	Existing	2' - 8"	6' - 5 51/128"	2' - 2"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
233	Existing	2' - 4 51/256"	6' - 5 51/128"	2' - 2"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
234	Existing	2' - 4 51/256"	6' - 5 51/128"	2' - 2"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
235	Existing	2' - 4 51/256"	3' - 3 133/256"	4' - 0"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
236	Existing	2' - 7 3/8"	6' - 6"	2' - 2"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
237	Existing	2' - 7 3/8"	6' - 6"	2' - 2"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
301	Existing	4' - 0"	6' - 0 1/16"	1' - 0"	Match Historical Specs	TBD	Refurbish Frame, Replace glass as needed, Rebalance window weights as needed
302	New Construction	2' - 8"	4' - 0"	3' - 7"	Match Historical Specs	TBD	New louver window
303	New Construction	2' - 8"	4' - 0"	3' - 7"	Match Historical Specs	TBD	New louver window
304	New Construction	2' - 8"	4' - 0"	3' - 7"	Match Historical Specs	TBD	New louver window
305	New Construction	2' - 8"	4' - 0"	3' - 7"	Match Historical Specs	TBD	New louver window
306	New Construction	2' - 8"	4' - 0"	3' - 7"	Match Historical Specs	TBD	New louver window
307	New Construction	2' - 8"	4' - 0"	3' - 7"	Match Historical Specs	TBD	New louver window

DOOR SCHEDULE

NUMBER	Level	Phase Created	DOOR WIDTH X HEIGHT	DOOR THICKNESS	FRAME TYPE	COMMENTS
100	LEVEL 1	Existing	2'-6" x 6'-8"	1 3/4"	Door w Transom	RESTORE HISTORIC DOOR
101	LEVEL 1	Existing	2'-6" x 6'-8"	1 3/4"	Door w Transom- no sidelite	RESTORE HISTORIC DOOR
102	LEVEL 1	Existing	2'-6" x 6'-8"	1 3/4"	Door w Transom	RESTORE HISTORIC DOOR
103	LEVEL 1	Existing	3'-0" x 8'-0"	1 3/4"	TS1000_5495	
104	LEVEL 1	New Construction	3' 0" x 7' 0" x 1 3/4"-60 Min-Red Oak 100 Clear-Wood	1 3/4"	Sgl-P101-WDR-Cap-3_4 In. Face	NEW DOOR
105	LEVEL 1	New Construction	3'0" x 7'0"+1'6"	2"	Doors - Single w Transom_EL	NEW DOOR
107	LEVEL 1	New Construction	3'0" x 7'0"+1'6"	2"	Doors - Single w Transom_EL	NEW DOOR
109	LEVEL 1	New Construction	3'0" x 7'0"+1'6"	2"	Doors - Single w Transom_EL	NEW DOOR
110	LEVEL 1	New Construction	3'0" x 7'4"+1'4"	2"	Doors - Single w Transom_EL	NEW DOOR
111	LEVEL 1	New Construction	3'0" x 7'0"+1'6"	2"	Doors - Single w Transom_EL	
112	LEVEL 1	New Construction	4'0" x 7'0"+1'5"	2"	Doors - Single w Transom_EL	NEW DOOR
135	LEVEL 1	New Construction	Savaria Orion	1 23/128"	Side_opening_ElevatorLift_Door_with_Call_buttons	
200	LEVEL 2	Existing	(2) 2'-6" x 7'-0"	1 3/4"	TS1000_Double_6616	RESTORE HISTORIC DOOR
201	LEVEL 2	Existing	3'-0" x 7'-0"	1 3/4"	TS1000_5495	RESTORE HISTORIC DOOR
202	LEVEL 2	New Construction	3'0" x 7'0"+1'6"	2"	Doors - Single w Transom_EL	
203	LEVEL 2	New Construction	3' 0" x 7' 0" x 1 3/4"-60 Min-Red Oak 100 Clear-Wood	1 3/4"	Sgl-P101-WDR-Cap-3_4 In. Face	NEW DOOR
205	LEVEL 2	New Construction	3' 0" x 7' 0" x 1 3/4"-60 Min-Red Oak 100 Clear-Wood	1 3/4"	Sgl-P101-WDR-Cap-3_4 In. Face	NEW DOOR
207	LEVEL 2	New Construction	3'0" x 7'0"+1'6"	2"	Doors - Single w Transom_EL	
208	LEVEL 2	New Construction	3' 0" x 7' 0" x 1 3/4"-60 Min-Red Oak 100 Clear-Wood	1 3/4"	Sgl-P101-WDR-Cap-3_4 In. Face	
209	LEVEL 2	New Construction	3' 0" x 7' 0" x 1 3/4"-60 Min-Red Oak 100 Clear-Wood	1 3/4"	Sgl-P101-WDR-Cap-3_4 In. Face	NEW DOOR
210	LEVEL 2	New Construction	3'0" x 7'0"+1'6"	2"	Doors - Single w Transom_EL	NEW DOOR
211	LEVEL 2	New Construction	3'0" x 7'0"+1'6"	2"	Doors - Single w Transom_EL	NEW DOOR
301	REFLECTED CEILING PLAN - ATTIC	New Construction	36" x 80"	1 3/4"	OPA - DOOR - FLUSH SINGLE	NEW DOOR
302	REFLECTED CEILING PLAN - ATTIC	New Construction	36" x 84"	1 3/4"	OPA - DOOR - FLUSH SINGLE	NEW DOOR
401	KILN SHED LEVEL	New Construction	58" x 80" Kiln Shed	2"	Door-Double-Flush_Panel	KILN SHED
402	KILN SHED LEVEL	New Construction	58" x 80" Kiln Shed	2"	Door-Double-Flush_Panel	KILN SHED

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HILDEBRAND HOUSE
RENO & EAST CAMPUS
IMPROVEMENTS

2419 MCCULLOUGH AVENUE, SAN
ANTONIO, TX 78212

No.	Date	Description

SCHEDULES

PRELIMINARY
Not for regulatory approval, permit or construction.

(PARTNER IN CHARGE) - REGISTRATION #
REGISTERED ARCHITECT, (NAME OF STATE)

Project number 23-0162
Date 10/22/2024

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ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	BASE	WALL				CEILING	Comments
				NORTH	EAST	SOUTH	WEST		
100	FRONT PORCH - LVL 1								
101	CIRCULATION								
102	FIRE RISER								
103	ADA RR								
104	DIGITAL ART CLASSROOMGRADES K-12								
105	AUDIO BOOTH								
106	2D ART CLASSROOM GRADES K-12								
107	3D ART CLASSROOM GRADES K-12								
113	STAIRS S1								
200	FRONT PORCH - LVL 2								
201	CIRCULATION								
202	ADA RR								
203	RR								
204	CLASSROOM GRADES 1-12								
205	ADMIN OFFICE								
206	JAN								
207	CLASSROOMGRADES 1-12								
208	CLASSROOM GRADES 1-12								

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HILDEBRAND HOUSE RENO & EAST CAMPUS IMPROVEMENTS

2419 MCCULLOUGH AVENUE, SAN ANTONIO, TX 78212

No.	Date	Description

SCHEDULES

PRELIMINARY
Not for regulatory approval, permit or construction.

(PARTNER IN CHARGE) - REGISTRATION #
REGISTERED ARCHITECT, (NAME OF STATE)

Project number 23-0162
Date 10/22/2024

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PARTITION KEYS ON FLOOR PLANS USE THE FOLLOWING REFERENCE

FIRST DIGIT: PARTITION TYPE - REF DIAGRAMS

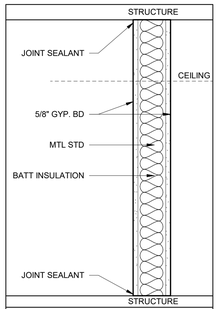
THIRD DIGIT: ACCOUSTIC BATTS 80% WIDTH OF CAVITY

SECOND DIGIT: PARTITION THICKNESS AS FOLLOWS

0. 7/8" METAL FURRING CHANNEL
1. 1-5/8" METAL STUD
2. 2-1/2" METAL STUD
3. 3-5/8" METAL STUD
4. 4" METAL STUD
5. 6" METAL STUD
6. 6" NOMINAL CMU
7. 2-1/2" METAL C-H STUD
8. 4" METAL C-H STUD
9. 6" METAL C-T STUD
10. 3-1/2" METAL STUD
11. 8" NOMINAL CMU
12. 10" NOMINAL CMU

NOTES

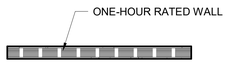
1. INSTALL FIRE STOP SEALANT AND TYPE "X" GYPSUM BOARD AT RATED PARTITIONS.
2. INSTALL 1/2" CEMENT BOARD IN LOCATIONS WITH CERAMIC TILE FINISH.
3. INSTALL ACOUSTIC INSULATION AT ALL INTERIOR PARTITIONS.
4. OWNER MAY HIRE AND INDEPENDANT TESTING AGENCY TO FIELD VERIFY STC RATING.

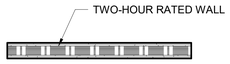


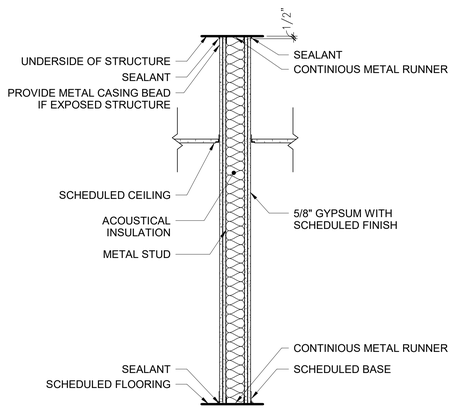
G GYPSUM WALL BOARD PARTITION

PARTITION IDENTIFICATION PLAN SYMBOL	G6-a	G6-1	
BASIC PARTITION THICKNESS	7 1/4"	7 1/4"	
STUD SPACING O.C.	16"	16"	
STUD SIZE	6"	6"	
GWB THICKNESS	5/8"	5/8"	
INSULATION THICKNESS			
ACOUSTICAL RATING (STC)	47		
ACOUSTICAL TEST NUMBER			
ACOUSTICAL JOINTS	YES		
RESILIENT CHANNELS			
FIRE RATING (HRS)		1HR	
FIRE TEST NUMBER			
FIRE RESISTIVE JOINTS		YES	
STUDS TO STRUCTURE ABOVE	YES	YES	
GWB TO STRUCTURE ABOVE	YES	YES	
STUDS TO 6" ABOVE CEILING			
BEARING WALL			
STRUCTURAL STUDSG			
COMMENTS			

FIRE RATED WALL HATCH LEGEND

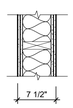






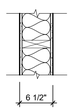
WALL ASSEMBLY (G6-1 - INTERIOR)

- Scheduled interior finish
- 5/8" Gypsum wall board
- 5/8" Gypsum wall board
- Wood studs
- 1/2" Gypsum wall board
- 5/8" Gypsum wall board
- Scheduled interior finish



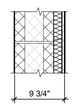
WALL ASSEMBLY (G6-a3 - INTERIOR)

- Scheduled interior finish
- 5/8" Gypsum wall board
- 5/8" Gypsum wall board
- Wood studs
- 5/8" Gypsum wall board
- 5/8" Gypsum wall board
- Scheduled interior finish



WALL ASSEMBLY (G6-a1 - INTERIOR)

- Scheduled interior finish
- 1/2" Gypsum wall board
- Wood studs
- 1/2" Gypsum wall board
- Scheduled interior finish



WALL ASSEMBLY (G3-1 - INTERIOR)

- 8" CMU
- 1 5/8" Metal Stud + Insulation
- 1/2" Gypsum wall board
- Scheduled interior finish

WALL ASSEMBLY (- EXTERIOR)

- Existing Siding
- Vapor Barrier
- 1/2" Sheathing
- 3 1/2" (4" nominal) Wood studs + Insulation
- 5/8" Gypsum wall board
- Scheduled interior finish

WALL TYPE	STUD SIZE (NOMINAL)	WALL THICKNESS	INSULATION	NOTES
G3	2x4	4 3/4"	Y	All interior walls assumed to be partition type A1, unless noted otherwise; include batt insulation, typ.
G6	2x6	6 3/4"	Y	Include acoustic batt insulation, typ.
G3	2x4 + 2x6	10 7/8"	Y	Pack wall with acoustic batt insulation, typ.
G6	2x4	4 1/8"	Y	Furring wall with gyp. bd. on one side only
G6	2x6	6 1/8"	Y	Furring wall with gyp. bd. on one side only

Notes:
1. Refer to finish schedule for interior finishes, typ.
2. Refer to interior elevations for locations of wall base and wall base type, typ.
3. At shower walls, replace shower side GWB with 1/2" cement board.

WALL TYPE	STUD SIZE (NOMINAL)	WALL THICKNESS	INSULATION	NOTES
B1	2x4	9 3/8"	Y	Match existing, verify condition on site
B2	2x6	11 3/8"	Y	Match existing, verify condition on site

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HILDEBRAND HOUSE RENO & EAST CAMPUS IMPROVEMENTS

2419 MCCULLOUGH AVENUE, SAN ANTONIO, TX 78212

N

No.	Date	Description

WALL TYPES

PRELIMINARY
Not for regulatory approval, permit or construction.

(PARTNER IN CHARGE) - REGISTRATION #
REGISTERED ARCHITECT, (NAME OF STATE)

Project number 23-0162
Date 10/22/2024

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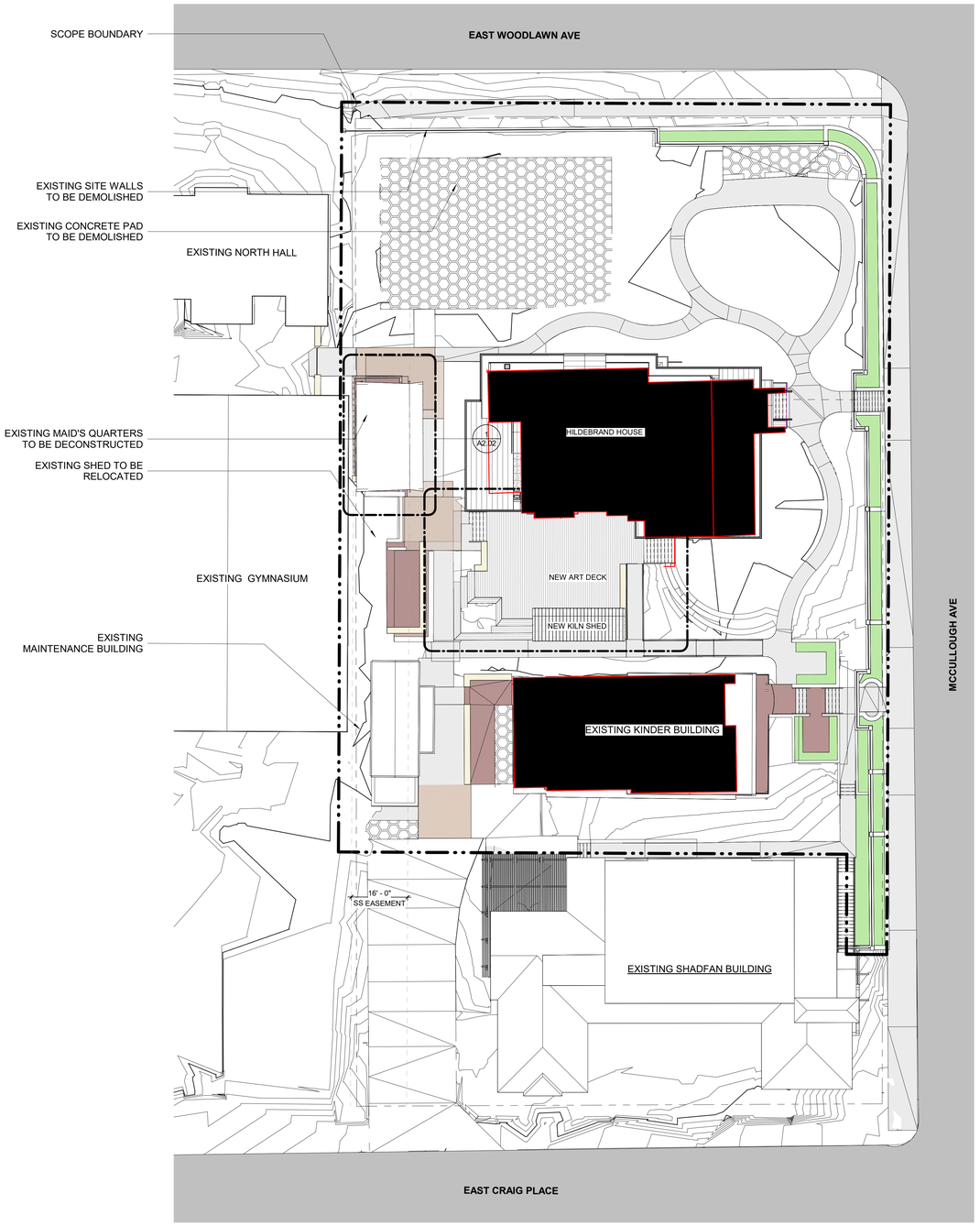

1 **SITE PLAN**
1/16" = 1'-0" Ref: 1 / HP4.02

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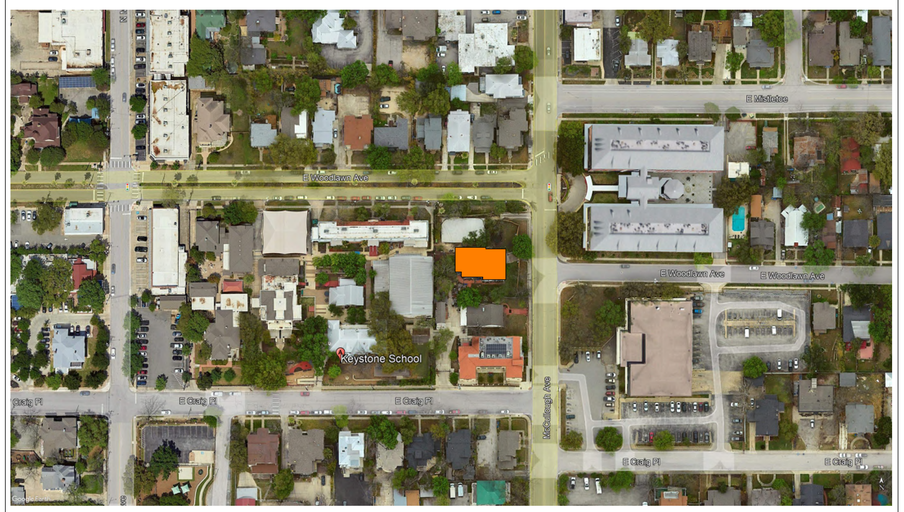
GENERAL NOTES- SITE PLAN

1. NOT DRAWN ARE THE 4 DORMERS, 1 PER CARDINAL DIRECTION ON HOUSE
2. VERIFY ALL WINDOW AND DOOR DIMENSIONS (ESPECIALLY FRONT DOORS W/ SIDE LITES & 2ND FLOOR FRENCH DOORS)
3. VERIFY ALL CEILING HEIGHTS
4. VERIFY STAIRCASE MEASUREMENTS AND RUN CONDITIONS (ESPECIALLY BACK PORCH AND INTERIOR STAIRCASE)
5. GOOGLE MAPS SHOWS A 3RD CHIMNEY PROTRUDING THE ROOF ON THE NORTH END, BUT NOT VISIBLE ON THE EXTERIOR.

PROJECT LOCATION
2419 MCCULLOUGH AVE
SAN ANTONIO, TX 78212



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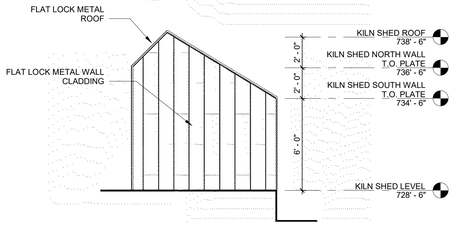
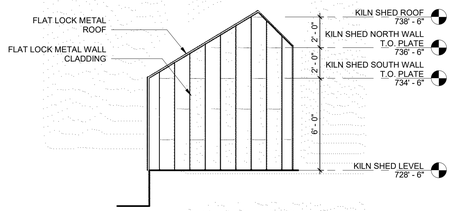
Project number 23-0162
Date 10/22/2024

A2.00



4 KILN SHED- WEST
1/4" = 1'-0" Ref: 1 / A2.01



2 KILN SHED- EAST
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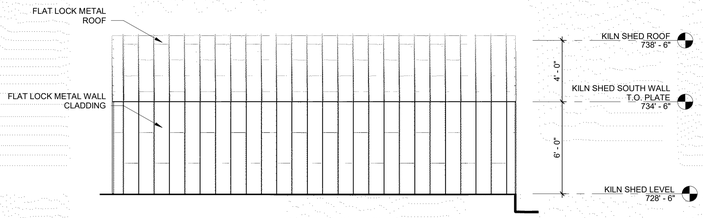
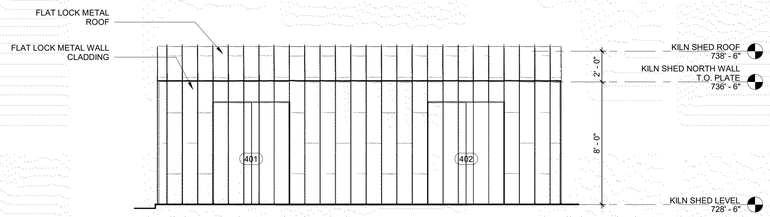
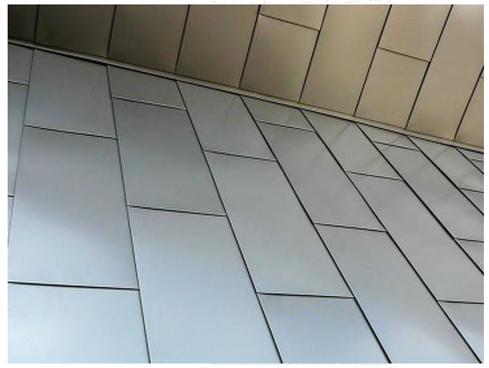


5 KILN SHED- SOUTH
1/4" = 1'-0" Ref: 1 / A2.01

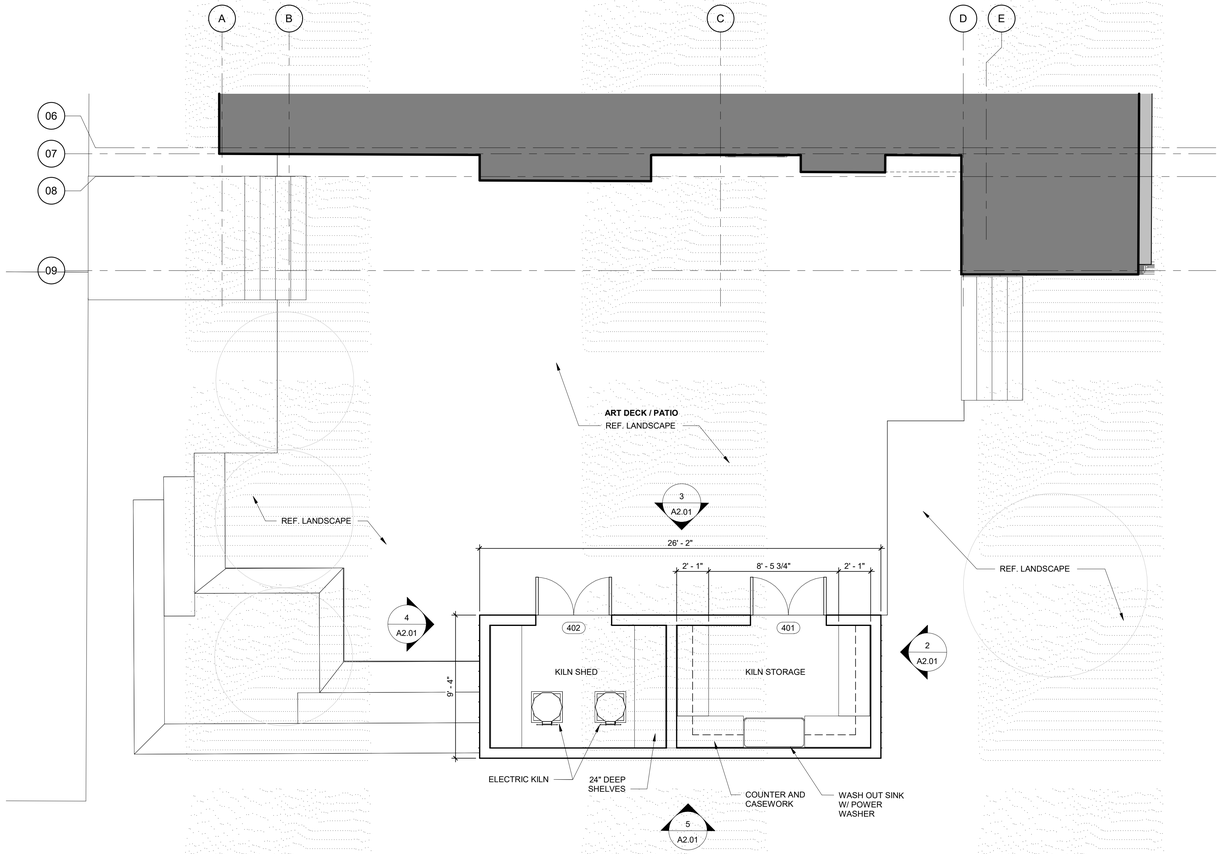


3 KILN SHED- NORTH
1/4" = 1'-0" Ref: 1 / A2.01

Kiln Shed Material Option - Patina Copper Metal Panel



Kiln Shed Material Option - Zinc Metal Panel



1 SITE PLAN - ENLARGED ART DECK
1/4" = 1'-0" Ref: 1 / A2.00

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HILDEBRAND HOUSE RENO & EAST CAMPUS IMPROVEMENTS

2419 MCCULLOUGH AVENUE, SAN ANTONIO, TX 78212

N

No.	Date	Description

STORY SHEET- ENLARGED SITE PLANS

PRELIMINARY
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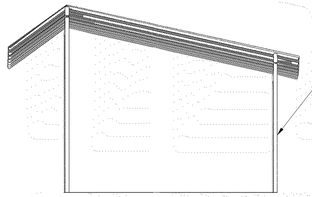
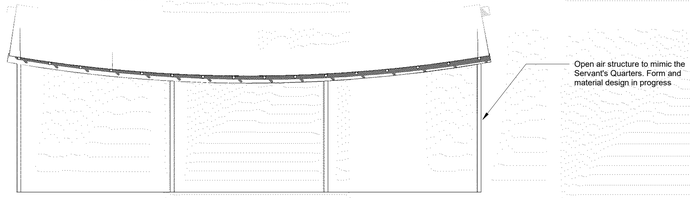
(PARTNER IN CHARGE) - REGISTRATION # REGISTERED ARCHITECT, (NAME OF STATE)

Project number 23-0162
Date 10/22/2024

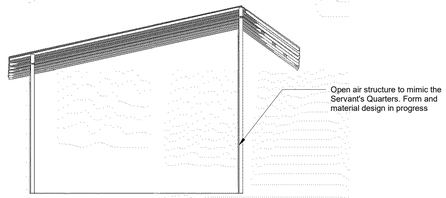
A2.01



5 SERVANT'S QUARTERS MEMORIAL - SOUTH ELEVATION
1/4" = 1'-0" Ref: 1 / A2.02



4 SERVANT'S QUARTERS MEMORIAL - WEST ELEVATION
1/4" = 1'-0" Ref: 1 / A2.02



3 SERVANT'S QUARTERS MEMORIAL - NORTH ELEVATION
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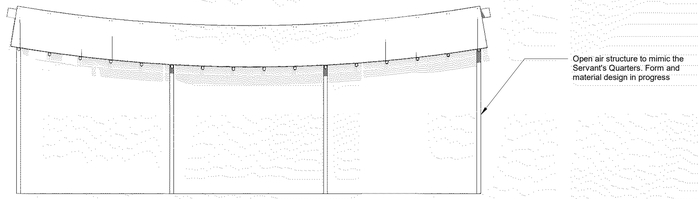

2 SERVANT'S QUARTERS MEMORIAL - EAST ELEVATION
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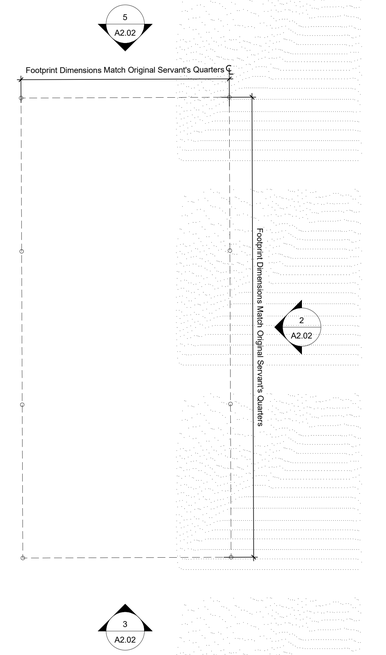

1 Footprint Dimensions Match Original Servant's Quarters - PLAN
1/4" = 1'-0" Ref: 1 / A2.00

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No.	Date	Description

STORY SHEET-
ENLARGED SITE PLANS

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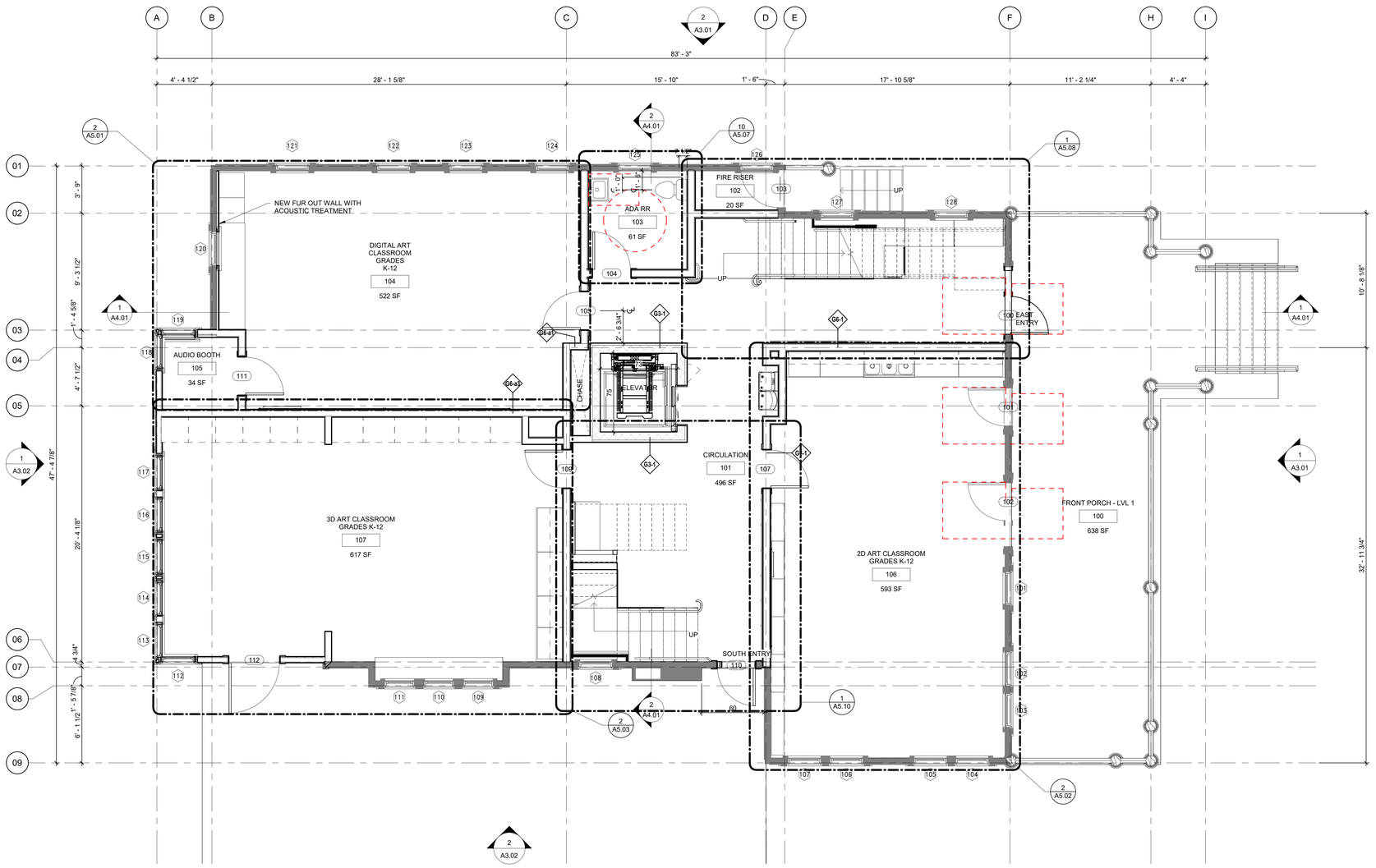
(PARTNER IN CHARGE) - REGISTRATION #
REGISTERED ARCHITECT, (NAME OF STATE)

Project number 23-0162
Date 10/22/2024

A2.02



1 **PROPOSED PLAN - LEVEL 01**
1/4" = 1'-0" Ref: 1 / HP4.02

KEYNOTES

FLOOR PLAN GENERAL NOTES:

1. REFER TO LS-SERIES DRAWINGS FOR CODE SUMMARY AND ANALYSIS.

2. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SITE INFORMATION.

3. BUILDING LEVELS AND SPOT ELEVATIONS REFERENCE HEIGHT ABOVE SEA LEVEL (0'-0").

4. DIMENSIONS SHOWN ON THIS SHEET ARE TYPICAL AND SHALL BE USED UNLESS SHOWN OTHERWISE IN THE CONTRACT DOCUMENTS.

5. CONTRACTOR TO REVIEW AND VERIFY NEW AND EXISTING CONDITIONS. NOTIFY THE OWNER AND ARCHITECT OF ANY DISCREPENCIES.

6. DIMENSIONS ARE TO FACE OF STUD, U.N.O.

7. REFER TO FINISH FLOOR PLAN FOR INFORMATION ON THE EXTENTS AND MATERIALS FOR FLOOR & WALL FINISHES.

8. ALL EXISTING WOOD FLOORING TO BE SALVAGED.

9. FURNITURE SHOWN FOR REFERENCE ONLY N.I.C

10. VERIFY ALL DIMENSIONS IN THE FIELD.

LEGEND

EXISTING

NEW

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No.	Date	Description

PROPOSED PLANS

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(PARTNER IN CHARGE) - REGISTRATION # REGISTERED ARCHITECT, (NAME OF STATE)

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Date 10/22/2024

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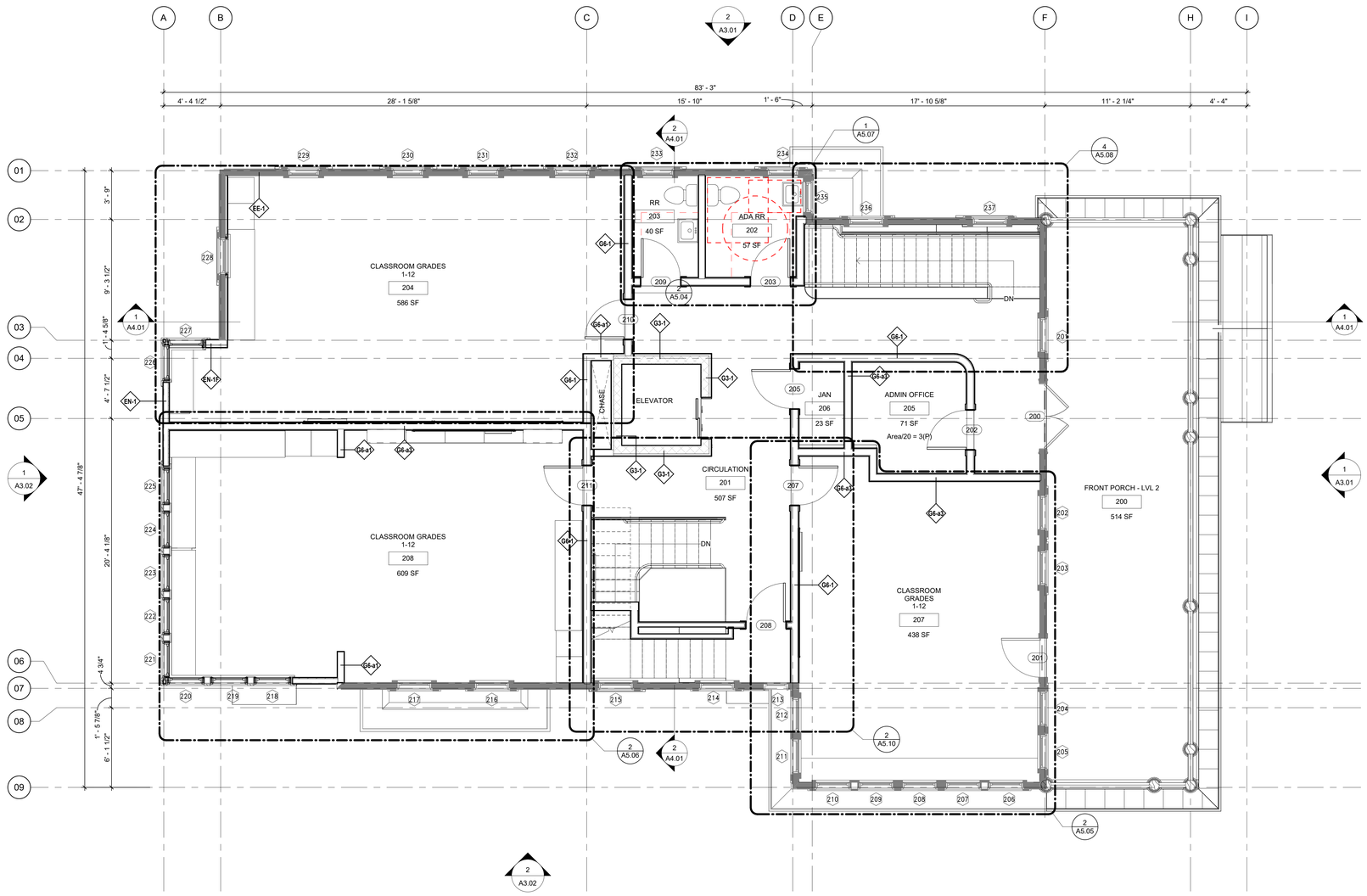

1 **PROPOSED PLAN - LEVEL 02**
1/4" = 1'-0" Ref: 1 / HP4.02

KEYNOTES

FLOOR PLAN GENERAL NOTES:

1. REFER TO LS-SERIES DRAWINGS FOR CODE SUMMARY AND ANALYSIS.

2. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SITE INFORMATION.

3. BUILDING LEVELS AND SPOT ELEVATIONS REFERENCE HEIGHT
ABOVE SEA LEVEL (0'-0").

4. DIMENSIONS SHOWN ON THIS SHEET ARE TYPICAL AND SHALL BE USED UNLESS SHOWN OTHERWISE IN THE CONTRACT DOCUMENTS.

5. CONTRACTOR TO REVIEW AND VERIFY NEW AND EXISTING CONDITIONS. NOTIFY THE OWNER AND ARCHITECT OF ANY DISCREPENCIES.

6. DIMENSIONS ARE TO FACE OF STUD, U.N.O.

7. REFER TO FINISH FLOOR PLAN FOR INFORMATION ON THE EXTENTS AND MATERIALS FOR FLOOR & WALL FINISHES.

8. ALL EXISTING WOOD FLOORING TO BE SALVAGED.

9. FURNITURE SHOWN FOR REFERENCE ONLY N.I.C

10. VERIFY ALL DIMENSIONS IN THE FIELD.

LEGEND

EXISTING

NEW

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Project number 23-0162
Date 10/22/2024

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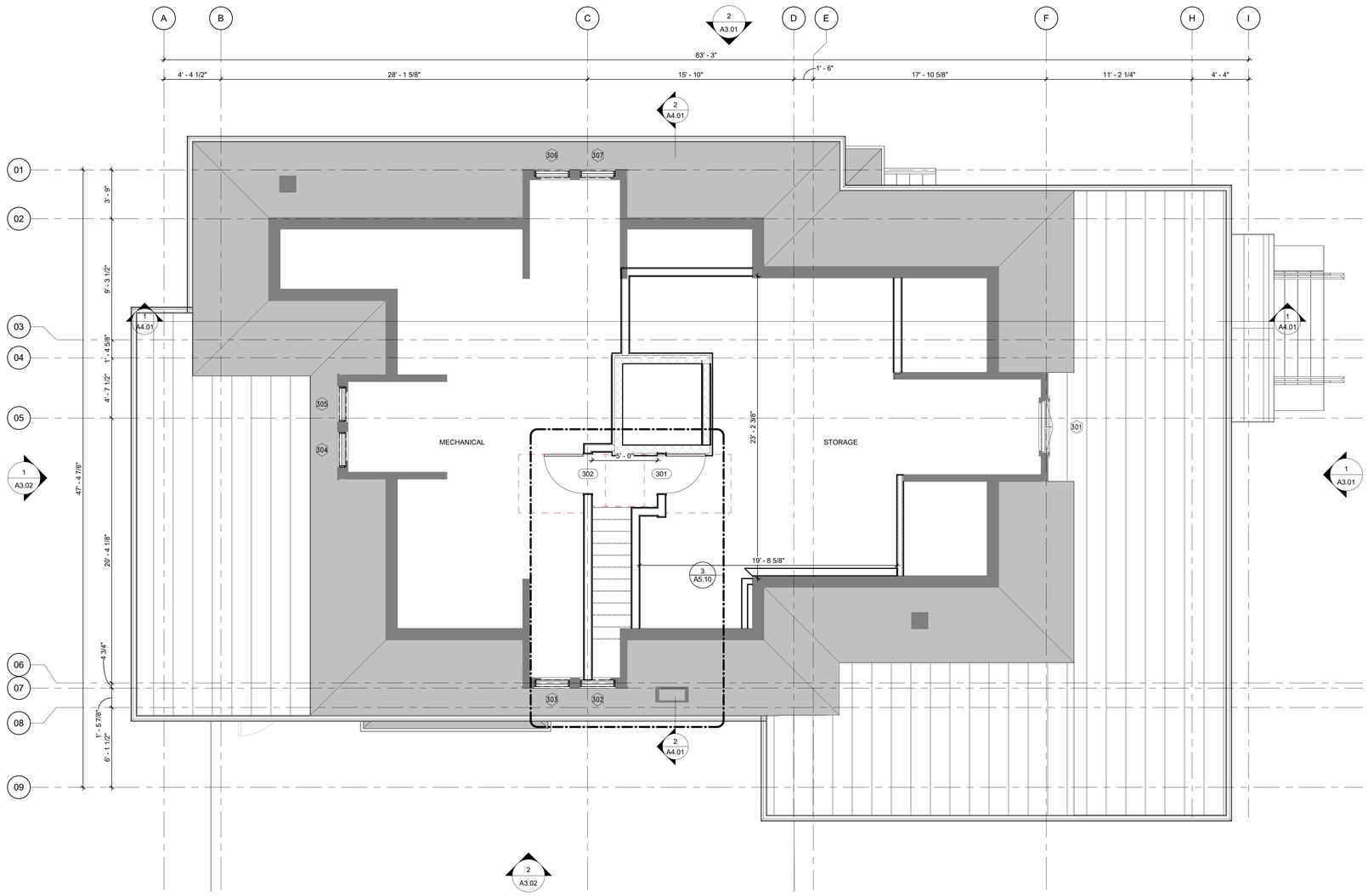

1 **PROPOSED PLAN - LEVEL 03**
1/4" = 1'-0" Ref: 1 / HP4.02

KEYNOTES

FLOOR PLAN GENERAL NOTES:

1. REFER TO LS-SERIES DRAWINGS FOR CODE SUMMARY AND ANALYSIS.

2. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SITE INFORMATION.

3. BUILDING LEVELS AND SPOT ELEVATIONS REFERENCE HEIGHT
ABOVE SEA LEVEL (0'-0").

4. DIMENSIONS SHOWN ON THIS SHEET ARE TYPICAL AND SHALL BE USED UNLESS SHOWN OTHERWISE IN THE CONTRACT DOCUMENTS.

5. CONTRACTOR TO REVIEW AND VERIFY NEW AND EXISTING CONDITIONS. NOTIFY THE OWNER AND ARCHITECT OF ANY DISCREPENCIES.

6. DIMENSIONS ARE TO FACE OF STUD, U.N.O.

7. REFER TO FINISH FLOOR PLAN FOR INFORMATION ON THE EXTENTS AND MATERIALS FOR FLOOR & WALL FINISHES.

8. ALL EXISTING WOOD FLOORING TO BE SALVAGED.

9. FURNITURE SHOWN FOR REFERENCE ONLY N.I.C

10. VERIFY ALL DIMENSIONS IN THE FIELD.

LEGEND

EXISTING

NEW

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PROPOSED PLANS

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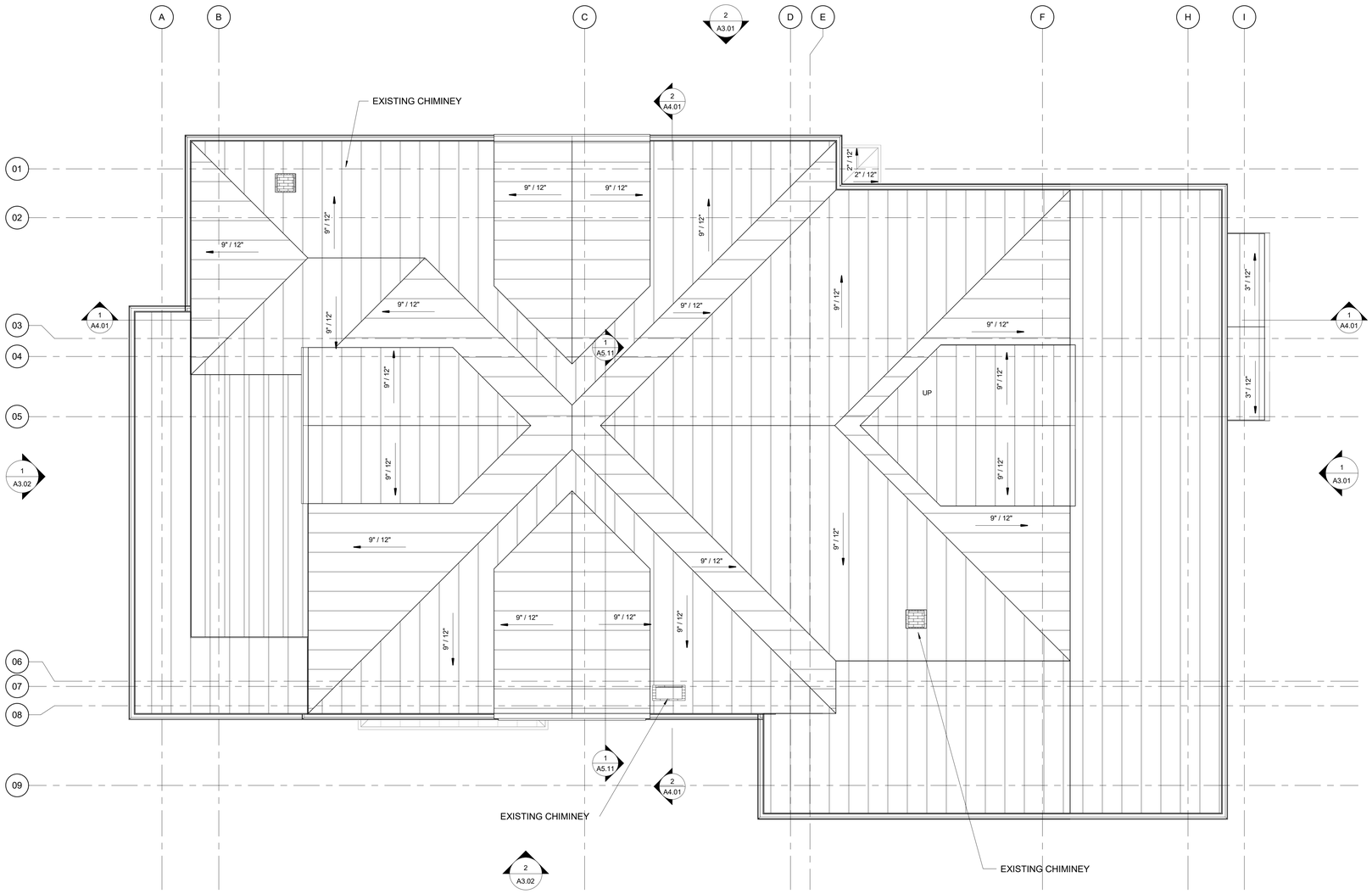

1 PROPOSED PLAN - ROOF
1/4" = 1'-0" Ref: 1 / HP4.02

KEYNOTES

ROOF PLAN GENERAL NOTES:

1. DISCHARGE DOWNSPOUTS AND CONDENSATION LINES TO BE A MINIMUM DISTANCE OF 1'-0" FROM VERTICAL WALLS OF BUILDING.
2. PROVIDE CONC. SPLASH BLOCKS (SB) AT ALL DOWNSPOUTS.
3. INDICATED EXISTING ROOF SLOPES ARE APPROXIMATIONS ONLY, MATCH SLOPES AS DICTATED BY EXISTING FRAMING.
4. EXISTING ROOF TO REMAIN, RELOCATE PENETRATIONS AS REQUIRED WITH RECONFIGURATION WORK BELOW.

ROOF TYPE LEGEND

STANDING SEAM ROOF

FLAT SEAM METAL ROOF

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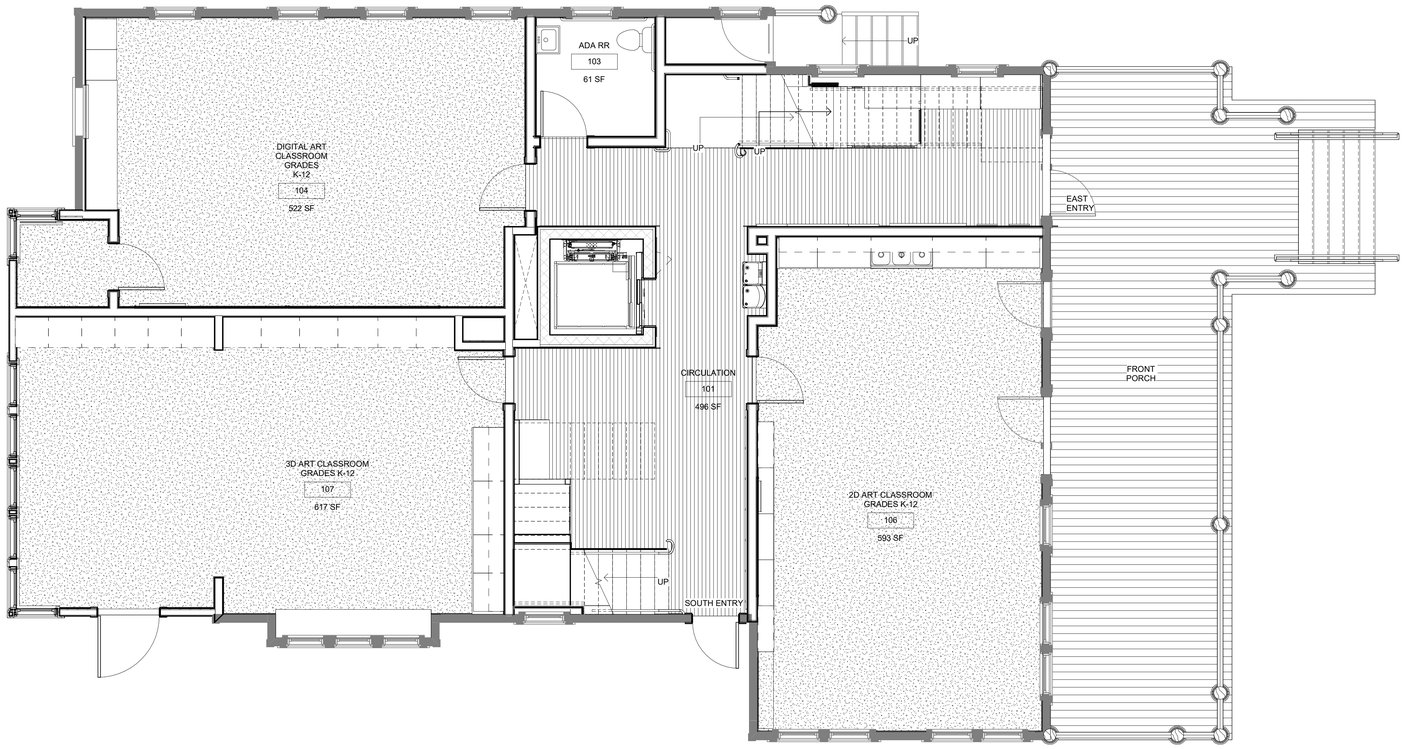

1 **FINISH PLAN - LEVEL 01**
1/4" = 1'-0" Ref: 1 / HP4.02

KEYNOTES

FINISH PLAN GENERAL NOTES:

1. -

FINISH TYPE LEGEND

CT-1 CERAMC TILE

L-1 WATERPROOF - HEAT WELDED LINOLEUM

WD-1 WOOD FLOORING

EXTERIOR DECKING

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HILDEBRAND HOUSE RENO & EAST CAMPUS IMPROVEMENTS

2419 MCCULLOUGH AVENUE, SAN ANTONIO, TX 78212

N

No.	Date	Description

FINISH FLOOR PLANS

PRELIMINARY
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(PARTNER IN CHARGE) - REGISTRATION #
REGISTERED ARCHITECT, (NAME OF STATE)

Project number 23-0162
Date 10/22/2024

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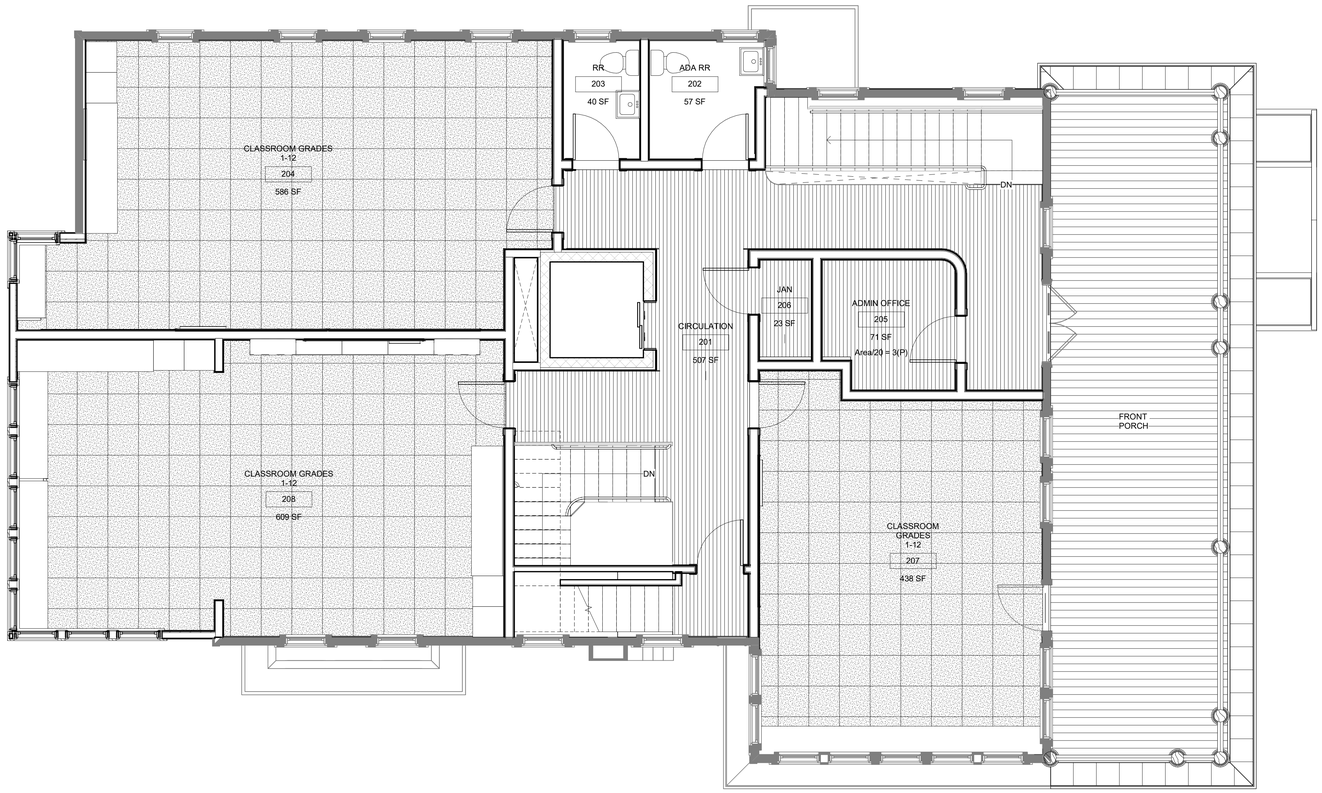

1 **FINISH PLAN - LEVEL 02**
1/4" = 1'-0" Ref: 1 / HP4.02

KEYNOTES

FINISH PLAN GENERAL NOTES:

1. -

FINISH TYPE LEGEND

CT-1 CERAMC TILE

L-1 WATERPROOF - HEAT WELDED LINOLEUM

WD-1 WOOD FLOORING

EXTERIOR DECKING

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Datum Engineers
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San Antonio, Texas 78212
TEL (210) 366-9933

HILDEBRAND HOUSE RENO & EAST CAMPUS IMPROVEMENTS

2419 MCCULLOUGH AVENUE, SAN ANTONIO, TX 78212

N

No.	Date	Description

FINISH FLOOR PLANS

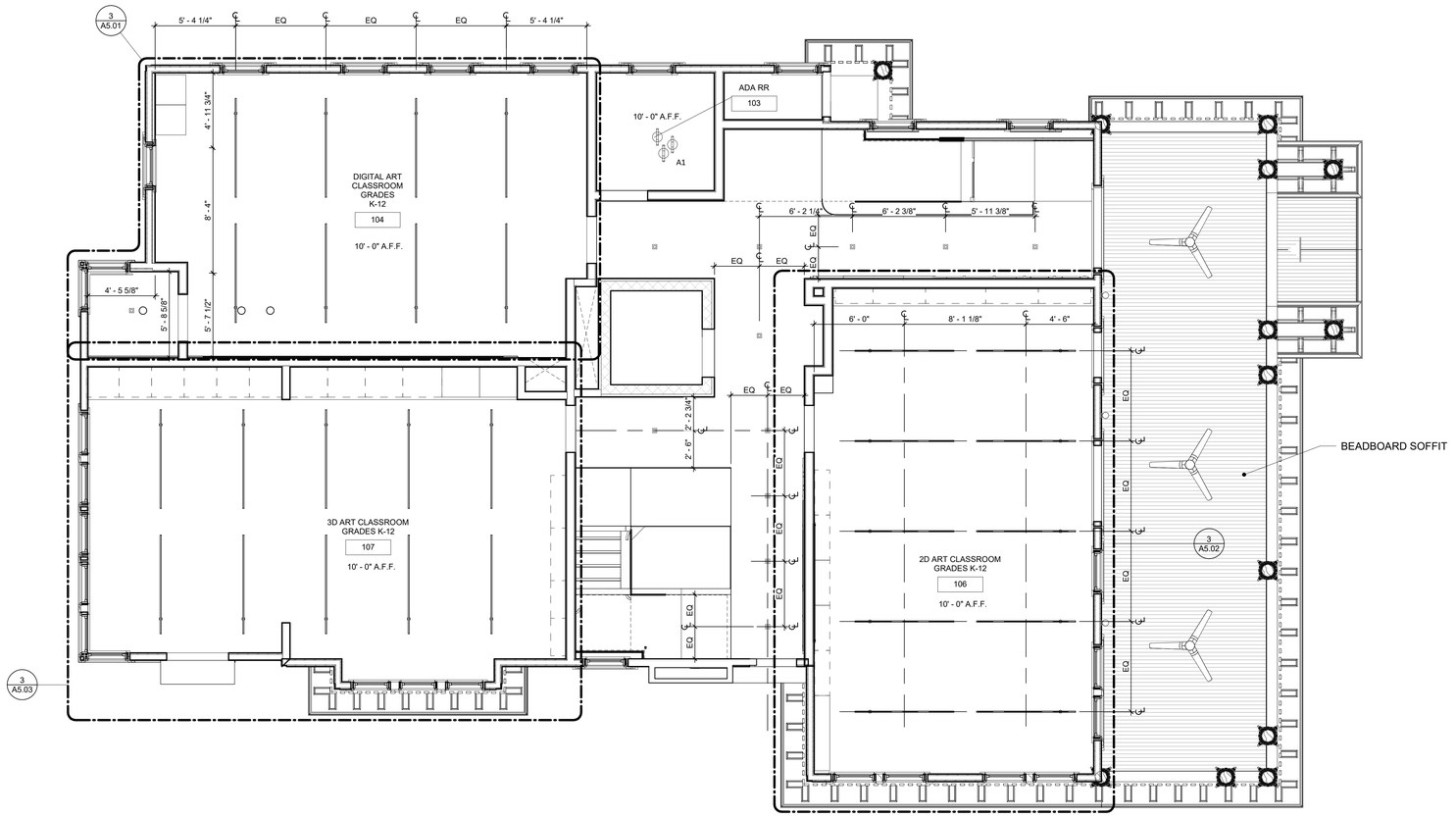
PRELIMINARY
Not for regulatory approval, permit or construction.

(PARTNER IN CHARGE) - REGISTRATION #
REGISTERED ARCHITECT, (NAME OF STATE)

Project number 23-0162
Date 10/22/2024

A2.32

11/15/2024 3:44:00 PM



1 REFLECTED CEILING PLAN - LEVEL 01
1/4" = 1'-0" Ref: 1 / HP4.02

KEYNOTES

REFLECTED CEILING PLAN GENERAL NOTES:

1. REPAIR OR REPLACE, PREPARE AND PAINT ALL CEILING SURFACES.

2. REFERENCE MECHANICAL WORK ASSOCIATED WITH CEILING WORK.

3. SECURE LOOSE ELEMENTS NOT IN NEED OF REPLACING OR REMOVAL FOR TIGHT CONDITION.

4. REMOVE ALL DEBRIS & DETERIORATED WALL BOARD CEILING.

5. REFER TO MECHANICAL DRAWINGS FOR ALL SUPPLY AND RETURN AIR DEVICES.

6. REFER TO AND COORDINATE CEILING MOUNTED EQUIPMENT SUCH AS AIR DEVICES, EXIT SIGNS, DUCTWORK, LIGHTS AND ACCESS PANELS WITH MEP DRAWINGS.

7. CEILING DEMOLITION AND REPLACEMENT WORK TO BE DEPENDENT UPON NEW ELECTRICAL PATHWAY REQUIREMENTS NOT INDICATED ON PLANS AND TO BE DETERMINED IN THE FIELD. MATCH GYPSUM PRODUCT IN KIND, BLEND OLD FINISH WITH NEW FOR INDISTINGUISHABLE WORK

8. NO UNPAINTED SURFACES ARE TO BE VISIBLE.

9. RETEST AND REINSTATE FUNCTIONAL EXISTING EXIT SIGNAGE AND FIRE DEVICES, TYP.

10. PATCH AND REPAIR ROOF TO BE COMPATIBLE WITH THE EXISTING ROOF WHERE NEW ROOF PENETRATIONS OCCUR.

11. AREA WITH VISIBLE WATER INFILTRATION DAMAGE AND/OR DETERIORATED GYMPSUM BOARD OR WOOD T&G CEILING IS TO BE REPLACED AND REPAINTED.

12. REMOVE EXISTING CEILING FINISH AND REPLACE WITH 1/2" OR 5/8" GYMPSUM BOARD AS REQUIRED BY FRAMING SPACING.

LEGEND

- A — Pendant
- B — Wall Sconce
- C1 — Recessed Downlight
- C2 — Recessed Adjustable Downlight
- D — Surface Mounted Fixture
- G — Deck Mounted Fixture
- H — Undercabinet/Cove Light
- S — Step Light
- U — Utility Light
- X1 — Exit Sign, Ceiling Mounted
- X2 — Exit Sign, Wall Mounted
- HVAC Diffuser: Exhaust / Return / Supply
- HVAC Sidewall: Return / Supply
- SD — Smoke Detector
- CO — Carbon Monoxide Detector
- SD CO — (Wall Mounted)
- F — Ceiling Fan

OVERLAND

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HILDEBRAND HOUSE RENO & EAST CAMPUS IMPROVEMENTS

2419 MCCULLOUGH AVENUE, SAN ANTONIO, TX 78212

N

No.	Date	Description

REFLECTED CEILING PLANS

PRELIMINARY
Not for regulatory approval, permit or construction.

(PARTNER IN CHARGE) - REGISTRATION #
REGISTERED ARCHITECT, (NAME OF STATE)

Project number	23-0162
Date	10/22/2024

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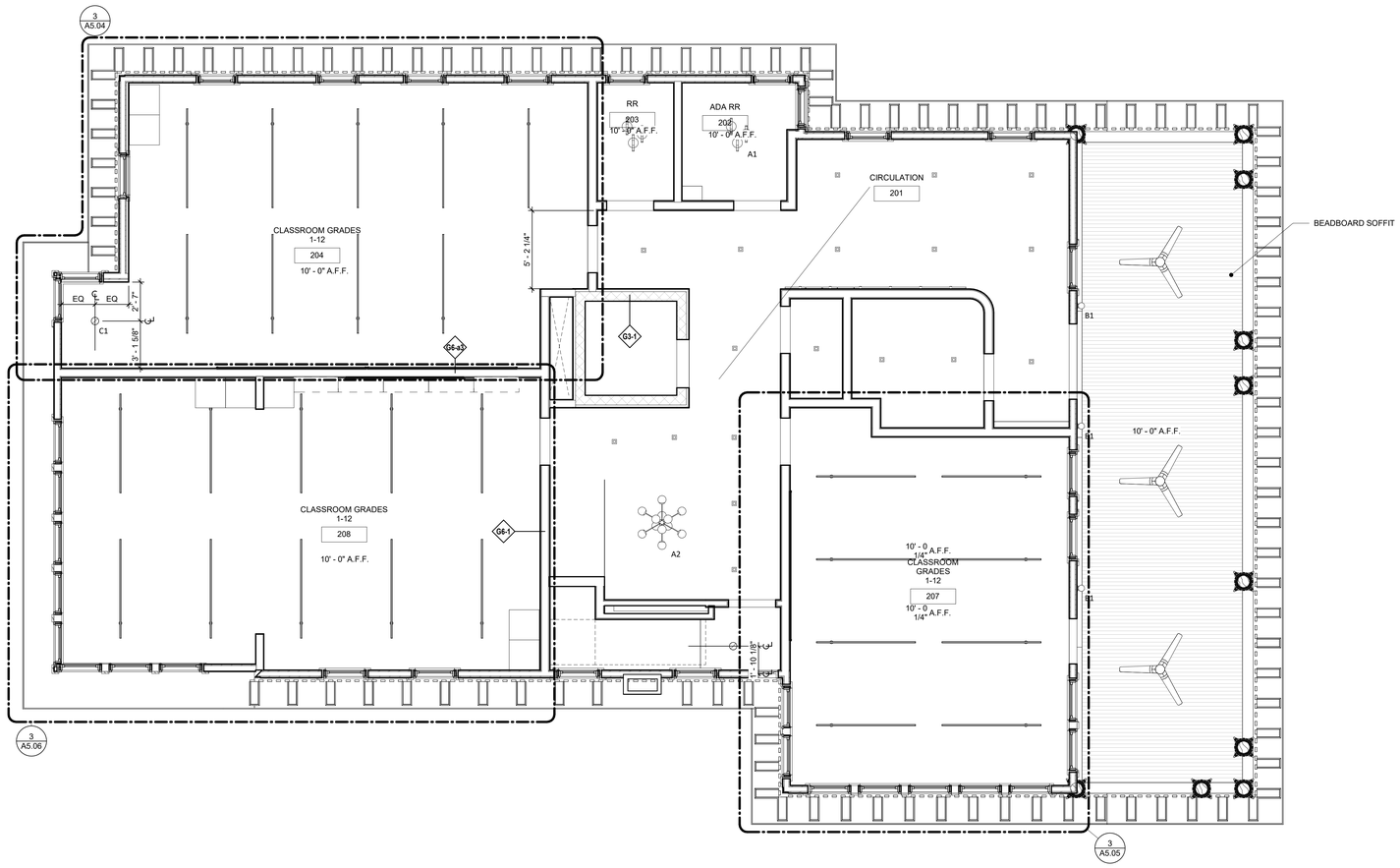

1 REFLECTED CEILING PLAN - LEVEL 02
1/4" = 1'-0" Ref: 1 / HP4.02

11/15/2024 4:04:30 PM

KEYNOTES

REFLECTED CEILING PLAN GENERAL NOTES:

1. REPAIR OR REPLACE, PREPARE AND PAINT ALL CEILING SURFACES.

2. REFERENCE MECHANICAL WORK ASSOCIATED WITH CEILING WORK.

3. SECURE LOOSE ELEMENTS NOT IN NEED OF REPLACING OR REMOVAL FOR TIGHT CONDITION.

4. REMOVE ALL DEBRIS & DETERIORATED WALL BOARD CEILING.

5. REFER TO MECHANICAL DRAWINGS FOR ALL SUPPLY AND RETURN AIR DEVICES.

6. REFER TO AND COORDINATE CEILING MOUNTED EQUIPMENT SUCH AS AIR DEVICES, EXIT SIGNS, DUCTWORK, LIGHTS AND ACCESS PANELS WITH MEP DRAWINGS.

7. CEILING DEMOLITION AND REPLACEMENT WORK TO BE DEPENDENT UPON NEW ELECTRICAL PATHWAY REQUIREMENTS NOT INDICATED ON PLANS AND TO BE DETERMINED IN THE FIELD. MATCH GYPSUM PRODUCT IN KIND, BLEND OLD FINISH WITH NEW FOR INDISTINGUISHABLE WORK

8. NO UNPAINTED SURFACES ARE TO BE VISIBLE.

9. RETEST AND REINSTATE FUNCTIONAL EXISTING EXIT SIGNAGE AND FIRE DEVICES, TYP.

10. PATCH AND REPAIR ROOF TO BE COMPATIBLE WITH THE EXISTING ROOF WHERE NEW ROOF PENETRATIONS OCCUR.

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- X2 — Exit Sign, Wall Mounted
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- HVAC Sidewall: Return / Supply
- SD — Smoke Detector
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- SD CO — (Wall Mounted)
- F — Ceiling Fan

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HILDEBRAND HOUSE RENO & EAST CAMPUS IMPROVEMENTS

2419 MCCULLOUGH AVENUE, SAN ANTONIO, TX 78212

N

No.	Date	Description

REFLECTED CEILING PLANS

PRELIMINARY
Not for regulatory approval, permit or construction.

(PARTNER IN CHARGE) - REGISTRATION #
REGISTERED ARCHITECT, (NAME OF STATE)

Project number 23-0162
Date 10/22/2024

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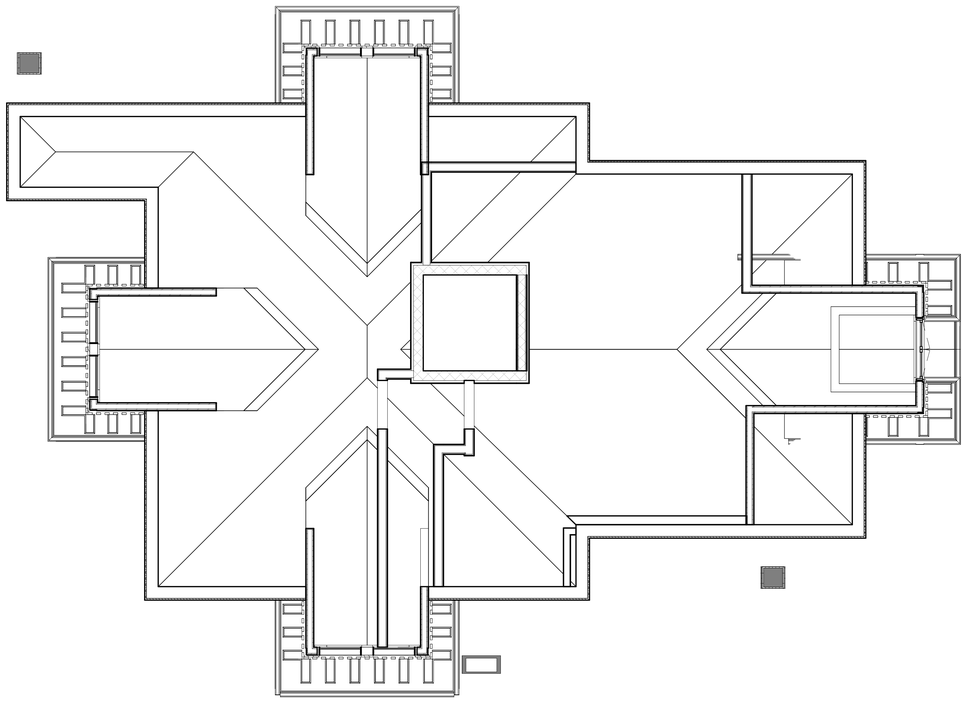

1 REFLECTED CEILING PLAN - ATTIC
1/4" = 1'-0" Ref: 1 / HP4.02

KEYNOTES

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HILDEBRAND HOUSE RENO & EAST CAMPUS IMPROVEMENTS

2419 MCCULLOUGH AVENUE, SAN ANTONIO, TX 78212

N

No.	Date	Description

REFLECTED CEILING PLANS

PRELIMINARY
Not for regulatory approval, permit or construction.

(PARTNER IN CHARGE) - REGISTRATION # REGISTERED ARCHITECT, (NAME OF STATE)

Project number 23-0162
Date 10/22/2024

A2.42

11/15/2024 4:04:30 PM

2 NORTH ELEVATION
1/4" = 1'-0" Ref: 1 / A2.10

1 EAST ELEVATION
1/4" = 1'-0" Ref: 1 / A2.10

11/15/2024 3:44:11 PM

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HILDEBRAND HOUSE RENO & EAST CAMPUS IMPROVEMENTS

2419 MCCULLOUGH AVENUE, SAN ANTONIO, TX 78212

N

No.	Date	Description

EXTERIOR ELEVATIONS

PRELIMINARY
Not for regulatory approval, permit or construction.

(PARTNER IN CHARGE) - REGISTRATION #
REGISTERED ARCHITECT, (NAME OF STATE)

Project number 23-0162
Date 10/22/2024

A3.01

2 SOUTH ELEVATION
1/4" = 1'-0" Ref: 1 / A2.10

1 WEST ELEVATION
1/4" = 1'-0" Ref: 1 / A2.10

11/15/2024 3:44:20 PM

OVERLAND

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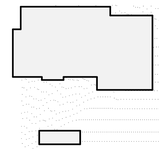
HILDEBRAND HOUSE RENO & EAST CAMPUS IMPROVEMENTS

2419 MCCULLOUGH AVENUE, SAN ANTONIO, TX 78212

N

No.	Date	Description



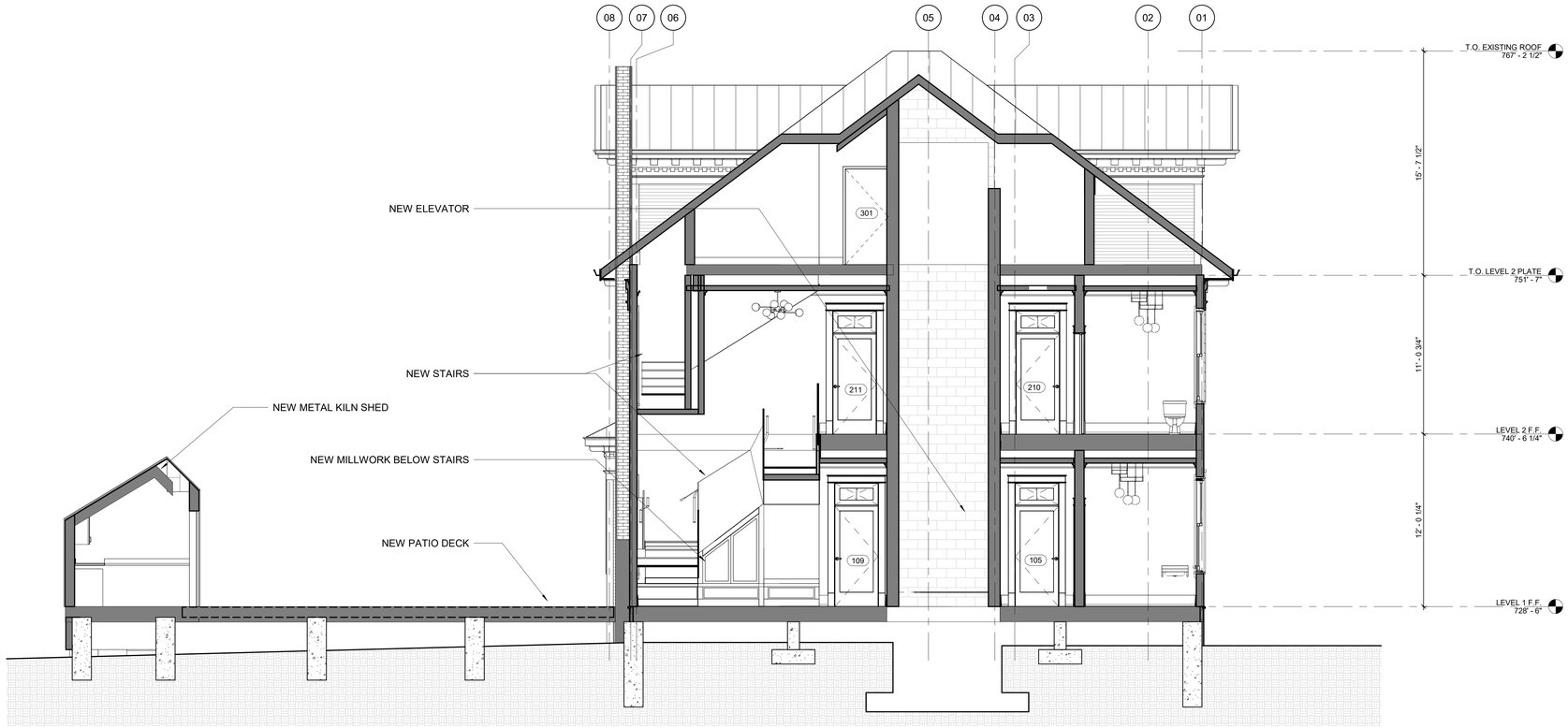
EXTERIOR ELEVATIONS

PRELIMINARY
Not for regulatory approval, permit or construction.

(PARTNER IN CHARGE) - REGISTRATION #
REGISTERED ARCHITECT, (NAME OF STATE)

Project number	23-0162
Date	10/22/2024

A3.02



2 BUILDING SECTION - 2
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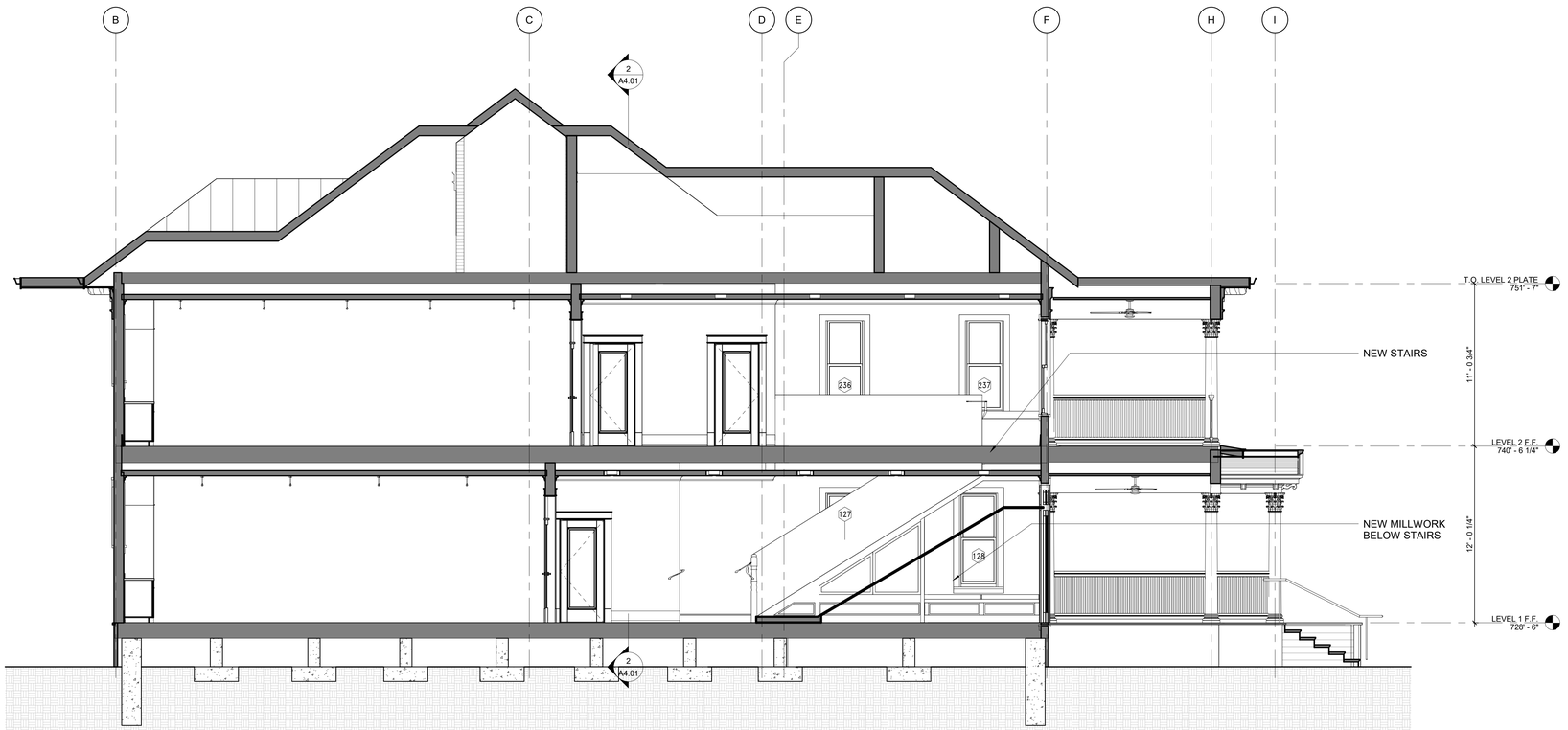

1 BUILDING SECTION - 1
1/4" = 1'-0" Ref: 1 / A2.10

11/15/2024 3:44:22 PM

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HILDEBRAND HOUSE RENO & EAST CAMPUS IMPROVEMENTS

2419 MCCULLOUGH AVENUE, SAN ANTONIO, TX 78212

N

No.	Date	Description

EXTERIOR SECTIONS & DETAILS

PRELIMINARY
Not for regulatory approval, permit or construction.

(PARTNER IN CHARGE) - REGISTRATION # REGISTERED ARCHITECT, (NAME OF STATE)

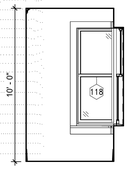
Project number 23-0162
Date 10/22/2024

A4.01

GENERAL NOTE:

1. REF. SPECIFICATION SECTION 102813 FOR TOILET ACCESSORY SCHEDULE.

2. MOUNTING HEIGHTS AND CLEARANCES OF TOILET FIXTURES AND ACCESSORIES WILL COMPLY WITH TEXAS ACCESSIVILITY STANDARDS.



11 INTERIOR - WEST - SOUND BOOTH
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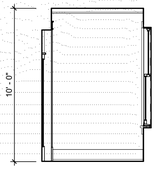

10 INTERIOR - SOUTH - SOUND BOOTH
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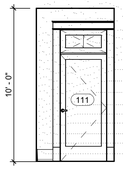

9 INTERIOR - EAST - SOUND BOOTH
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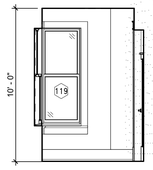
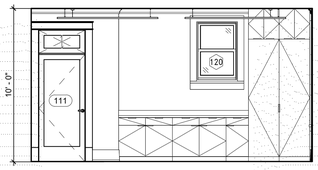
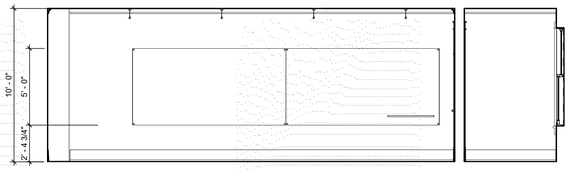


8 INTERIOR - NORTH - SOUND BOOTH
1/4" = 1'-0" Ref: 1 / HP2.01

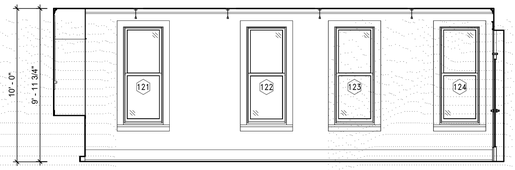


7 INTERIOR ELEVATION - WEST - DIG. ART
1/4" = 1'-0" Ref: 1 / HP2.01



6 INTERIOR ELEVATION - SOUTH - DIG. ART
1/4" = 1'-0" Ref: 1 / HP2.01

5 INTERIOR ELEVATION - EAST - DIG. ART
1/4" = 1'-0" Ref: 1 / HP2.01



4 INTERIOR ELEVATION - NORTH - DIG. ART
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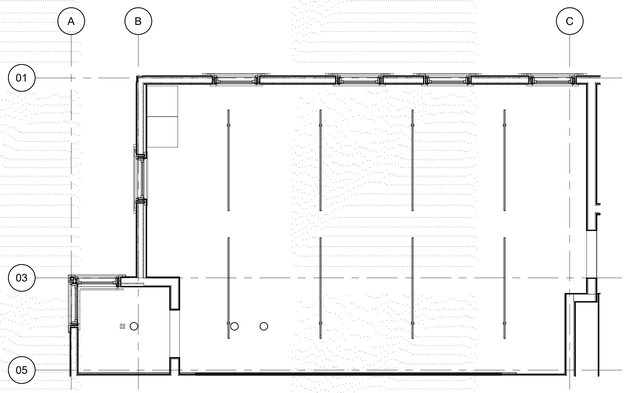
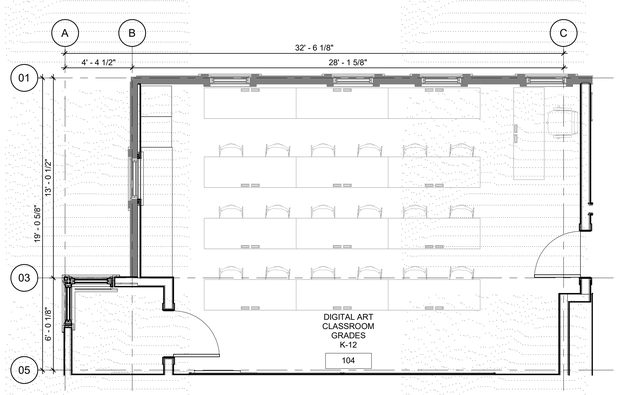


3 REFLECTED CEILING PLAN - DIGITAL ART CLASSROOM
1/4" = 1'-0" Ref: 1 / A2.40



2 FLOOR PLAN - DIGITAL ART CLASSROOM
1/4" = 1'-0" Ref: 1 / A2.10

1 3D VIEW - DIGITAL ART CLASSROOM

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HILDEBRAND HOUSE RENO & EAST CAMPUS IMPROVEMENTS

2419 MCCULLOUGH AVENUE, SAN ANTONIO, TX 78212

N

No.	Date	Description

STORY SHEET - DIGITAL ART CLASSROOM ENLARGED PLAN, INTERIOR ELEVATIONS & DETAILS

PRELIMINARY
Not for regulatory approval, permit or construction.

(PARTNER IN CHARGE) - REGISTRATION #
REGISTERED ARCHITECT, (NAME OF STATE)

Project number 23-0162
Date 10/22/2024

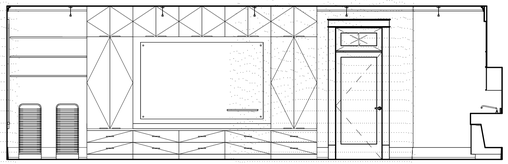
A5.01

11/15/2024 3:44:48 PM

GENERAL NOTE:

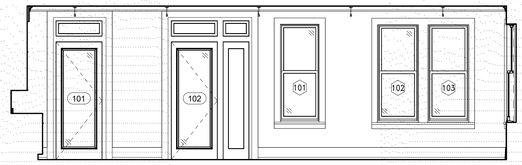
1. REF. SPECIFICATION SECTION 102813 FOR TOILET ACCESSORY SCHEDULE.

2. MOUNTING HEIGHTS AND CLEARANCES OF TOILET FIXTURES AND ACCESSORIES WILL COMPLY WITH TEXAS ACCESSIVILITY STANDARDS.

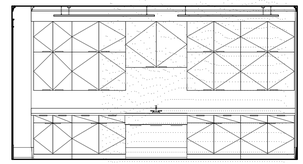


7 **INTERIOR ELEVATION - WEST - 2D ART**
1/4" = 1'-0" Ref: 1 / HP2.01

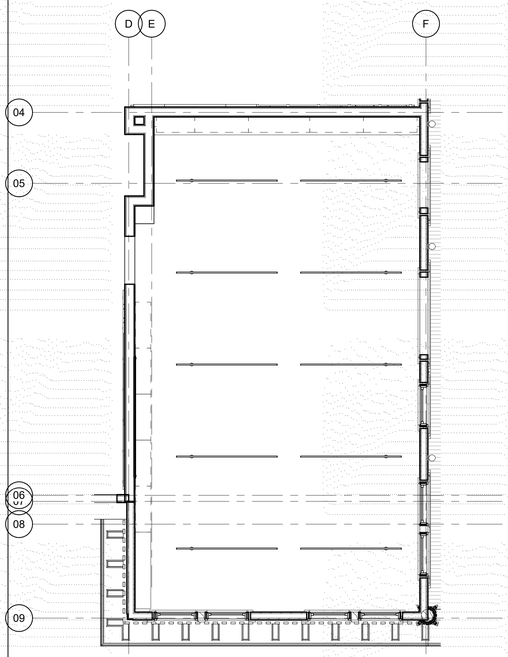
6 **INTERIOR ELEVATION - SOUTH - 2D ART**
1/4" = 1'-0" Ref: 1 / HP2.01



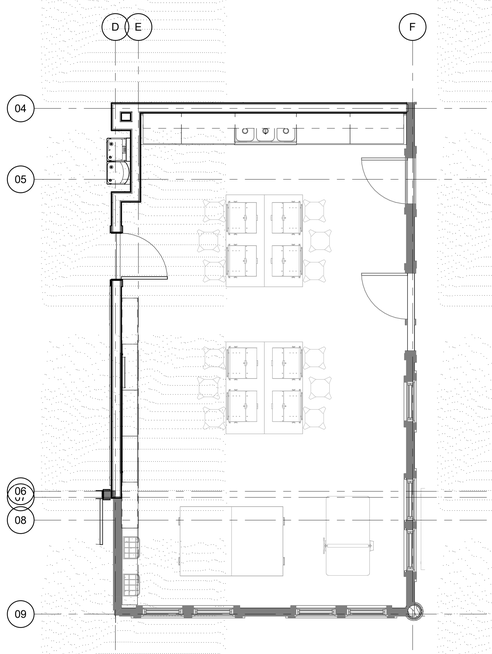
5 **INTERIOR ELEVATION - EAST - 2D ART**
1/4" = 1'-0" Ref: 1 / HP2.01



4 **INTERIOR ELEVATION - NORTH - 2D ART**
1/4" = 1'-0" Ref: 1 / HP2.01



3 **REFLECTED CEILING PLAN - 2D ART CLASSROOM**
1/4" = 1'-0" Ref: 1 / A2.40



2 **FLOOR PLAN - 2D ART CLASSROOM**
1/4" = 1'-0" Ref: 1 / A2.10

1 **3D VIEW - 2D ART CLASSROOM**

11/15/2024 3:45:11 PM

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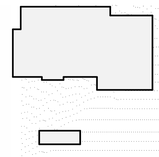
HILDEBRAND HOUSE RENO & EAST CAMPUS IMPROVEMENTS

2419 MCCULLOUGH AVENUE, SAN ANTONIO, TX 78212

N

No.	Date	Description



STORY SHEET - 2D ART CLASSROOM ENLARGED PLAN, INTERIOR ELEVATIONS & DETAILS

PRELIMINARY
Not for regulatory approval, permit or construction.

(PARTNER IN CHARGE) - REGISTRATION # REGISTERED ARCHITECT, (NAME OF STATE)

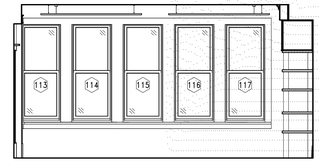
Project number 23-0162
Date 10/22/2024

A5.02

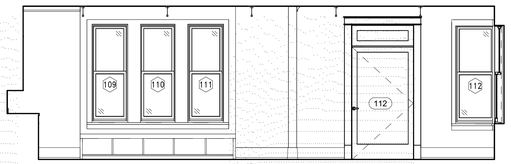
GENERAL NOTE:

1. REF. SPECIFICATION SECTION 102813 FOR TOILET ACCESSORY SCHEDULE.

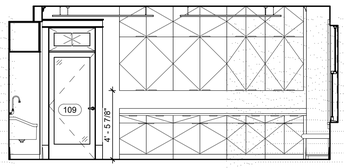
2. MOUNTING HEIGHTS AND CLEARANCES OF TOILET FIXTURES AND ACCESSORIES WILL COMPLY WITH TEXAS ACCESSIVILITY STANDARDS.



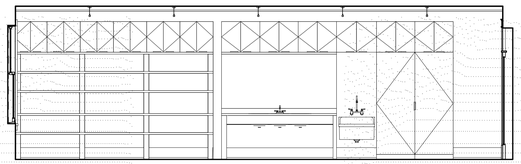
7 **INTERIOR ELEVATION - WEST - 3D ART**
1/4" = 1'-0" Ref: 1 / HP2.01



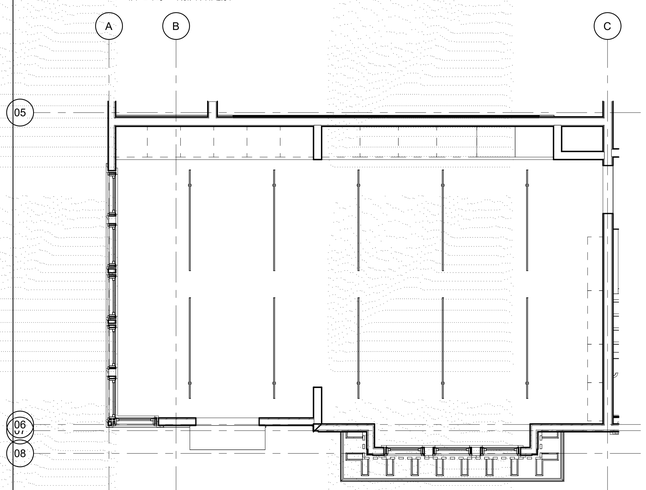
6 **INTERIOR ELEVATION - SOUTH - 3D ART**
1/4" = 1'-0" Ref: 1 / HP2.01



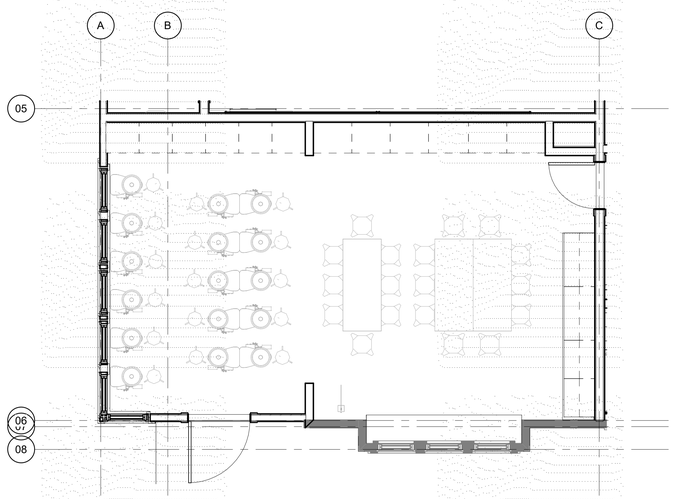
5 **INTERIOR ELEVATION - EAST - 3D ART**
1/4" = 1'-0" Ref: 1 / HP2.01



4 **INTERIOR ELEVATION - NORTH - 3D ART**
1/4" = 1'-0" Ref: 1 / HP2.01



3 **REFLECTED CEILING PLAN - 3D ART CLASSROOM**
1/4" = 1'-0" Ref: 1 / A2.40



2 **FLOOR PLAN - 3D ART CLASSROOM**
1/4" = 1'-0" Ref: 1 / A2.10

1 **3D VIEW - 3D ART CLASSROOM**

11/15/2024 3:45:33 PM

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2419 MCCULLOUGH AVENUE, SAN ANTONIO, TX 78212

N

No.	Date	Description

STORY SHEET - 3D ART CLASS ROOM ENLARGED PLAN, INTERIOR ELEVATIONS & DETAILS

PRELIMINARY
Not for regulatory approval, permit or construction.

(PARTNER IN CHARGE) - REGISTRATION # REGISTERED ARCHITECT, (NAME OF STATE)

Project number 23-0162
Date 10/22/2024

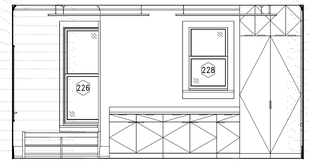
A5.03

GENERAL NOTE:

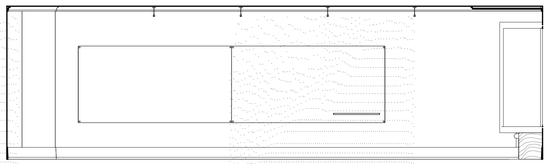
1. REF. SPECIFICATION SECTION 102813 FOR TOILET ACCESSORY SCHEDULE.

2. MOUNTING HEIGHTS AND CLEARANCES OF TOILET FIXTURES AND ACCESSORIES WILL COMPLY WITH TEXAS ACCESSIVILITY STANDARDS.

8 INTERIOR ELEVATION - NORTH 2 - 204 CLASSROOM
1/4" = 1'-0" Ref: 1 / HP2.02

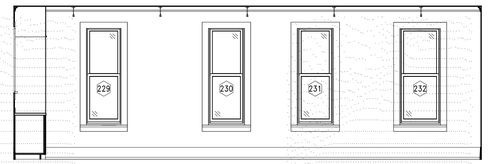


7 INTERIOR ELEVATION - WEST - 204 CLASSROOM
1/4" = 1'-0" Ref: 1 / HP2.02

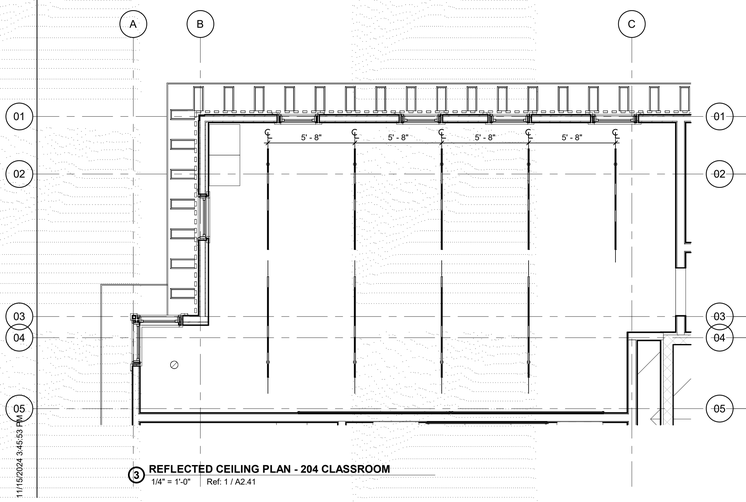


6 INTERIOR ELEVATION - SOUTH - 204 CLASSROOM
1/4" = 1'-0" Ref: 1 / HP2.02

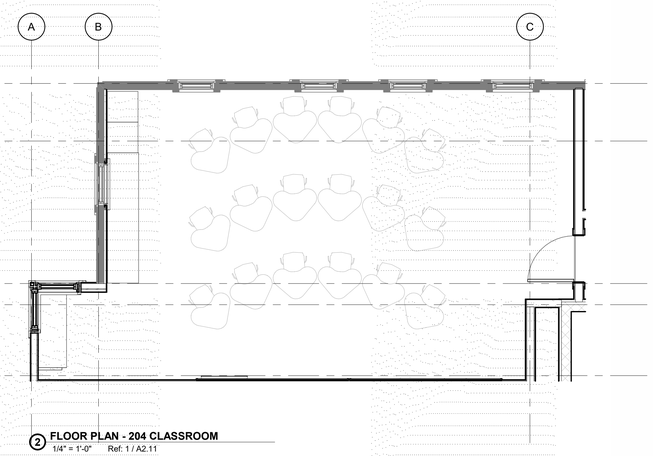
5 INTERIOR ELEVATION - EAST - 204 CLASSROOM
1/4" = 1'-0" Ref: 1 / HP2.02



4 INTERIOR ELEVATION - NORTH - 204 CLASSROOM
1/4" = 1'-0" Ref: 1 / HP2.02



3 REFLECTED CEILING PLAN - 204 CLASSROOM
1/4" = 1'-0" Ref: 1 / A2.41



2 FLOOR PLAN - 204 CLASSROOM
1/4" = 1'-0" Ref: 1 / A2.11

1 3D VIEW - 204 CLASS ROOM

11/15/2024 3:45:53 PM

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HILDEBRAND HOUSE RENO & EAST CAMPUS IMPROVEMENTS

2419 MCCULLOUGH AVENUE, SAN ANTONIO, TX 78212

N

No.	Date	Description

STORY SHEET - 204 CLASS ROOM ENLARGED PLAN, INTERIOR ELEVATIONS & DETAILS

PRELIMINARY
Not for regulatory approval, permit or construction.

(PARTNER IN CHARGE) - REGISTRATION #
REGISTERED ARCHITECT, (NAME OF STATE)

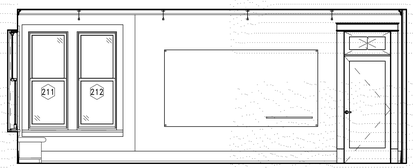
Project number 23-0162
Date 10/22/2024

A5.04

GENERAL NOTE:

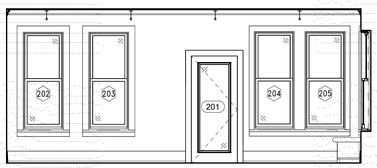
1. REF. SPECIFICATION SECTION 102813 FOR TOILET ACCESSORY SCHEDULE.

2. MOUNTING HEIGHTS AND CLEARANCES OF TOILET FIXTURES AND ACCESSORIES WILL COMPLY WITH TEXAS ACCESSIVILITY STANDARDS.

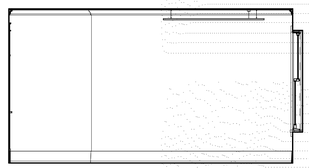


7 INTERIOR ELEVATION - WEST - 207 CLASSROOM
1/4" = 1'-0" Ref: 1 / HP2.02

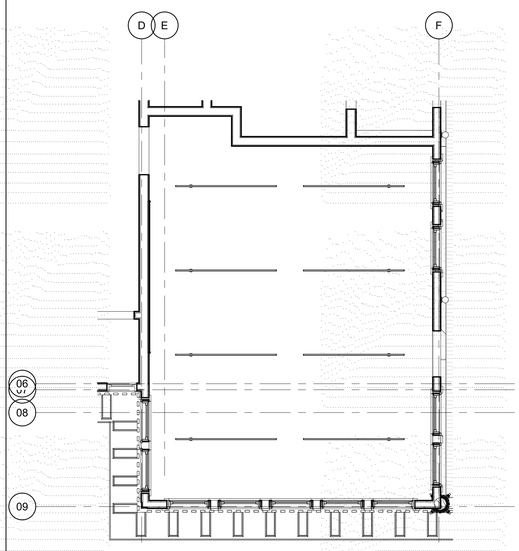
6 INTERIOR ELEVATION - SOUTH - 207 CLASSROOM
1/4" = 1'-0" Ref: 1 / HP2.02



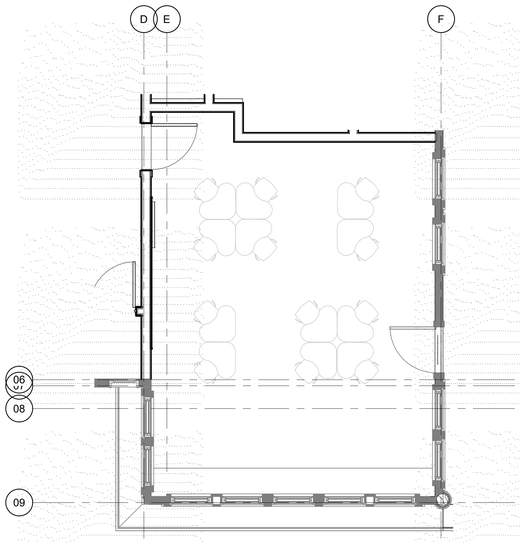
5 INTERIOR ELEVATION - EAST - 207 CLASSROOM
1/4" = 1'-0" Ref: 1 / HP2.02



4 INTERIOR ELEVATION - NORTH - 207 CLASSROOM
1/4" = 1'-0" Ref: 1 / HP2.02



3 REFLECTED CEILING PLAN - 207 CLASSROOM
1/4" = 1'-0" Ref: 1 / A2.41



2 FLOOR PLAN - 207 CLASS ROOM
1/4" = 1'-0" Ref: 1 / A2.11

1 3D VIEW - 207 CLASSROOM

11/15/2024 3:46:15 PM

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TEL (210) 366-9933

HILDEBRAND HOUSE RENO & EAST CAMPUS IMPROVEMENTS

2419 MCCULLOUGH AVENUE, SAN ANTONIO, TX 78212

N

No.	Date	Description

STORY SHEET - 207 CLASS ROOM ENLARGED PLAN, INTERIOR ELEVATIONS & DETAILS

PRELIMINARY
Not for regulatory approval, permit or construction.

(PARTNER IN CHARGE) - REGISTRATION #
REGISTERED ARCHITECT, (NAME OF STATE)

Project number 23-0162
Date 10/22/2024

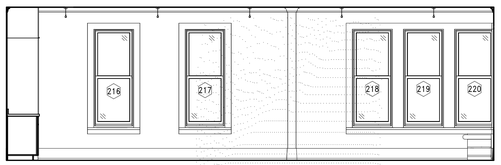
A5.05

GENERAL NOTE:

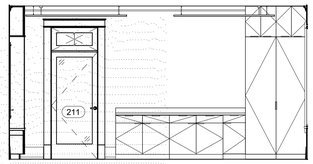
1. REF. SPECIFICATION SECTION 102813 FOR TOILET ACCESSORY SCHEDULE.

2. MOUNTING HEIGHTS AND CLEARANCES OF TOILET FIXTURES AND ACCESSORIES WILL COMPLY WITH TEXAS ACCESSIVILITY STANDARDS.

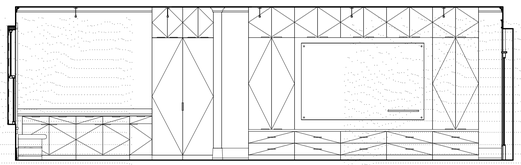
7 **INTERIOR ELEVATION - WEST - 206 CLASSROOM**
1/4" = 1'-0" Ref: 1 / HP2.02



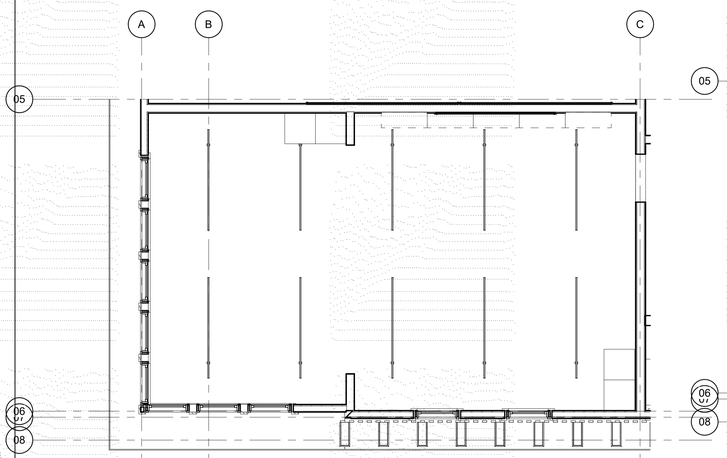
6 **INTERIOR ELEVATION - SOUTH - 206 CLASSROOM**
1/4" = 1'-0" Ref: 1 / HP2.02



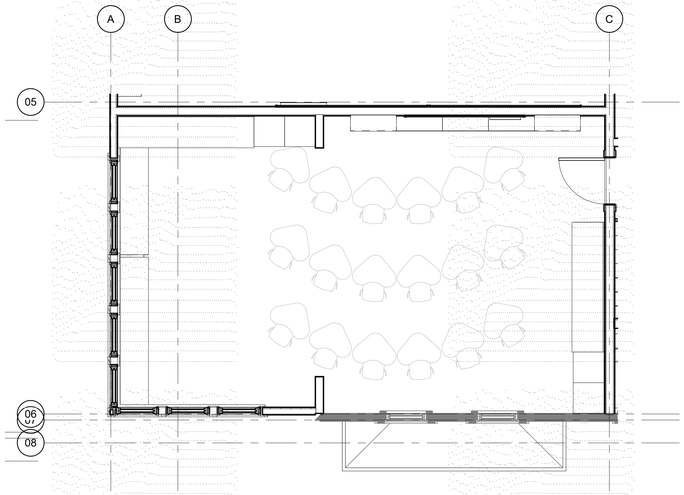
5 **INTERIOR ELEVATION - EAST - 206 CLASSROOM**
1/4" = 1'-0" Ref: 1 / HP2.02



4 **INTERIOR ELEVATION - NORTH - 206 CLASSROOM**
1/4" = 1'-0" Ref: 1 / HP2.02



3 **REFLECTED CEILING PLAN - LEVEL 02 - Callout 2**
1/4" = 1'-0" Ref: 1 / A2.41



2 **ENLARGED PLAN - 206 CLASSROOM**
1/4" = 1'-0" Ref: 1 / A2.11

1 **3D VIEW - 206 CLASS ROOM**

11/15/2024 3:46:36 PM

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HILDEBRAND HOUSE RENO & EAST CAMPUS IMPROVEMENTS

2419 MCCULLOUGH AVENUE, SAN ANTONIO, TX 78212

N

No.	Date	Description

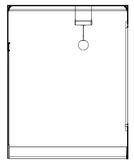
STORY SHEET - 208 CLASS ROOM ENLARGED PLAN, INTERIOR ELEVATIONS & DETAILS

PRELIMINARY
Not for regulatory approval, permit or construction.

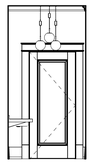
(PARTNER IN CHARGE) - REGISTRATION # REGISTERED ARCHITECT, (NAME OF STATE)

Project number 23-0162
Date 10/22/2024

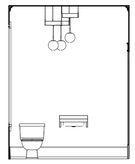
A5.06



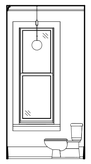
3 **Elevation 3 - a**
1/4" = 1'-0" Ref: 1 / HP2.02



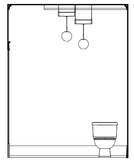
8 **Elevation 3 - d**
1/4" = 1'-0" Ref: 1 / HP2.02



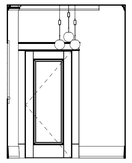
7 **Elevation 3 - c**
1/4" = 1'-0" Ref: 1 / HP2.02



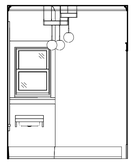
9 **Elevation 3 - b**
1/4" = 1'-0" Ref: 1 / HP2.02



6 **Elevation 2 - d**
1/4" = 1'-0" Ref: 1 / HP2.02



5 **Elevation 2 - c**
1/4" = 1'-0" Ref: 1 / HP2.02



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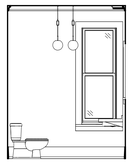

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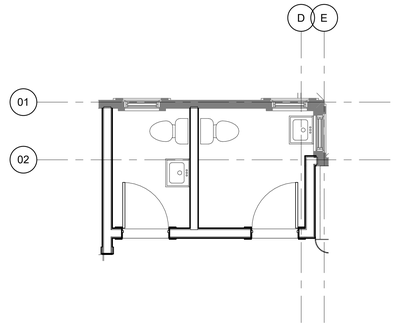

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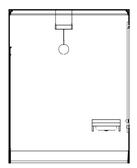

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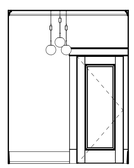

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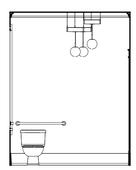

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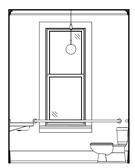

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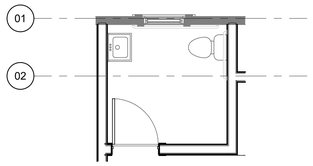

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HILDEBRAND HOUSE RENO & EAST CAMPUS IMPROVEMENTS

2419 MCCULLOUGH AVENUE, SAN ANTONIO, TX 78212

N

No.	Date	Description

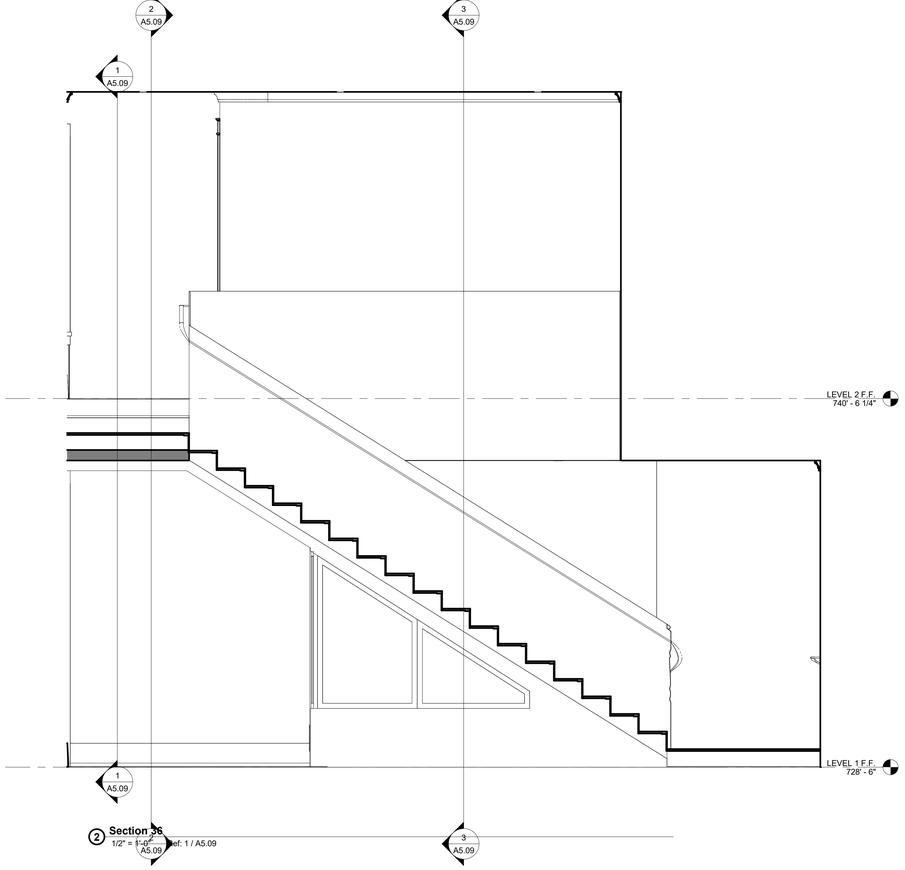
STORY SHEET - RESTROOMS ENLARGED PLAN, INTERIOR ELEVATIONS & DETAILS

PRELIMINARY
Not for regulatory approval, permit or construction.

(PARTNER IN CHARGE) - REGISTRATION #
REGISTERED ARCHITECT, (NAME OF STATE)

Project number 23-0162
Date 10/22/2024

A5.07



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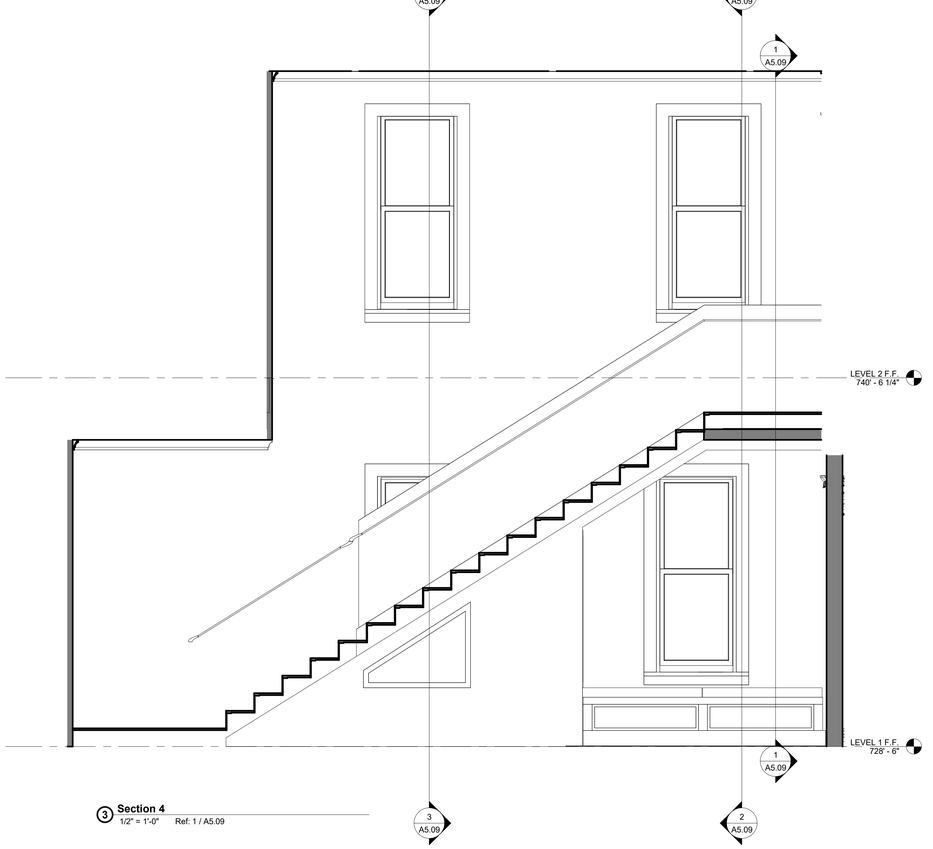

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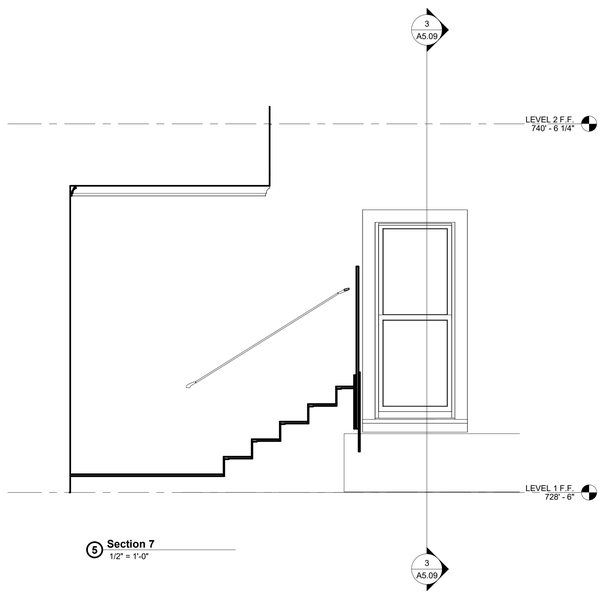

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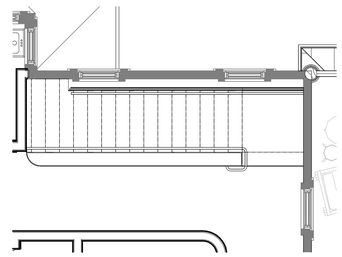

4 EAST STAIRS - LEVEL 02
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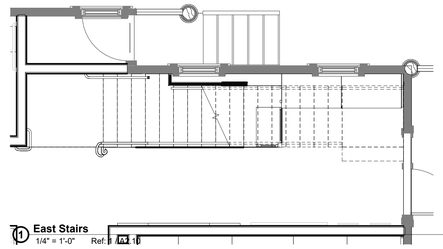

1 East Stairs
1/4" = 1'-0" Ref: 1 / A2.10

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HILDEBRAND HOUSE RENO & EAST CAMPUS IMPROVEMENTS

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STORY SHEET - EAST STAIRS ENLARGED PLAN, INTERIOR ELEVATIONS & DETAILS

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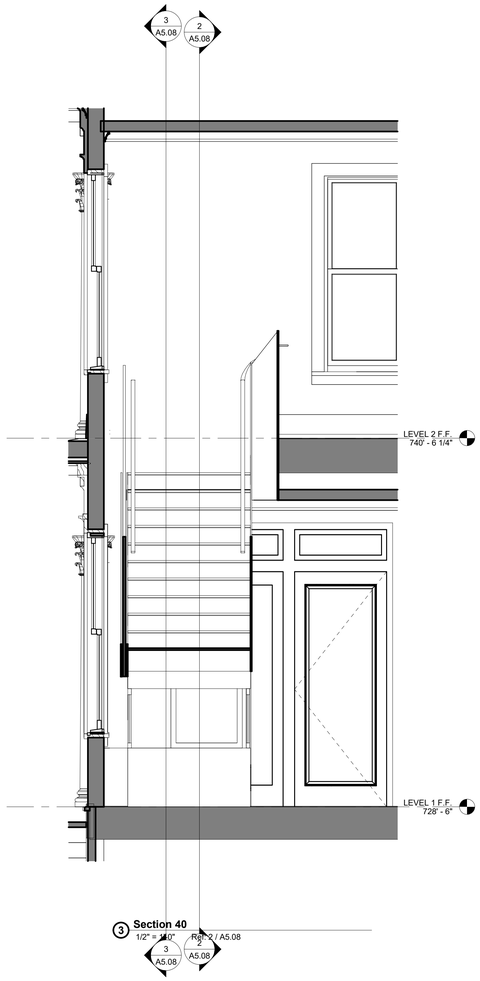

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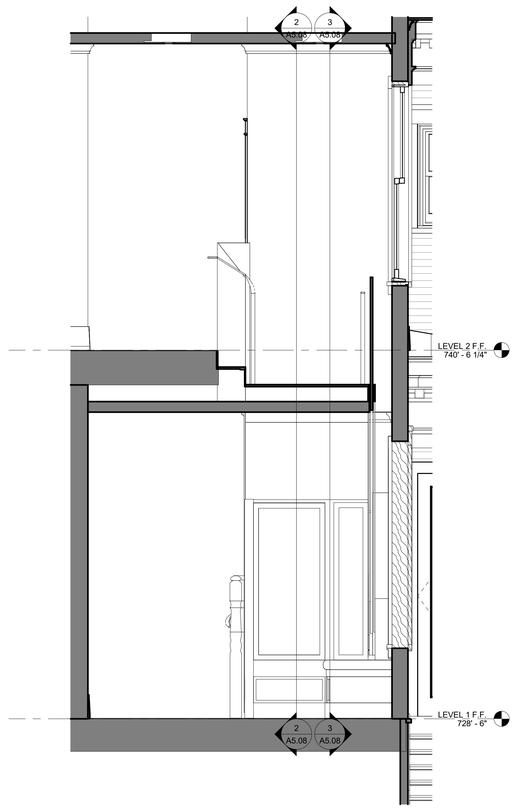

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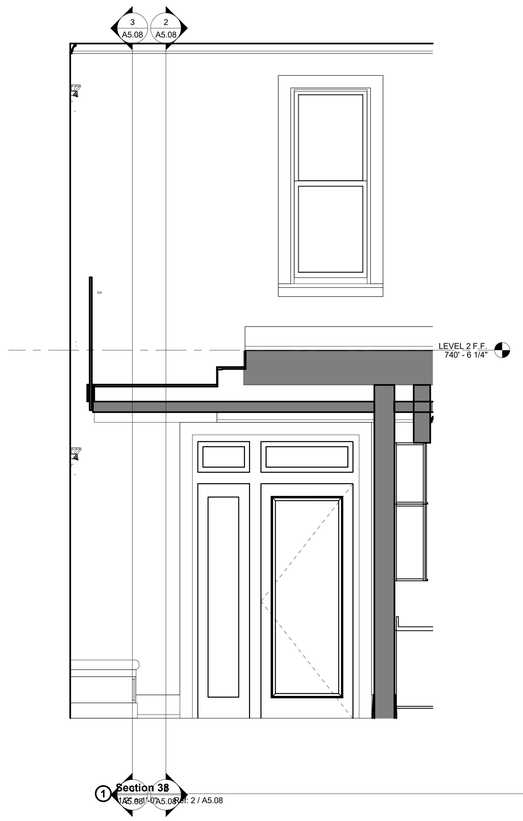

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Project number 23-0162
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A5.09

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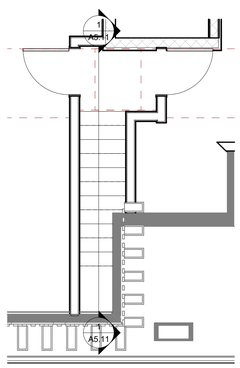

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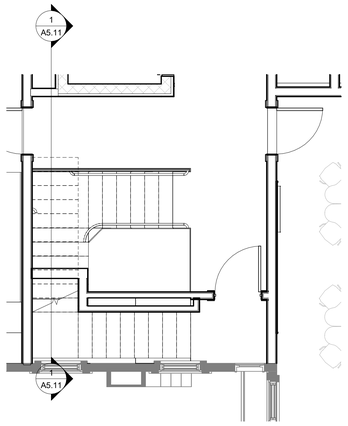

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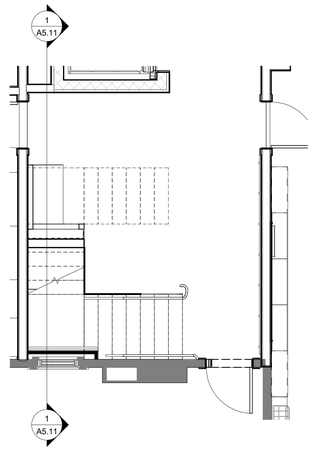

1 **South Stairs**
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ENLARGED PLAN, INTERIOR ELEVATIONS & DETAILS

PRELIMINARY
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Project number 23-0162
Date 10/22/2024

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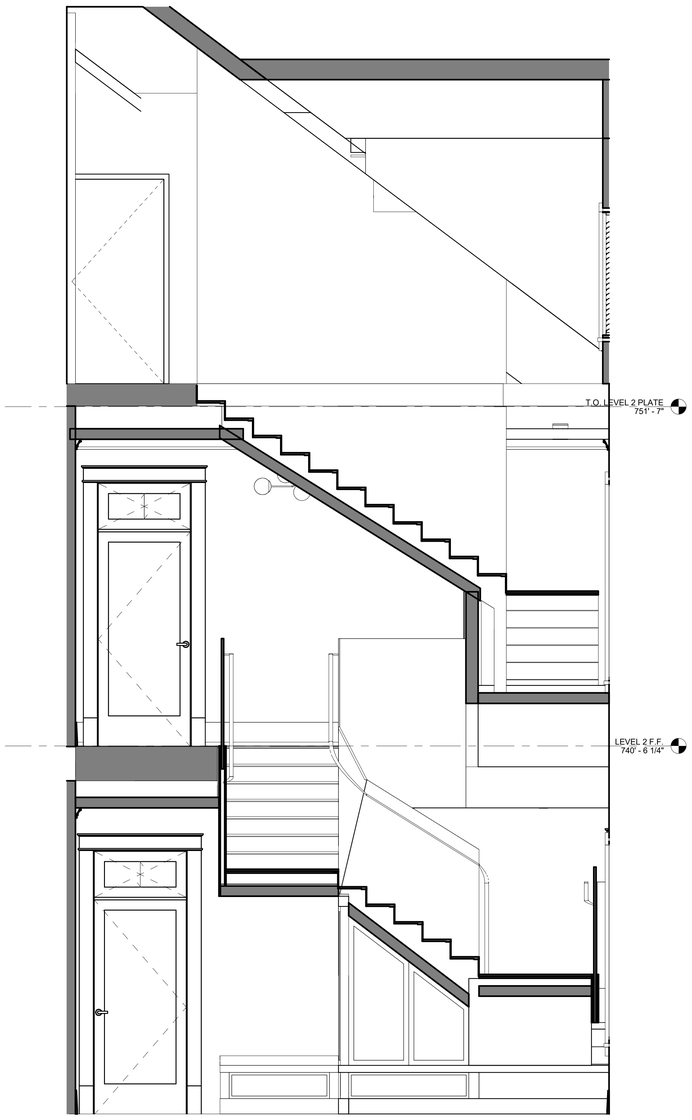

1 x
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HILDEBRAND HOUSE RENO & EAST CAMPUS IMPROVEMENTS

2419 MCCULLOUGH AVENUE, SAN ANTONIO, TX 78212

N

No.	Date	Description

ENLARGED PLAN, INTERIOR ELEVATIONS & DETAILS

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Project number 23-0162
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A5.11

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HILDEBRAND HOUSE RENO & EAST CAMPUS IMPROVEMENTS

2419 MCCULLOUGH AVENUE, SAN ANTONIO, TX 78212

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No.	Date	Description

STAIR PLANS, SECTIONS & DETAILS

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(PARTNER IN CHARGE) - REGISTRATION #
REGISTERED ARCHITECT, (NAME OF STATE)

Project number 23-0162
Date 10/22/2024

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DATUM
ENGINEERS

November 8, 2024

Mr. Tristan Andrews
Overland Partners
203 E. Jones Ave. Suite 104
San Antonio, Tx 78215

RE: Keystone Hildebrand House Servant's Quarters Assessment

Dear Tristan:

Per your request we have reviewed the Servant's Quarters structure on the Keystone Campus and find it in a state of significant decay and believe it would be impractical to repair.

We believe that the existing deterioration meets the qualifications of, "Substantial," in accordance with the International Existing Building Code (2021 IEBC). Therefore, all repairs and strengthening would need to result in systems that meet current building codes. (Rather than replaced in-kind.) Application of the current building code requirements will result in reinforcement or replacement of a majority of the current structural members of this structure, including roof deck, roof joists, wall studs, floor deck, floor joists, and foundations.

Excerpts from the 2021 EIBC
(From ICCSafe.org. ("[BS]" below identifies jurisdiction of the Structural Code Development Committee, "P" indicates that premium commentary is available on ICCSafe's website.)

[BS] 405.2.4 Substantial structural damage to gravity load-carrying components. P

Gravity load-carrying components that have sustained *substantial structural damage* shall be rehabilitated to comply with the applicable provisions for dead, live and snow loads in the *International Building Code*. Undamaged gravity load-carrying components that receive dead, live or snow loads from rehabilitated components shall also be rehabilitated if required to comply with the design loads of the *rehabilitation* design.

[BS] SUBSTANTIAL STRUCTURAL DAMAGE. A condition where any of the following apply:

1. The vertical elements of the lateral force-resisting system have suffered damage such that the lateral load-carrying capacity of any story in any horizontal direction has been reduced by more than 33 percent from its predamage condition.
2. The capacity of any vertical component carrying gravity load, or any group of such components, that has a tributary area more than 30 percent of the total area of the structure's floor(s) and roof(s) has been reduced more than 20 percent from its predamage condition, and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by the *International Building Code* for new buildings of similar structure, purpose and location.
3. The capacity of any structural component carrying snow load, or any group of such components, that supports more than 30 percent of the roof area of similar construction has been reduced more than 20 percent from its predamage condition, and the remaining capacity with respect to dead, live and snow loads is less than 75 percent of that required by the *International Building Code* for new buildings of similar structure, purpose and location.

Existing Conditions:

The structure is a single-story, approximately 400 square foot wood structure. The roof structure includes wood planks on sloped 2X4 wood rafters, at 24" o.c., spanning 12' between exterior load-bearing walls with a ridge on the east side. These members would be under-sized under the current building code. Nailers span between joists and support wood shingle roofing. The shingles on the west side of the roof have been covered with a corrugated metal roofing, which does not appear to be properly shedding water. Two areas of the ceiling have collapsed from water infiltration, and the visible structure at each location shows signs of water damage. Beyond the ridge, a shed roof extends several feet beyond the exterior wall. This portion of the roof is covered with asphalt shingles and is in poor condition. Structural decking below these shingles has significantly deteriorated and is failing in several locations. Aside from deterioration, the original construction included a notch greater than half the depth of the overhanging rafter, which is structurally suspect.

The floor structure includes wood floor decking directly applied to wood floor joists. The floor joists appear to be 2x6 at 24" centers, spanning the 12' width of the building. This would not meet current building code requirements. The floor framing has failed at the bathroom area due to water damage and neglect. Additionally, the subgrade appears to be closer than 12" from the joist soffit, violating current building codes. No interior girder is observed. The floor perimeter appears to bear on a wood girder. At the north entry, and at one location on the west wall, deterioration of the girder can be observed. We suspect that shallow timber posts support perimeter girders, though these posts were not observed. A significant amount of foundation movement has occurred, likely due to the vertical movement of the shallow clay soils and root growth of adjacent trees.

The exterior wall framing is observed at one location adjacent to a ceiling failure. That framing appears to include a single top plate over 2x studs at 24" centers. Considering the roof and exterior wall conditions, we expect that many portions of the sill plates have been exposed to moisture and will require removal and replacement.

Please let me know if I can provide you with any more information.

Sincerely,

DATUM ENGINEERS, INC.

Lawrence Rickels, P.E.
Principal

Keystone School

Hildebrand - Hamilton House Preliminary Condition Assessment

2419 McCullough Avenue
San Antonio, Texas 78212

FINAL REPORT
March 28, 2022
SGD No. 2107.00

PREPARED FOR:

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119 East Craig Place
San Antonio, Texas 78212

Overland Partners Architects
203 East Jones Avenue, Unit 104
San Antonio, Texas 78215
Adam Bush, AIA, LFA, LEED AP [BD+C], Principal

PREPARED BY:

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Keystone School

Hildebrand - Hamilton House Preliminary Condition Assessment

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Principal Architect, Seventh Generation Design, Inc.
Project Researcher and Historic Preservation Specialist

Pam J. Carpenter, RA, RID, LEED AP [BD+C]
Principal Architect, Seventh Generation Design, Inc.
Project Condition Assessment and Measured Drawings

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INTRODUCTION

In 2019, Keystone School engaged Overland Partners Architects to formulate a comprehensive master plan, guiding growth and development of its campus for the next ten to fifteen years. As the planning team's historic preservation consultant, Seventh Generation Design, Inc. conducted an existing building inventory and evaluation of Keystone School's main campus to assist the team in identifying preservation priorities and strategies relevant to the master planning effort. The inventory and evaluation sought to build upon the original National Register Nomination for the Monte Vista Historical District prepared in 1998 and the "Facility Audit" report prepared by Building Solutions, Inc. in early 2019. Seventh Generation's "Preliminary Building Inventory and Historical Evaluation," incorporated into Overland's "Keystone School Masterplan," systematically documented basic attributes of thirteen historic buildings on Keystone's main campus. These attributes included each building's current and historic addresses, campus reference number, current name, historic name, year of construction, architect or builder, architectural style, National Register (NR) classification, NR criteria for evaluation, and a relative rating of potential historic significance. Due to the limited scope of the inventory and evaluation, it was recommended that further historical research and physical investigations be conducted for each existing building as phases of the master plan are implemented.

In the years since the master plan document was drafted and approved, Keystone School and Overland Partners have continued to delineate and refine the extents of the first phase of implementation. While adapting the North Hall (historically known as the San Gabriel Apartments) has emerged as a phasing priority, a better understanding of the physical condition, the historical significance, and the reuse potential of the H. E. Hildebrand House – the subject of this investigation – has also been identified as crucial for informing the initial steps of implementation. To this end, Seventh Generation provided the following services, the findings and work products of which are summarized in this report:

- Preliminary architectural and structural condition assessment
- High dynamic range (HDR) digital photographic documentation of existing exterior and interior conditions
- Field-verified measured digital base drawings in AutoDesk Revit
- Construction of a chain of title for the property based on Bexar County Land Records to develop a chronological narrative of the historical background and context of the property
- Survey of historical documents such as:
    - Sanborn Fire Insurance Maps
    - City Directories
    - United States Census Records
    - Bexar County Birth, Marriage and Death Records
    - UTSA Photographic Archives
- Construction of a genealogical and biographical summary of early residents

HISTORIC BACKGROUND AND CONTEXT

Monte Vista Historic Neighborhood District

Keystone School is located in the Monte Vista Historic District, situated north of the San Antonio, Texas' Central Business District on a rocky upland elevated nearly 100 feet above downtown. The district is named for the largest of the fourteen subdivisions in the neighborhood and is both a local historic district and a national historic district, listed on the National Register of Historic Places. Development of the area was spurred by the construction in the late 19th and early 20th Centuries of several streetcar lines connecting this early northern suburb to the downtown. Development was also made viable by the emergence of privately owned automobiles and the expansion of services and infrastructure by private developers and speculators purchasing large tracks of land through municipal public auctions. At first, development and home construction started off slowly, beginning in the 1882, but experienced an intense boom in the 1920s and 1930s prior to the effects of the nation-wide Great Depression were felt in San Antonio by the mid-1930s. This relatively long per of development has resulted in a stylistically diverse collection of residential, commercial and institutional architecture ranging from architect-designed grand Classical Revival Style and Tudor Revival Style mansions and Gothic Revival churches to more modest scaled Craftsman Style and Cottage Style derived from catalogs of stock floor plans purchased from Sears and Roebuck Company in Chicago. The neighborhood is probably best known for its numerous fine examples of stately Spanish Colonial Revival Style mansions and cottages design by San Antonio's most prominent architects of the era, though there are also a few noteworthy examples of Art Deco and early Modernist residences to be found, too.

Keystone School, founded in 1948, moved to its present location in Monte Vista at in 1953. The buildings at Keystone's main campus at 119 East Craig Place are a microcosm of the stylistic diversity of the surrounding neighborhood. The homes and carriage houses were originally built by some of the most prominent families during San Antonio's Gilded Age, making their vast fortunes in the banking, railroad, and lumber industries, and through land speculation and development. The campus's elegant and historic mansions contribute to the school's atmosphere of tradition and academic rigor, while fostering a strong sense of community within a safe environment for intellectual exploration and growth.

The Hildebrand – Hamilton House: Property and Date of Construction

The Classical Revival Style residence at 2419 McCullough Avenue, commonly known as the H. E. Hildebrand House, is a relatively recent addition to Keystone School's main campus. It was acquired by the School in November 2016 from Louis Viramontes. It is currently used for storage of furniture and equipment while the School assesses the structure's long-term utility to the institution's goals and needs.

H. E. Hildebrand House should more properly be named the Hildebrand – Hamilton House for reasons discussed below. The three lots on which the house was erected (New City Block 1706, Block 2, Lots 11, 12, and 13)[ ] were historically addressed as 1215 McCullough Avenue before the City of San Antonio implemented a systematic revision of property addresses in the mid-20th century[ ]. The property (along with several other lots in the area) was allotted to Henry Elbert Hildebrand (1867-1931) in 1894 by the development partnership of Leroy G. Denman, Thomas H. Franklin, Henry E. Hildebrand, and Ben Stribling for his share in the venture (BCDR 130: 77-79).

It is noteworthy that Hildebrand's partners were all very prominent citizens of San Antonio who were frequently involved in speculative land development during this era. For example, Leroy Gilbert Denman (1855-1916) was appointed in 1894 by Governor James S. Hogg to serve as an associate justice of the Texas Supreme Court. Denman would later serve as the president of the San Antonio Loan & Trust Company and was chairman of the board of directors of the San Antonio National Bank (Handbook of Texas Online: "Denman, Leroy Gilbert"). All his partners figured prominently in the development history of the subdivisions that comprise the Monte Vista Neighborhood and owned homes on properties near the Hildebrand – Hamilton House (NR Nomination Monte Vista 1998: Section 8, p. 87).

Based upon the archival investigation conducted for this report, the date of construction of the Hildebrand – Hamilton House may be narrowed to 1908/09. This is contrary to the date of 1891 as indicated in the National Register Nomination for Monte Vista (NR Nomination Monte Vista 1998: Section 7, p. 52). This discrepancy may be due to the sheer number of properties included in the nomination did not lend to a highly granular investigation into any one particular property. The 1906 deed document in which H. R. Ellison, et al. (including H. E. Hildebrand) as Grantor conveys to the City of San Antonio as Grantee a sewer right-of-way along the western edge of the property (Lot 11) suggests that land in this part of the subdivision may have remained unimproved (BCDR 242: 531).

Stronger evidence for an assumed date of construction of 1908/09 may be supported by examining the *City Directory* of the period. H. E. Hildebrand and his wife, Susan "Susie" Franklin (nee Hamilton) Hildebrand (1865-1949), are shown to be residing at 116 West Woodlawn Avenue in 1908, just one block west of the subject property and the home of Susie's parents (City Directory 1908: 431). Additionally, the *1908 City Directory* omits 1215 McCullough, suggesting that it was still a vacant lot in 1908 (City Directory 1908: 160). By 1909, however, the *City Directory* locates the Hildebrand family at 1215 McCullough and identifies Henry as the president of the Carter-Mullaly Transport Company (City Directory 1909: 163 and 442).

The Hildebrand – Hamilton House: Single-family vs. Multi-family Residence

Properly understanding the surviving physical features of the building, their potential level of historic and cultural significance, and modifications over time, requires understanding how the property was originally configured and used. Seventh Generation's initial condition assessment and development of measured drawings presented several questions to the investigators. The initial assumption was that the Hildebrand – Hamilton House was originally a large, single-family mansion that became subdivided into smaller apartments as dynastic fortunes waned and ownership of the property changed to non-resident landlords. This transformation of use and ownership was very prevalent throughout the neighborhood and city during a period of economic decline during The Great Depression and the Post World War II eras. Typically, modifications to large historic homes to convert them to apartment units would be accomplished through generally inferior materials and methods to that of the original. And newly introduced kitchens and baths would reflect more contemporary materials and fixtures from later periods. However, the physical evidence observed during the assessment did not support this assumption. The investigators observed very few significant and obvious modifications, and the finishes and millwork in all the kitchens and baths appear to date from a very early – if not original – period of construction.

The plan configuration which emerged from the measured drawings also defies simple explanation. Unlike most duplexes and quadraplexes retrofitted by subdividing a large mansion into separate apartments, the

Hildebrand – Hamilton House provides three separate and similarly ornate entrances at the front facade. Additionally, there are doors accessing both the north and south sides of the first-floor level, passing through commonly shared storage and support spaces. The interior configuration of the units suggests a very communal relationship between the occupants at the first floor, while the two upper units enjoy more privacy from their neighbors. All four units may be accessed independently from the rear porch, suggesting that the domestic servants were shared in common by the residents. Finally, several interior partitions angle at forty-five degrees to the primary structure and create a warren-like configuration of interior single-loaded corridors at the second level. These eccentric walls might be assumed to be later additions, and yet appear to be constructed during the same construction campaign and of the same materials and quality as the overall structure.

A possible explanation for this perplexing physical evidence regarding the use and relationship of the occupants may be revealed through further archival investigation. On April 22, 1908, H. E. Hildebrand and his father-in-law, Col. William Belhaven Hamilton (1832-1913), exchange part ownership in various parcels of land in the area to each other. Through this transaction, Col. Hamilton acquires an undivided half share ownership in the three lots comprising the subject property (BCDR 287: 58). Significantly, the 1910 United States Federal Census records ***two*** distinct heads of households and at least three dwelling units at 1215 McCullough Avenue, identifying seven family members, a driver, and a cook (1910 US Federal Census: Bexar, San Antonio Ward 4, District 0032). As attested in subsequent census records, this pattern of use continues for nearly the next four decades with the house being continuously occupied by descendants of the Hildebrand and Hamilton Families, and a growing number of unrelated tenants. In the 1920 Census, Henry and Susie Hildebrand continue to share the house with Susie's widowed sister, Katherine "Katie" B. (nee Hamilton) Magruder (1862-1949). The 1930 Census records the house being occupied by a surprising nine extended family members, five lodges, two domestic servants, and the nine-year-old son of the servants. This growing number of occupants may reflect the increasing financial difficulties brought on by the Great Depression and the reliance on family assistance prior to the advent of the social safety net established through the New Deal.

With the passing of H. E. Hildebrand in 1931, his son Rollin Elbert Hildebrand (1894-1959) assumes the role of family patriarch, living with his wife and two daughters in the house. In 1939, Katie Magruder sells her part ownership interest in the house, inherited from her parents to her sister Susie Hildebrand (BCDR 1713: 554). Katie apparently continues to live with her sister for some time after the sale, appearing in the 1940 Census as a renter paying a monthly rent of ten dollars. Katie died on June 18, 1949, over 47 years after the death of her husband William Howard Magruder (1856-1902).

Being the only child of H. E. and Susie Hildebrand, it is assumed Rollin Hildebrand received sole undivided ownership of the house and property with the passing of his mother in 1949. The archival documentary evidence for this transfer has not been identified to-date. Through a Gift of Deed in 1953, Rollin conveyed the property to his wife Nancy "Nannie" McKie (nee Fly) Hildebrand (1894-1985) to have for the rest of her natural days with ownership passing to their two daughters in equal shares upon her death (BCDR 3943: 353). However, perhaps because Rollin and Nannie were living on their ranch outside of San Antonio and had no need for the house, Nannie gives the property to her daughters, Martha Franklin (nee Hildebrand) Luke (1921-1961) and Nancy Fly (nee Hildebrand) Bredenberg (1926-1981), through a Gift of Deed in 1956 (BCDR 3943: 355). The oldest daughter Martha died at Ft. Sam Hospital in 1961 after a tragic accident while

burning trash and suffering over 50% burns to her body. Two years after her death, Martha's heirs and her sister Nancy Bredenberg sell the property to Leah R. Wilson and David S. Christian after fifty-five years of continual family ownership (BCDR 5065: 610). The last known living direct descendant of H. E. and Susie Hildebrand is their great granddaughter Nancy Fly Bredenberg (1948-) who grew up in Alamo Heights and now lives in Dobbs Ferry, New York (Ancestry.com: Bredenberg, Nancy Fly). She is also a great great granddaughter of Col. William B. Hamilton.

While Seventh Generation's archival investigations focused on the property's relationship to Hildebrand and Hamilton Families, it is assumed that after the 1963 sale it became largely a rental property with absentee ownership. Though the Period of Historic Significance may be considered to coincide with the Hildebrand and Hamilton Families' ownership, additional research may reveal important societal trends, cultural developments, and noteworthy persons associated with the property in the Post WWII Era worthy of study.

Chain of Title Summary

Hildebrand - Hamilton House

2419 McCullough Avenue, San Antonio 78212 (Formerly 1215 McCullough Avenue)

NCB 1706 BLK 2 LOTS 11,12,& 13

BCAD Parcel ID: 119516

CoSA Parcel Key: 12914

Zoning: MF-33 IDZ

Zoning Overlay: H UC-5 (Monte Vista Historic District)

DATE	TYPE	DESCRIPTION	GRANTOR	GRANTEE	BOOK	VOL.	PG.	DEED NO.	COMMENT
11/04/2016	WD	Warranty Deed	Viramontes, Louis	Keystone School	OPR	18188	2355	20160219767	
11/13/1969	D	Deed	Wilson, Leah R, Wilson, Ellis, & Christian, David S	Viramontes Louis	Deed	6259	213	1969_13978	
12/26/1963	WD	Warranty Deed with Vendor's Lien	Bredenberg, Nancy Hildebrand and husband Bredenberg, Fred[1], & Luke, Edward S[2]	Wilson Leah R & Christian David S	Deed	5065	610	1963_549081	1, 2
11/09/1956	DG	Deed of Gift	Hildebrand Nannie Fly	Luke, Martha Hildebrand & Bredenberg, Nancy Hildebrand	Deed	3943	353	1956_75302	
12/12/1953	DG	Deed of Gift	Hildebrand Rollin E	Hildebrand Nannie Fly	Deed	3943	355	1953_75303	
		Probate Record[?]		Hildebrand Rollin E					
10/12/1939	D	Deed	Magruder Katie B	Hildebrand Sue F	Deed	1713	554	1939_191871	
04/22/1908	D	Deed[3]	Hildebrand H E	Hamilton Wm B	Deed	287	58	1908_9999187475	3

02/23/1906	D	Deed[4]	H R Ellison, et al	San Antonio City of	Deed	242	531	1906_99991744182	4
03/16/1894	D	Deed[5]	Denman, Franklin, Hildebrand & Stribling	Denman, Franklin, Hildebrand & Stribling	Deed	130	77	1894_99991605220	5

Chain of Title Notes:

[1] Nancy Hildebrand Bredenberg and her husband, Fred Bredenberg of the County of Nueces.

[2] Edward S. Luke Individually and as Independent Executor of the Estate of Martha H. Luke.

[3] H. E. Hildbrand conveys one half undivided ownership of Lots 11, 12, and 13.

[4] Including H. E. Hildebrand's conveyance of sewer right-of-way along western edge of Lot 11.

[5] Allotment of individual lots to members of the subdivision development partnership, including H. E. Hildebrand's allotted share of the subdivision, conveying Lots 12 and 13. N.B.: Lot 11 originally allotted to Ben Stribling.

Biographical Summary of Henry Elbert Hildebrand (1867-1931)

Henry Elbert Hildebrand (or simply H. E. Hildebrand as he appears in most documents) was born July 21, 1867, in Fayette County, Texas to William Jackson Hildebrand (1832-1908) and Narcissa (nee Wittenberg) Hildebrand (1839-1925) (Bexar County, Texas, US Death Certificates: November 14, 1931, Registrar No. 3400). Though he died at the relatively young age of 64, he had fulfilled enough business and civic roles to occupy several lifetimes. Throughout his adult life, Hildebrand was extremely active in the Democratic Party, serving in numerous leadership roles including as local chairman., and was influential in bringing its state convention to San Antonio in 1906. A brief survey of leading local newspapers from the 1890s to 1920s find numerous articles and announcements where Hildebrand feature prominently in political affairs.

As president of the city's Chamber of Commerce in 1903 and 1904, he was largely responsible for the MKT Railroad constructing a direct line to San Antonio. Hildebrand also served as clerk of the Fourth Court of Appeals, a district judge on the exemption board of the Western District of Texas during World War I and promoted the federal government's expansion of Fort Sam Houston.

As a businessman, Hildebrand had interests in an abstract company, the Alta Vista dairy, Southern Transfer and Storage and a real-estate firm, Requa & Hildebrand. He also was a chief developer of Laurel Heights and the Scenic Loop Playground Club. Hildebrand selected a site abutting Helotes Creek just north of the Grey Moss Inn as the spot for his own country cottage. Within five months of the opening of Scenic Loop Playground in 1929, Hildebrand announced that he had sold his cottage to a Mr. Tom C. Thornton of California, a prominent businessman.

At the time of the construction of the Hildebrand – Hamilton House, he was president of the Carter-Mullaly Transport Company, fulfilling lucrative contracts with the City of San Antonio by transporting road building materials for the rapidly expanding municipal road network. Hildebrand Avenue in San Antonio was named in his honor during his lifetime.

On the civic side, he was a director of the Kiwanis Club and the San Antonio Board of Realtors, president of the Businessmen's Club and of the Battle of Flowers Commission. His brother, Ira Polk Hildebrand was a prominent San Antonio attorney who ultimately was named Dean of the University of Texas Law School.

H. E. Hildebrand married Susan "Susie" Franklin Hamilton in Austin, Texas on February 25, 1891. She was the daughter of William Belhaven Hamilton and Annie Hampton Herbert (see below) and was born in or near Summit, Pike County, Mississippi. The Hamilton Family moved to San Antonio when Susie was a young teenager in 1877. Henry and Susie had one son, Rollin Elbert Hildebrand who became a prominent businessman and rancher in his own right. Henry and Susie are buried together at the Confederate Cemetery in San Antonio, Texas.

Biographical Summary of Colonel William Belhaven Hamilton (1832-1913)

The following is based primarily on several articles in the *San Antonio Light* on July 11, 1913, announcing the death of William B. Hamilton's daughter, Lisette Herbert Bauman, while visiting from South Caroline and within hours of her father's death:

Colonel William Belhaven Hamilton was born in Wilkinson County, Mississippi on July 11, 1832, and "came of distinguished ancestry." His father was Colonel William S. Hamilton, a notable soldier of the War of 1812 and an intimate friend of General Winfield Scott. His paternal grandfather was John Hamilton, who resigned the Scottish title of Lord Belhaven to "accept service under the newly born republic of the Untied State."

Though the newspaper article is a bit confusing in its references to the various Colonel Hamiltons, the genealogy as described suggests that William B. Hamilton was the great-grandson of the Founding Father Alexander Hamilton. However, after conducting more in-depth genealogical research into William B. Hamilton's ancestry, we believe that it is more likely the Hamilton family that is the subject of this report is indeed related through at least two distinct lines of descent to a common ancestor and/or ancestors of the Founding Father. However, they are not direct descendants but distant cousins. The Hamilton clan of Scotland is very extensive, so it is easy to understand how the newspaper article about William Belhaven Hamilton's death may have conflated several different Alexanders together. The noble clan of Hamilton holds or held numerous titles in Scotland, Ireland, and England, with the Duke of Hamilton ranking second in Scottish peerage to the Prince of Wales himself. One of the branches of the family holds the title of Lord Belhaven and Stenton, a lordship in the Scottish Parliament created in 1647.

Because of the complexities of succession of the title in the 1700s, accurately documenting our Hamilton family's connection to the Lords of Belhaven and Stenton is beyond the scope of this report. The first potential lineage linking our Hamilton family to Scottish nobility is as follows: William Belhaven Hamiton's father was William Southerland (or Sutherland) Hamilton (1789-1872); paternal grandfather was John Hamilton (1762-1822) (who was born in Philadelphia, Pennsylvania and died most likely near Edenton, North Carolina); and great-grandfather was Alexander Hamilton (1740-1766). This Alexander Hamilton was the one confused by the author of the newspaper article as being the Founding Father but is said to be the first of his line in America and settling in Philadelphia. (The Founding Father came from the British West Indies and settled in New York.) Unfortunately, the archival documentary trail encounters a dead end, and we were unable develop this line of research further. However, it is through this line that we believe a connection to the Lords of Belhaven and Stenton may be eventually established through future research. Pride in this

heritage is clearly demonstrated by the persistent use of Belhaven as a middle name by several male family members throughout the generations.

The second noble lineage is as follows and is better documented, leading to some very prominent figures in British history: William Belhaven Hamiton's father was William Southerland (or Sutherland) Hamilton (1789-1872); paternal ***grandmother*** was Angel (*nee* Hamilton) Hamilton (1758-1790) (wife of his paternal grandfather John Hamilton listed above); great-grandfather was The Reverend Doctor John Hamilton (1725-1773) (who was born in Strabane, County Tyrone, Ireland and died in Baltimore, Maryland); great-great-grandfather was The Honorable Charles Hamilton (1704-1787) (Member of Parliament for Strabane, Ireland and Truro, Fellow of the Royal Society, and creator of Painshill Park); three-great-grandfather was James Hamilton, Sixth Earl of Abercorn (1701-1734) (Groom of the Bedchamber of King Charles II and a member of the Privy Council in Ireland); four-great-grandfather was Colonel James Hamilton (c.1630s-1673) (Ranger of Hyde Park and buried at Westminster Abbey); five-great-grandfather was Sir George Hamilton, First Baronet of Donalong (c.1608-1681); and six-great-grandfather was **Sir James Hamilton, First Earl of Abercorn (1575-1618)**.

The Founding Father Alexander Hamilton's father was Sir James Alexander Hamilton, Earl of Clanbrassill (1717-1799); grandfather was Lord Alexander Hamilton, 14th Laird of Grange (1679-1763); great-grandfather was Sir George Hamilton, First Baronet of Donalong (c.1608-1681); and great-great-grandfather was **Sir James Hamilton, First Earl of Abercorn (1575-1618)**, the same mentioned above in William Belhaven Hamiton's lineage. Because the Founding Father was born out of wedlock to James A. Hamilton and Rachel Faucette and orphaned at an early age, neither he nor his older brother inherited a noble title. Despite his tragic early childhood, Hamilton went on to become an important revolutionary, military leader, political theorist, writer, and the first Secretary of the Treasury under President George Washington.

William B. Hamilton's mother was Eliza C. Stewart, the daughter of Colonel Duncan Stewart of the Revolutionary Army, connecting to an equally impressive pedigree stretching back to Scottish nobility including Robert the Bruce.

In keeping with the military legacy of his ancestors, William B. Hamilton was a Confederate soldier, "serving with distinction on the staff of Colonel John C. Breckenridge." Enlisting in 1862 at West Fehiciana Parish, Louisiana, Hamilton participated in the Battle of Baton Rouge. At Camp Amite he was made Breckinridge's provost marshal and breveted lieutenant colonel for his outstanding service. Due to failing health, he was not able to accompany the army to the field, serving as a "produce loan agent to collect funds for the Confederate treasury" until its eventual fall. Through his association with several prominent former Confederate officers and government leaders, Hamilton became involved with the New York Life Insurance Company in 1867. This association he apparently maintained for the rest of his life, being described "at the time of his death was the oldest agent for that company." He was said to have traveled extensively over much of Texas and Mississippi long before the era of railroads and is referred to as a "Pioneer."

Hamilton married Annie Hampton Herbert (1839-1918), a member of a prominent and politically connected South Carolina family. A newspaper article points out that she is the cousin of the Honorable Hilary A. Herbert, former Secretary of the Navy under President Cleveland. The Hamiltons eventually have six children, including Katherine "Katie" Magruder, Susan "Susie" Franlkin Hildebrand, Annie E. Hamilton (1870-1947), William B. Hamilton, Jr. (1873-1951), Vivian Earle Hamilton (1875-1948), and Lisette Herbert Bauman (1880-1913).

Hamilton and his growing family moved to San Antonio in 1877 where he continued to represent the New York Life Insurance Company. A newspaper article states that, "During his long residence in San Antonio Colonel Hamilton has always been prominently identified with all the movements for the betterment of the city. He was a man of business acumen and had amassed a comfortable fortune."

One assumes that in preparation for his ultimate demise and out of concern for the long-term financial security of his wife and extended family, the aging William B. Hamilton enters a real estate deal with his son-in-law, H. E. Hildebrand, to obtain one half undivided interest of the subject property in 1908. After a long and prosperous life, Col. William B. Hamilton passes away at the age of 81 "not unexpectedly" on July 11, 1913, following a period of illness. He is later joined by Annie in 1918 and the two may be found buried together at the Confederate Cemetery in San Antonio, Texas.

Biographical Summary of Alfred Giles (1853-1920)

While the National Register of Historic Places Nomination for Monte Vista credits Alfred Giles as the architect for the Hildebrand – Hamilton House, Seventh Generation's investigations remain inconclusive on this matter. The following is excerpted from an entry prepared by Mary Carolyn Hollers George for the Alfred Giles Drawing Collection, Alexander Archives, University of Texas Libraries, The University of Texas at Austin. Additional information may be obtained from her book *Alfred Giles: An English Architect in Texas and Mexico,* San Antonio: Trinity University Press, 1972:

Alfred Giles, son of Thomas and Sophie Brown Giles, was born at Hillingdon, Middlesex, England, on May 23, 1853. He attended the Proprietary School at Gravesend, Kent, for four years, beginning in January of 1864. A member of the Church of England, he had a boyhood ambition to enter the ministry. Upon finishing school at seventeen, Giles chose his life's work and was apprenticed to the architectural firm of Giles and Bivens in London. The senior partner, John Giles, was not related to Alfred. As part of his training, he attended classes in the arts of construction at King's College, University of London. Upon completion of the two-year term of apprenticeship, Alfred Giles was employed by the firm for a brief period. In 1873, the young architect immigrated to the United States and, for health reasons, settled in Texas. He worked for three years in the office of John H. Kampmann, a successful San Antonio contractor, from whom he acquired skill in the use of locally available building materials, especially stone. When Giles established his own firm in 1876, the dreary period of Reconstruction was coming to an end. Ranchers, farmers, and merchants grew prosperous, and San Antonio became a focal point of commerce and amusement for a vast area. The advent of the railroad in 1877 greatly expanded the choices of building materials, and returning travelers brought with them newly acquired tastes for novelty. Indeed, the Victorian period was characterized by rapid changes of style, and Giles' work reflected a great variety of styles derived from architectural forms of the past, usually in new combinations. Giles' own means of expression, however, always took precedence over novelty of fashion. The sobriety and simplicity with which he adapted and combined these stylistic elements suggests that he exercised strong control over his work and that he preferred restraint. A reserved use of ornament and a strong feeling for symmetry, even in asymmetrical compositions, characterize his approach.

Giles produced unpretentious domestic residences and showy mansions, as well as commercial and institutional structures for clients who were the makers of San Antonio, especially the Mavericks, the altruistic developers of Alamo Plaza and Houston Street for whom Giles designed twenty major structures, and the Terrell family for whom he designed at least seven. Indeed, San Antonio was a Giles town with forty

structures to his credit in the central city alone by 1900. Families in other Texas towns were also loyal clients, especially Captain Charles Schreiner of Kerrville and the Faltin and Ingenhuett families of Comfort.

Giles' Monterrey Office: At the turn of the century, a brilliant architect named Atlee Ayres began to claim most of the prestigious jobs in San Antonio. Giles' response was to open a branch office in Monterrey, Nuevo Leon, Mexico and extend his practice throughout Northern Mexico, while maintaining his practice in Texas. Again, it was a propitious move and the architect known there as Alfredo Giles was an immediate success. The dictatorial Mexican president, Profino Diaz (1877-1911), gave preferential treatment to foreign interest as a means of bringing his country into the modern epoch. In concert with the industrialists who were his clients, Giles designed eight major buildings within four blocks in downtown Monterrey, as well as eleven building in the state of Chihuahua for General Luis Terrazas who quite literally owned the state.

The Revolution of 1910 curtailed Giles' practice in Mexico, but he continued to find work there until his death in 1920. His buildings in Mexico have long been a source of great pride and most have been maintained in a better state of preservation than their counterparts in the U.S.

Service to the Profession: Despite his far-flung enterprises, Alfred Giles served his profession well, presiding at the organizational banquet of the Society of San Antonio Architects on August 6, 1908. He was also chosen chairman of the Texas State Association of Architects when they reorganized in 1908 in Austin. Both attempts to organize failed. In 1928, the state group finally formed a lasting alliance, and another San Antonio architect, Ralph Cameron, was elected its first president.

Family Man: On December 15, 1885, Alfred Giles married Annie Laura James, daughter of John James, surveyor of Bexar County. They had eight children of whom only survived to adulthood.

Visionary Rancher: After 1885, with the proceeds of his inheritance (extensive real estate holdings in London) the architect began purchasing land near Comfort, Texas. His partner in land ownership was his brother-in-law, Judge John Herndon James. The ranch, named Hillingdon after the family seat in England, soon comprised 13,000 acres where horses, mules, registered Aberdeen-Angus cattle, and Angora goats grazed. Giles was a founding member of the Texas Sheep and Goat Raisers' Association and a member of the Texas Cattle Raisers' Association. He instituted progressive land management practices that have been continued by his family to the present day. [Hillingdon Ranch was featured in the March 1999 issue of *National Geographic* in an article by John Graves.]

On August 13, 1920, at Hillingdon Ranch. Alfred Giles died. He is buried beside his wife, who died in 1909, in City Cemetery Number 1 in San Antonio.

NB: Giles' office in the Soledad Block of San Antonio was destroyed by fire in the spring of 1892. Materials from Giles' practice from 1892 t0 1920 were lost in the 1940s. As a result, it is extremely unlikely that original architectural drawings of the Hildebrand – Hamilton House have survived to the present day.

CONDITION ASSESSMENT & TREATMENT RECOMMENDATIONS

Pamela J. Carpenter and Scott Wm. Carpenter of Seventh Generation collected field measurements for base documentation and performed a limited visual assessment of the Hildebrand – Hamilton House in late August 2021. Scott Carpenter also gathered high-definition, high dynamic range (HDR) photographs of the exterior and interior of the building to create a visual record of its current condition and to serve as an aid

in developing a future rehabilitation plan. During several site visits, Seventh Generation reviewed the site and the general condition of the structural and architectural elements of the building, limited to visual observations of readily accessible elements and employing non-destructive methods of examination. Additionally, Seventh Generation assisted Sparks Engineering in accessing the foundation for preliminary observation and provided base documentation for recording the condition of the foundation, framing, and other structural elements.

Site

The Hildebrand – Hamilton House is situated on a near half-acre lot (approximately 21,174 square feet) located at the southwest corner of the intersection of Woodlawn and McCullough Avenues. The house occupies the crest of a predominant hill or ridge with the grade sloping significantly down toward in the north and east directions and more gently to the south toward the nearby Kinder Building (historically known as the Kray House at 2407 McCullough Ave.). The natural grade of the hill is retained on the east by and existing concrete site wall of approximately three feet in height. A public sidewalk with metal pipe railings runs adjacent to the retaining wall with steep concrete steps leading from the public right-of-way to the approach walk and front porch. An earthen berm with an unpaved pedestrian path and low concrete edging follows along the northern boundary of the site and lead to the existing sewer drain and pipe at the original western boundary of the property bridged by a concrete walk with metal railing. A metal chain-link cyclone fence provides a temporary security perimeter to the site.

- *Entry Drive and Parking Area.* A very steep entry drives accesses the site directly off McCullough Avenue near the northeast corner of the lot running in an east-west orientation. The drive is flanked on both north and south sides by concrete retaining walls, with and odd vestigial steps located on the north side leading to the unpaved pedestrian path. The drive leads to a level part of the site directly north of the site and extending to the northwest corner of the property. A review of the Sanborn Fire Insurance Maps reveals that this region of the site was originally occupied by a one-and-a-half story carriage house or garage and a small utility shed presumed demolished at some point in the property's history.
- *Pedestrian Walkways and Patios.* A concrete walkway leads from the steep steps rising from McCullough Avenue and flares at the base of the wood steps leading to the front porch and entrance of the house. A branch of the walk extends along the north side of the porch a few feet to the west before terminating. These site elements appear original or to date from the period of historical significance. A narrow and crudely fashioned walk extends from the northeast corner toward the gravel level area likely demarcating the location of the carriage house. This walk has shifted and buckled over time. Though it may date from the period of significance, this feature has exhausted its utility and should be removed or replaced. Patios and walks along the south and west side of the house are composed of brick pavers. While these may not date from the period of historical significance, they are not inappropriate within their context. However, the bricks have settled and shifted over time presenting potential tripping hazards and accessibility issues. If retained, these bricks should be salvaged and stockpiled for reuse on newly constructed sand beds or incorporated into new concrete walkways.
- *Site Grading.* Because of the property's position atop a promontory or ridge, the site does not appear to have significant drainage issues that may threaten the long-term health of the historic structure.

- *Landscaping and Trees*. The site does not have any formal landscaping and predominantly consists of grass, natural ground cover, a scattering of foundation plantings and a mix of tree species. While none of the existing trees appear to pose an imminent threat to the historic structure either through branch contact or root intrusion at the foundations, it is advisable to seek out the services of a professional arborist to assess their health and long-term desirability.

The Hildebrand - Hamilton House

The observed conditions of the Hildebrand – Hamilton House, including the foundation, framing, building envelope, exterior ornamental features, and interior finishes, are summarized below.

Architectural Description and Significance Features

General Description:

The Hildebrand – Hamilton House is a roughly rectangularly planned, two-story, wood frame structure with a sizeable attic level above within the volume of the hipped roof. The first and second levels are approximately 2403 gross square feet and 2373 gross square feet respectively, not including the front and rear porches and balconies, for a total of approximately 4776 gross square feet. Each floor level is divided into a north and south unit with stairs, storage, and support spaces configured down the central axis of the building. The house is rendered in the Greek Revival Style, employing primarily the Corinthian Order in its details and ornamentation. The house claims its position on the elevated site in a similarly dignified manner to that of the ruinous remains of Ancient Greek architecture which inspired this revival style. The choice of Greek Revival for the house suggests a certain conservatism on the part of the owner/client, having been at its peak of popularity in the United States from around 1825 to 1860, and extending a little later in more provincial regions. Despite the dominance of the Italianate Style in the late 19th century, Greek Revival experienced a brief resurgence in the Post-Reconstruction Era among certain elites of society longing for the pre-Civil War South. This resurgence contributed to the revival of late-19th and early-20th centuries Neoclassicism that prevailed concurrent to the rise of the Art Deco and Arts and Crafts movements, reflecting the highly eclectic design impulse of the era. Notwithstanding its somewhat passé stylistic mode for its assumed construction date of 1908/09, the primary façade of the Hildebrand – Hamilton House exhibits a skillful understanding of proportions and details, and an inventiveness within the dictates of Classically inspired architecture.

Description of Significant Exterior Features:

In keeping with the design emphasis of the Greek Revival Style, the front façade is of primary architectural and historical significance for this structure. The front façade of the structure orients to the east facing McCullough Avenue. Distinguished by a two-story, double-galleried, front portico approximately eighteen feet (18.0 feet) deep and spanning north-south along entire width of approximately forty-five feet (45.0 feet), creating an impression of stately grandeur without the excessive opulence frequently encountered in many late 19th and early 20th century stylistic modes. The east façade of the front portico is organized into three structural bays of double-tiered, round, wood columns with fluted shafts and Corinthian capitals. The northeast and southeast corners of the portico are framed by triple supporting columns. A pair of columns is placed between the northern and central bays and a single column is placed between the central and southern bay. This has the effect of placing additional visual importance on the northern bay, from which

the one-story front pediment and steps emerge and align with the centerline of the primary entrance to the first-floor north unit. This deviation from symmetry may have been an attempt by the designer to dispel possible confusion resulting from having three entrance doors accessed from the front porch, placing more emphasis on the northern entrance rather than the more customary central entrance. Further importance is given to the entrances in the north and south bays with the inclusion of a companion full-lite sidelight with each of these doors, absent from the central door. The physical evidence appears inconclusive whether the southeast end of the front porch wrapped the corner of the south unit's entry vestibule and was later infilled, or whether this was originally sleeping porches at the first and second levels that were captured for additional interior living space. In either case, it would appear as though these modifications were implemented within a few years of the of the building's original construction since the exterior siding profile for the modification match the original.

Simplified modillions and dentil molding adorn the entablature separating the first level porch from the second level balcony. The upper entablature at the balcony features modillions which project further than those at the lower entablature. The upper entablature wraps uninterrupted from the balcony to the main mass of the house with the bottom of the architrave trim board forming the head of the windows at the second level. Balustrades at the first and second levels of the portico are composed of tightly spaced square-sectioned balusters with top and bottom baluster rails spanning continuously between the columns and bottom rail support blocks at a few of the longer spans.

The rear porch and balcony contain similar details to the front portico, but with simplified square-sectioned posts and enclosed with a diagonally oriented wood lattice screen. An exterior stair running along the western edge of the porch connects the lower and upper levels and was historically used by the domestic servants rather than members of the family.

Condition Assessment:

The most significant conditions observed at the Hildebrand – Hamilton House include foundation, framing, and finish damage and moderate deterioration of the windows, siding, and framing at the exposed elevations (i.e., excluding the elevations protected by porches). The current condition of the front façade's portico and rear façade's porch and balcony are primarily attributable to differential movement of the substructure elements, and deferred maintenance of the building envelope and associated water infiltration. Though the core of the house remains in relatively serviceable condition, the front portico and rear porch and balcony exhibit severe signs of distress and deterioration. Seventh Generation concurs with the evaluations of both Unintech Consulting Engineers, Inc. and Sparks Engineering, Inc. regarding these elements.

Treatment Recommendations:

Seventh Generation's recommendations are generally guided by the *Secretary of the Interior's Standards for Rehabilitation*. These are the standards by which appropriate treatment methods have come to be evaluated for the last past fifty years in the United States, the measure for eligibility for state and federal historic rehabilitation tax credits and are incorporated by citation in the City of San Antonio's Unified Development Code. It should be noted that the preferred options for remediation of each damage mechanism observed generally reflects the 'do no harm' approach recommended by the Standards. This approach generally

corresponds to stabilization, restoration, or like-in-kind replacement of the existing materials. The greatest retention of authentic, character-defining features and materials resides at the core of this approach.

Because of its historic and architectural significance, Seventh Generation recommends the careful disassembly and reconstruction of the front portico, using as much of the substantially sound materials and character-defining features as possible. Visually concealed structural components to address the differential movement may be upgraded to meet contemporary code requirements, and highly deteriorated materials may be replaced or reconstructed utilizing like-in-kind materials in the reconstruction. Missing architectural features may be replicated using in-kind materials when such replications may be archivally supported (e.g., historic photographs or drawings) or do not require undue conjecture.

Generally, Seventh Generation's recommendations for the rear porch and balcony would be very similar to that prescribed for the front façade and portico if the goal of the project is solely focused on rehabilitating the existing structure. However, a somewhat modified approach may be taken for the rear porch and balcony, depending on the overall goals of the rehabilitation and adaptive use of the building for Keystone School's purposes. For example, a holistic solution for adapting the building for educational uses may propose the introduction of a rear addition that addresses accessibility into and vertically in the building through integrated ramps and an elevator, as well as providing for improved fire egress. This approach may also provide for a connection between the existing building and a rear addition of purpose-built space to serve Keystone School's needs as guided by the Campus Master Plan.

Foundation and Structural Framing

Seventh Generation Design coordinated initial structural assessment of the existing conditions of the pier-and-beam foundation, wall and floor framing, and roof framing with Sparks Engineering, Inc. (SEI) on October 15, 2021. Refer to SEI's report dated letter dated December 7, 2021, attached as Appendix A to this report for a summary of their findings and recommendations. In summary, the building's foundation is composed of original and replacement wood posts and concrete piers and has undergone several previous repair campaigns. It is advised that SEI's recommendations be implemented prior to attempting any other rehabilitation work to address differential movement and structural distress.

Building Envelope

Seventh Generation Design visually evaluated the condition of the building envelope, including the walls, windows, and doors, from ground level. Seventh Generation Design also noted the condition of the roof as discernable from the attic; related observations were cursory in nature, given the limited accessibility to direct observation of the roof.

Walls

Description:

Narrow, horizontal, waterfall, wood siding over solid diagonal wood sheathing boards comprises the primary exterior wall material of the main body of the building. Wider weatherboard siding foundation skirting of approximately thirty inches in height runs continuously around the base of the exterior walls. The skirting was removed at some point from the front portico and much of the south façade to provide access for foundation stabilization work. A chamfered horizontal trim or stringer board separates the skirting below from the waterfall siding above. Butt-jointed flat boards serve as corner trim. It is assumed that the wood

stud cavity of the exterior walls is currently lacking insulation, and a weather barrier does not exist between the waterfall siding and the diagonal sheathing boards.

Condition Assessment:

The exterior siding, foundation skirting, trim, and other wall components of the building exhibit deterioration and decay typically found with older buildings experiencing long periods of neglect and deferred maintenance. Paint finishes have long failed and are detaching from the wood substrate. Exposed metal fasteners exhibit superficial corrosion and loosening due to wood shrinkage. The skirting weather boards exhibit swelling and decay in areas near the ground, exposing portions of the galvanized base flashing. Projecting surfaces of the chamfered horizontal trim or stringer board have been subjected to long-term weathering without maintenance resulting in areas of severe decay. Several non-historic access panels of wood or plywood have been added unsympathetically over time in the skirting, detracting from the aesthetic character of the base of the building. Areas of siding near failing gutters and downspouts exhibit long-term water damage. Joints between the siding and masonry chimneys lack any sealant and attest to differential movement of the wood frame of the house relative to the heavier and more stable masonry elements. Utility piping and other penetrations in the siding lack sealants and may be simply abandoned in place.

Treatment Recommendations:

Despite neglect and deferred maintenance, deterioration most of the exterior siding on the house remains superficial in nature, except as noted above. Proper surface preparation, priming and repainting with an appropriate historical color is all that is require in most cases. The decayed horizontal stringer board should be removed and replaced with a modern pressure treated wood board chamfered to match the historic profile. Skirting weather boards may be selectively replaced with in-kind material that is properly pressure treated to resist the effects of prolonged weathering and moisture contact. Deteriorated galvanized base trim along the bottom of the skirting should be replaced and painted to match the skirting boards. Extraneous access panels should be replaced with fixed skirting. Where access panels are still required or desirable, these should be concealed with doors faced in the skirting weather boards to reduce their visual impact on the aesthetics of the building façades. Abandoned utility penetrations should be removed and filled with wood compound and finished to match adjacent surfaces. Joints at windows, doors, masonry and other elements should be properly sealed.

Several possible strategies for improving the thermal properties of the building's walls may be pursued. Seventh Generation does not recommend the use of expanding foam insulation on historic buildings due to the possible long-term effects of chemical interactions and trapped moisture. Blowing natural cellulose into wall cavities from the interior side of exterior walls is our preferred method.

Windows

Description:

Predominately one-over-one, double hung wood windows were employed in the design. Some of the windows are still equipped with top-hinging wood screens, and physical evidence of shutters may be identified. Several original shutters are currently stockpiled on the rear porch at the stair landing. Flat trim boards of equal width at jambs and heads with a small decorative drip cap molding above the lintel board finish out window openings. A simple canted boards without apron trim form windowsills. The north façade

is composed of six ranks of single double hung windows at the first and second levels. The south façade features a projecting single-story bay with three mulled windows at what is presumed to have been the family dining room. Pairs of mulled windows were employed at the southeast corner of the house presumed to have been sleeping porches. Windows are configured less formally elsewhere in the building.

Condition Assessment:

The majority of the building's windows exhibit deterioration and decay typically found with older buildings experiencing long periods of neglect and deferred maintenance. These include failure of paint finishes exposing wood substrates, cracking and missing glazing compound, weathered sills, and broken or missing hardware. The original glass in the majority of windows remains serviceable. Several the windows have been rendered inoperable due to being painted shut on the interior or due to broken hardware. The wood frames of window screens exhibit failed finish conditions similar to those of the siding and window sashes. Metal screening material has surface corrosion and rust stains are evident at hinge hardware.

Treatment Recommendations:

Despite neglect and deferred maintenance, the windows of the Hildebrand – Hamilton House remain in adequate condition to warrant rehabilitation rather than replacement. Wood sashes should be temporarily removed for repairs, removal of failed glazing compound, reglazing, surface preparation, priming and repainting. Broken panes should be replaced where necessary with clear glass that matches the existing. Broken sash locks should be replaced. Highly deteriorated trim and sills should be replaced with in-kind materials. Existing sills that remain serviceable may be treated with consolidants and epoxy fillers to improve stability and durability prior to refinishing. Historic sash weights should be attached with new cords and pullies should be cleaned and lubricated. Interior fixed sash panels may be considered to improve thermal performance of windows. Screen frames should be refinished and equipped with stainless steel or brass screens. Screen hardware should be cleaned and repainted.

Exterior Doors

Description:

The Hildebrand – Hamilton House has a variety of exterior door types, though most appear to be original to the house. The front entrance doors to the two first floor units are full-light, single pane wood doors with an accompanying sidelight and transom. The central front entrance door which leads to the main stair and two upper units is similar to the other two but lacks a sidelight. Side and rear exterior doors at both levels are half-light, three-paneled, wood doors with transoms. These have divided lights in the upper two-fifths of the door in a two-by-three muntin pattern. The central rear door is similar but split as a Dutch door with a single panel at the lower section and divided light in a two-by-three muntin pattern in the upper section. All the doors have multiple added generations of added locks and latches, yet retain most of their original doorknobs, key escutcheon plates, and hinges. Most of the transoms retain their original operation rods and associated hardware.

Condition Assessment:

Most existing doors remain in very good condition due to the protection they have received from porch and balcony overhangs or exterior screen doors. The doors exhibit surface wear typical of their age. There

is a variety of non-historic locks, latches and deadbolts added to the doors over time. Thresholds and frames lack weather stripping.

Treatment Recommendations:

Treatment of historic wood doors, screen doors, sidelights and transoms are very similar to that recommended for historic windows. Door components should be temporarily removed to facilitate rehabilitation and then reinstalled. The variety of non-historic locks, latches and deadbolts added to the doors over time that should be removed and standardized with more sympathetic hardware.

Roof

Description:

The building culminates with a cross hipped roof with a pedimented dormer emerging in each of the four cardinal directions. The placement of furring strips in the attic suggests the original roof material may have been cypress shakes. The original roofing was removed at some point and contemporary plywood decking and a composition shingle roof was installed.

Condition Assessment:

Due to limited access, the existing condition of the roof could not be assessed. An examination of the roof as from the attic's interior did not reveal significant failures in the current roofing system. However, evidence of previous water intrusion was observed at the flashing connections at roof and chimney penetrations. Failure of eave gutters and downspouts resulting in deterioration of fascia boards and soffits may be observed from the ground.

Refer to SEI's report regarding structural issues observed from the interior of the attic.

Treatment Recommendations:

A more thorough assessment of the of the existing roof should be conducted in a future evaluation when proper access may be achieved. In general, Keystone School should anticipate replacing the roofing material after foundation stabilization work is completed. Future proposed roof work should address chimney and flue penetrations and failing gutters and downspouts.

Chimneys and Flues

Description:

Two brick masonry chimneys project prominently above the hipped roofs. One is externalized at the south façade just east of the bay window, symmetrically flanked by windows at the first floor, but asymmetrically steps and tapers to its summit. The other is internalized at the entry vestibule or parlor of the first level south unit, serving stacked fireplaces at the first and second levels. A decorative brick flue emerges out of the roof near the northwest corner of the house, supporting the assumption that this was the primary kitchen in the house.

Condition Assessment:

The assessment was limited to exterior observations from the ground and did not extend into examining interior flue conditions or conditions at the top of the chimney. Masonry work of chimneys and flues appear to be in relatively sound condition with no significant damage or deterioration observed.

Treatment Recommendations:

Beyond cleaning of flues of accumulated carbon material, addressing sealant at the masonry and siding juncture, and repairing or replacing flashings at roof penetrations, major treatments do not appear to be required for the chimneys and flues based upon this assessment.

Interior Finishes

Description:

Interior finishes are reserved and functional. Interior walls are composed of wood stud framing horizontally sheathed with solid wood boards. Historically, most of these walls would have been finished with fabric-backed wallpaper affixed directly to the wood sheathing. Over time, these finishes became worn and out of fashion and were replaced by painted quarter-inch gypsum wall board. Ceilings went through a similar transformation, sometimes receiving fibrous acoustical tiles adhered directly to ceiling planks or painted quarter-inch gypsum wall board. Interior door, window and wall trim boards are all flat in profile – respectable, but not ornate. Wood flooring is composed of medium-width longleaf pine rather than the alternatively more expensive narrow oak strip flooring of the period. Most of the interior doors are five-panel or six-panel doors composed of horizontal panels top to bottom. There are a few six-panel "cross and bible" doors that may have been added later. There are also several unusual paneled bi-folding doors used as a more economical alternative to sliding pocket doors. Most of the doors appear to have retained their original hardware (including knobs, locks, latches, and hinges), though additional hardware was added to exterior doors over time for enhanced security. Unfortunately, only a few of the house's early cast metal light fixtures have survived to the present day.

Condition Assessment:

Seventh Generation conducted a room-by-room visual assessment of existing interior conditions. These were recorded in a room condition inventory included in Appendix C of this report. In general, interior features and finishes remain in serviceable condition and are good candidates for rehabilitation. Some interior walls appear to have had their original wallpaper removed, exposing horizontal wood plank sheathing. Wood flooring throughout the building exhibit considerable wear and appear to have been previously refinished. Evidence of previous water intrusion was observed at the sleeping porch on the second-floor south unit. This did not appear to be an active issue.

Treatment Recommendations:

A comprehensive rehabilitation plan should be prepared to address the surviving historic material and remove inappropriate or non-historic material added over time. The wood strip flooring throughout the building does not appear eligible for rehabilitation due to wear and previous refinishing. We recommend the flooring be replaced in-kind with salvaged historic materials available in the community.

Other Considerations

A future comprehensive rehabilitation plan for the Hildebrand – Hamilton House should investigate in detail additional items that were beyond the scope of this preliminary assessment. These should include the following:

- Existing Utilities and Building Systems (mechanical, electrical, plumbing, etc.)

- Accessibility (site and building)
- Fire protection and egress
- Potential for historic and cultural interpretation

THE ACCESSORY STRUCTURE

Seventh Generation Design visually evaluated the condition of the exterior of the Accessory Structure, including the walls, roof, windows, and doors, from ground level. Evaluation of the building's interior and a preliminary structural evaluation were beyond the scope of this investigation.

Description:

The sole surviving accessory structure on the property appears to have been the living quarters of the domestic servants employed by the Hildebrand – Hamilton Families. It currently appears to be serving as a storage shed for the Keystone School's facilities staff. It is identified as a contributing resource in the National Register of Historic Places application survey for the Monte Vista Historic Neighborhood District. As such, its treatment should be carefully considered in any future rehabilitation plan for the property.

The Accessory Structure is situated approximately twenty feet (20'-0") immediately behind the Main House, adjacent to the western property boundary, and in its original location as recorded in the *Sanborn Insurance Maps*. In its plan configuration, the structure is a simple rectangle of approximately ten feet (10'-0") by thirty feet (30'-0") with its long axis oriented north-south parallel to the western property boundary. It possesses an asymmetrical gabled roof with its ridge aligned with the east façade and the larger roof plane shedding down towards the west. The smaller roof plane projects to the east with its eave supported by exposed rafter tails. The interior of the structure is access through a single door on the north façade which is asymmetrically offset toward the west. Though modest in scale and construction, the building is well crafted of board-and-batten siding, four-over-four double hung wood windows with decorative trim surrounds, and decorative louvered shutters.

Condition Assessment:

The Accessory Structure exhibits similar weathering and deterioration as the main house. As is typically the case, such secondary structures tend to suffer from even more neglect and deferred maintenance than the primary structures and were frequently constructed of surplus or inferior materials.

Treatment Recommendations:

Because of the Accessory Structure's contributing status within the Monte Vista Historic Neighborhood District, treatment options should be carefully considered within the context of the overall Campus Master Plan and the rehabilitation plan for the main house. Options may include:

- Rehabilitation *in-situ*
- Relocation on the site to permit a contemporary addition to the rear of the main house
- Demolition with Historic American Building Survey (HABS) documentation (photographic and architectural drawings), disassembly and salvage of historic material for reuse as a means to mitigate the loss of an historic resource

The final recommended treatment option will be subject to review and approval by the City of San Antonio's Office of Historic Preservation and the Historic and Design Review Commission. Options should also be reviewed with the Monte Vista Neighborhood Architectural Review Board to build local stakeholder support.

CONCLUSION

Based upon the archival evidence discussed above, the Hildebrand – Hamilton House appears to have been constructed in 1908 or 1909. While this is later than the 1891 date indicated in the National Register of Historic Places for the Monte Vista Historic Neighborhood District, the house contributes significantly to the district as a whole. Even if the property did not reside within the boundaries of an established historic district, its association with H.E. Hildebrand and William B. Hamilton would most likely make it eligible for individual listing on the National Register under Criterion B at the local level. Criterion B applies to properties associated with individuals whose specific contributions can be identified and documented. H.E. Hildebrand's business ventures associated with construction of San Antonio's road and other infrastructure systems and his political activities within the local Democratic Party made significant contributions to the city's growth and development in the early two decades of the 20th century. Hamilton's military service leading to his pioneering business activities with the New York Life Insurance Company contributed significantly to the growth of commerce throughout Texas and Louisiana during the post-Civil War Reconstruction Era. With additional research, the Hildebrand – Hamilton House may also be eligible for individual listing on the National Register under Criterion C at the local and state levels for its potential association with the master architect Alfred Giles. The house also represents a late example of Greek Revival Style architecture that experienced several decades of renewed popularity in the post-Civil War South.

Archival and physical evidence also clearly indicates that, despite its appearance as a single-family mansion on the exterior, it was originally designed as a multi-family residences housing members of the Hildebrand and Hamilton Family, their servants, and paying tenants. The property served this purpose to the family for four generations for over fifty years before becoming an absentee landlord boarding house.

While the property has suffered from many decades of neglect, it remains a good candidate for rehabilitation and adaptive reuse. It retains many significant character-defining features and its core is generally structurally sound with proper foundation stabilization. Both the front and rear porches and balconies require disassembly and reconstruction. The roof structure requires additional bracing for over-spanned members at the valleys and ridges. Exterior components of the building envelope such as the clapboard siding, double-hung windows, gutters, and downspouts require rehabilitation treatments by qualified historic specialists. Contemporary building systems and handicap accessibility should be carefully integrated within this historic context to not distract from the authentic character of the property. Because of its contributing status, the accessory structure should be carefully documented, and historic materials salvaged for reuse should it be determined that it is either beyond rehabilitation or there is a higher priority use for this portion of the property.

APPENDIX A. SPARKS ENGINEERING INC. INITIAL STRUCTURAL ASSESSMENT

SPARKS ENGINEERING, INC.
TEXAS REGISTERED ENGINEERING FIRM F-00515

December 7, 2021

Scott Carpenter
Seventh Generation Design
San Antonio, Texas

Sent via email to Scott Carpenter <scott@seventhgendesign.com>

Subject: Initial Structural Assessment
Hildebrand House

Dear Mr. Carpenter,

Based on our initial assessment, we have the following comments:

Foundation

- The building is supported primarily by 6x8 timber posts (appear to be creosote treated).
- Small-diameter concrete piers have been added in the front part of the building
- Shaker beams were added under the enclosed porch to reduce deflections. These should be removed and the joists in this area strengthened.
- The piers were generally straight and plumb. The number and placement of piers is consistent with the current load paths.
- While the perimeter of the house appears to be fairly level, the interior is not. Leveling of the house is recommended. Whether the existing footings are properly constructed and are on sufficiently stable soil is an outstanding question. We recommend having two test pits excavated at one or two of the existing piers to allow observation of the footings and the bearing stratum. The available geotechnical report states that there is bedrock close to the surface.

Porches

- The porches and steps generally need to be fully or partially reconstructed. The back porch requires full replacement (potentially an egress spine).

Floor Framing

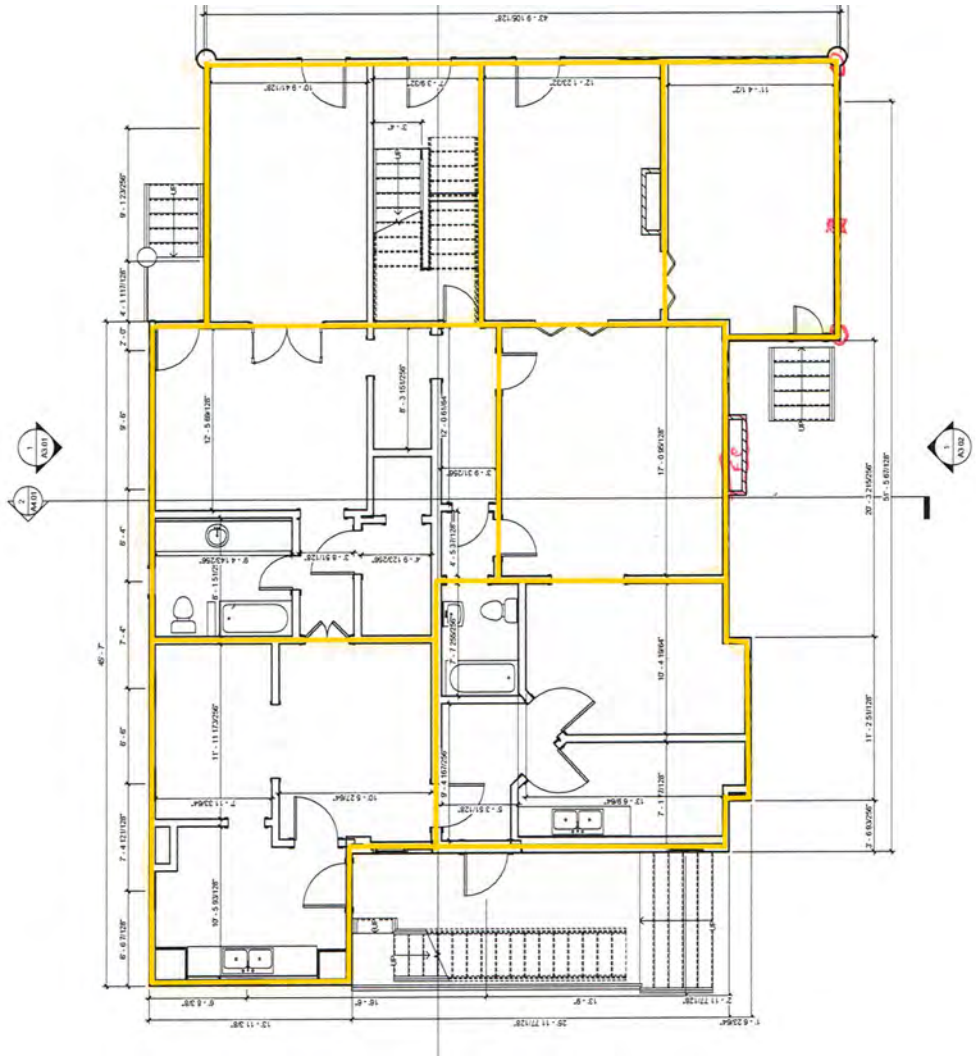
- Generally, the floor framing has sufficient capacity for office or classroom use. Storage may require strengthening.
- There is no subfloor, and the joist spacing is 24 inches on-center. Sanding of the floor is not advisable. Blocking has been added between joists to prevent sagging of the flooring in about 2/3 of first floor. Similar treatment may be desirable throughout.

Walls

- The exterior walls are diagonally sheathed with solid lumber, which is very robust.
- We don't have an exact understanding of which walls are load bearing. Certainly, most of the first-floor walls are load bearing (see below). The load paths are not completely clear based on what

we can see. To arrive at a more detailed understanding would require development of framing plans for each level, which is beyond the scope of the current task.

- Removing some percentage of the interior walls is possible (added piers, columns, with steel or LVL beams). We need keep enough interior walls for lateral bracing or add steel moment frames at the new openings.
- Removal of walls or new large openings will require the addition of beams and establishing a load path to the foundation.



First Floor load-bearing walls (highlighted).

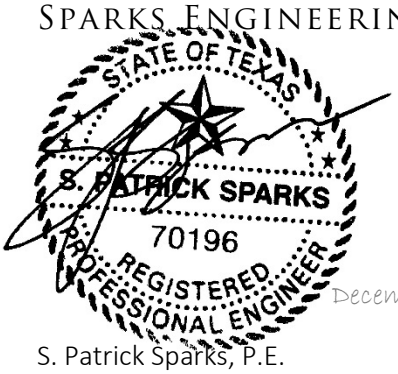
Attic & Roof

- The attic floor framing appears to be sufficient for light office use, but not storage. Some localized deficiencies may exist. The flooring will need to be removed and salvaged to make repairs.
- The roof framing appears to be performing well, with the exception of the valleys, which are over-span.

Please contact our office with any questions regarding this letter.

Sincerely,

SPARKS ENGINEERING, INC.



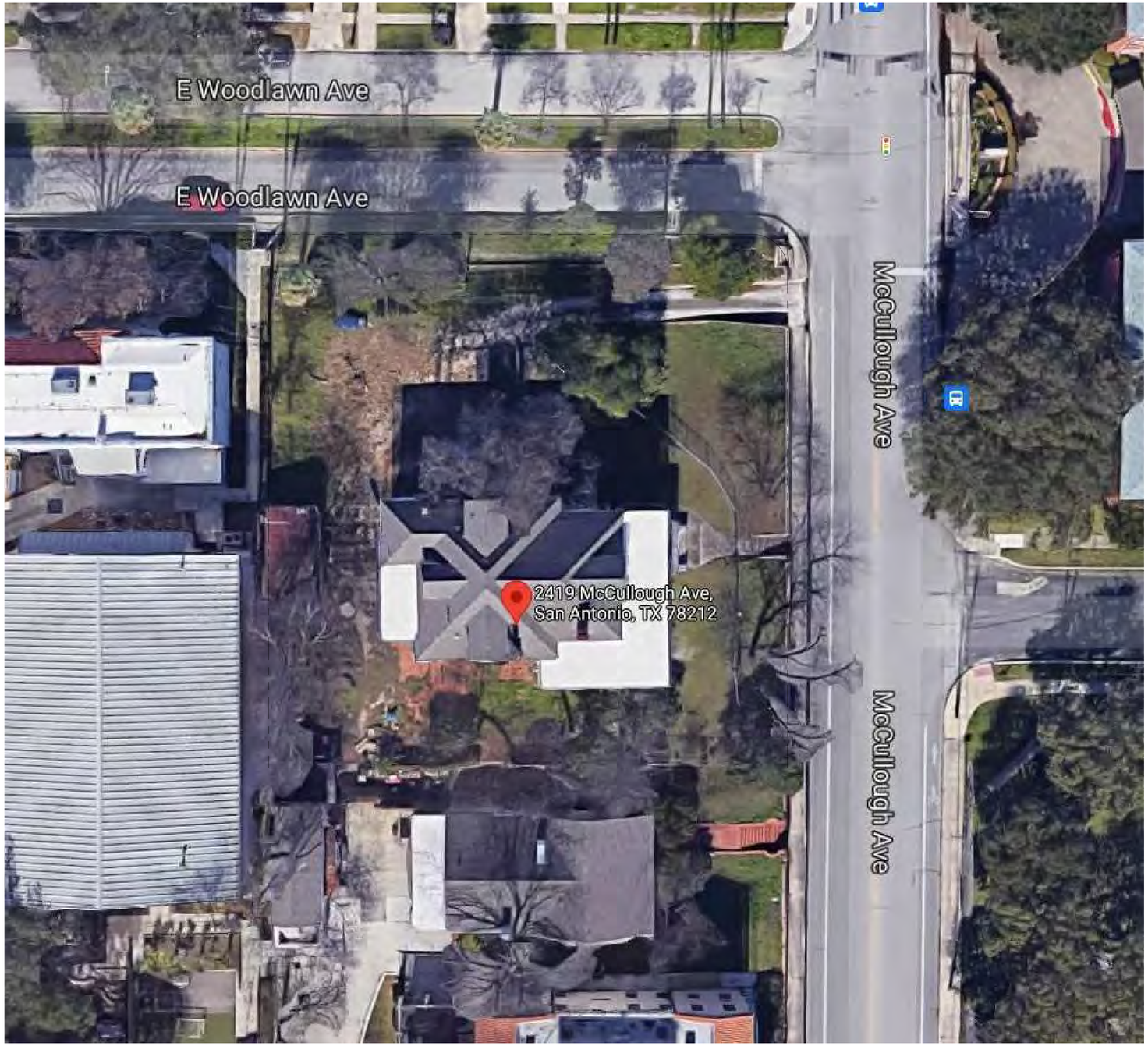
December 7, 2021

S. Patrick Sparks, P.E.
Principal Engineer

APPENDIX B. BUILDING FLOOR PLANS

NOTE:

- NOT DRAWN ARE THE 4 DORMERS, 1 PER CARDINAL DIRECTION ON HOUSE
- VERIFY ALL WINDOW AND DOOR DIMENSIONS (ESPECIALLY FRONT DOORS W/ SIDE LITES & 2ND FLOOR FRENCH DOORS)
- VERIFY ALL CEILING HEIGHTS
- VERIFY STAIRCASE MEASUREMENTS AND RUN CONDITIONS (ESPECIALLY BACK PORCH AND INTERIOR STAIRCASE)
- NOT DRAWN IS THE BACK SHED
- GOOGLE MAPS SHOWS A 3RD CHIMNEY PROTRUDING THE ROOF ON THE NORTH END, BUT NOT VISIBLE ON THE EXTERIOR.



1 SITE PLAN
1/16" = 1'-0"

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SEVENTH GENERATION DESIGN
ARCHITECTURE | SUSTAINABILITY | PRESERVATION

118 Broadway, Suite 519
San Antonio, Texas 78205
TEL (210) 262-6161 TEL (210) 241-7490

KEYSTONE SCHOOL:
HILDEBRAND HOUSE

2419 MCCULLOUGH AVENUE,
SAN ANTONIO, TX 78212

No.	Date	Description

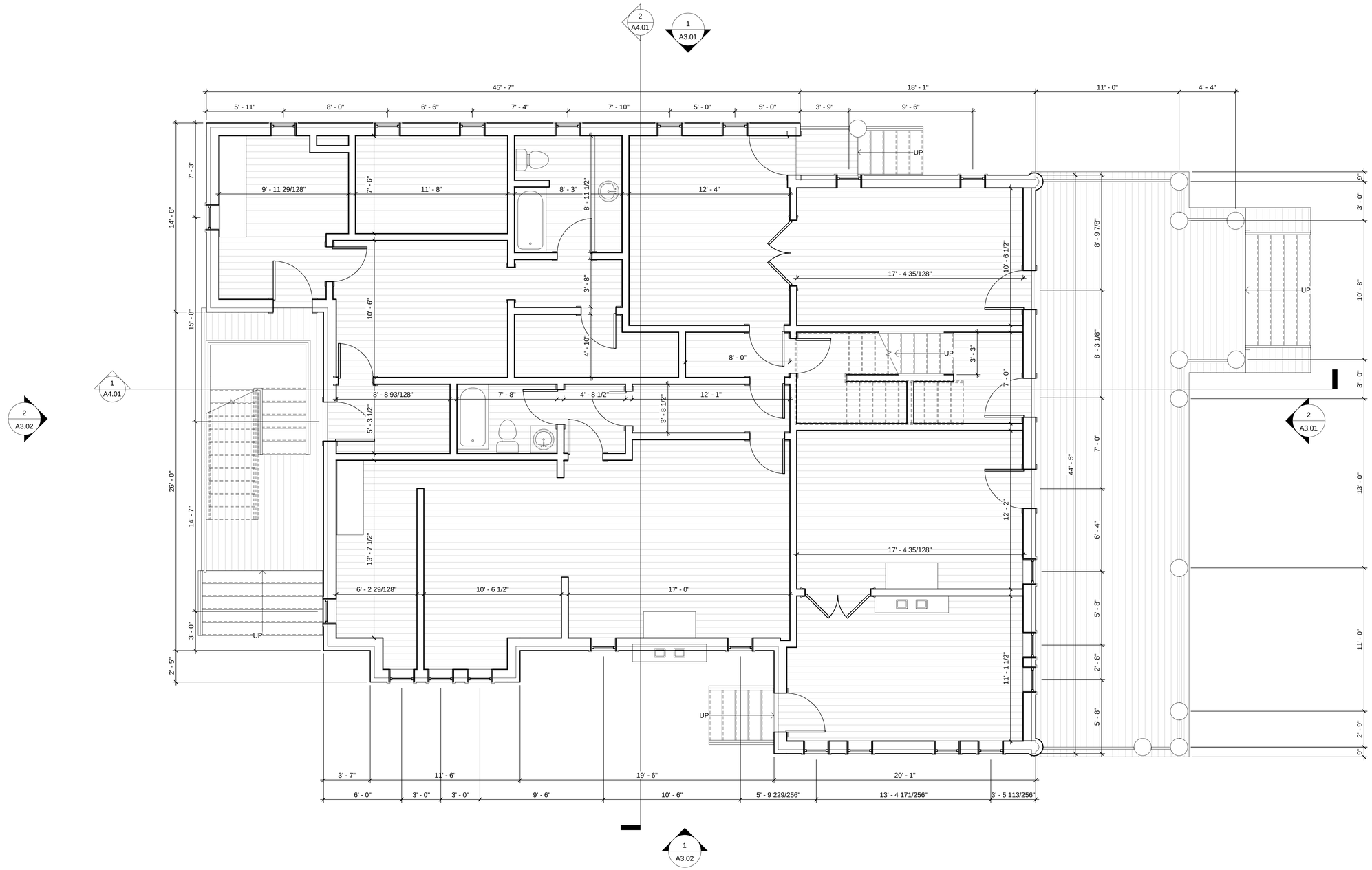
SITE PLAN

PRELIMINARY
Not for regulatory approval, permit or construction.

Project number	XXXX
Date	PROJECT ISSUE DATE
Drawn by	KAH
Checked by	Chk.

A2.00

Scale 1/16" = 1'-0"



1 EXISTING 01 FLOOR PLAN

1/4" = 1'-0"

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SEVENTH GENERATION DESIGN

ARCHITECTURE | SUSTAINABILITY | PRESERVATION

118 Broadway, Suite 519
San Antonio, Texas 78205
TEL (210) 262-6161 TEL (210) 241-7490

KEYSTONE SCHOOL: HILDEBRAND HOUSE

2419 MCCULLOUGH AVENUE, SAN ANTONIO, TX 78212

No.	Date	Description

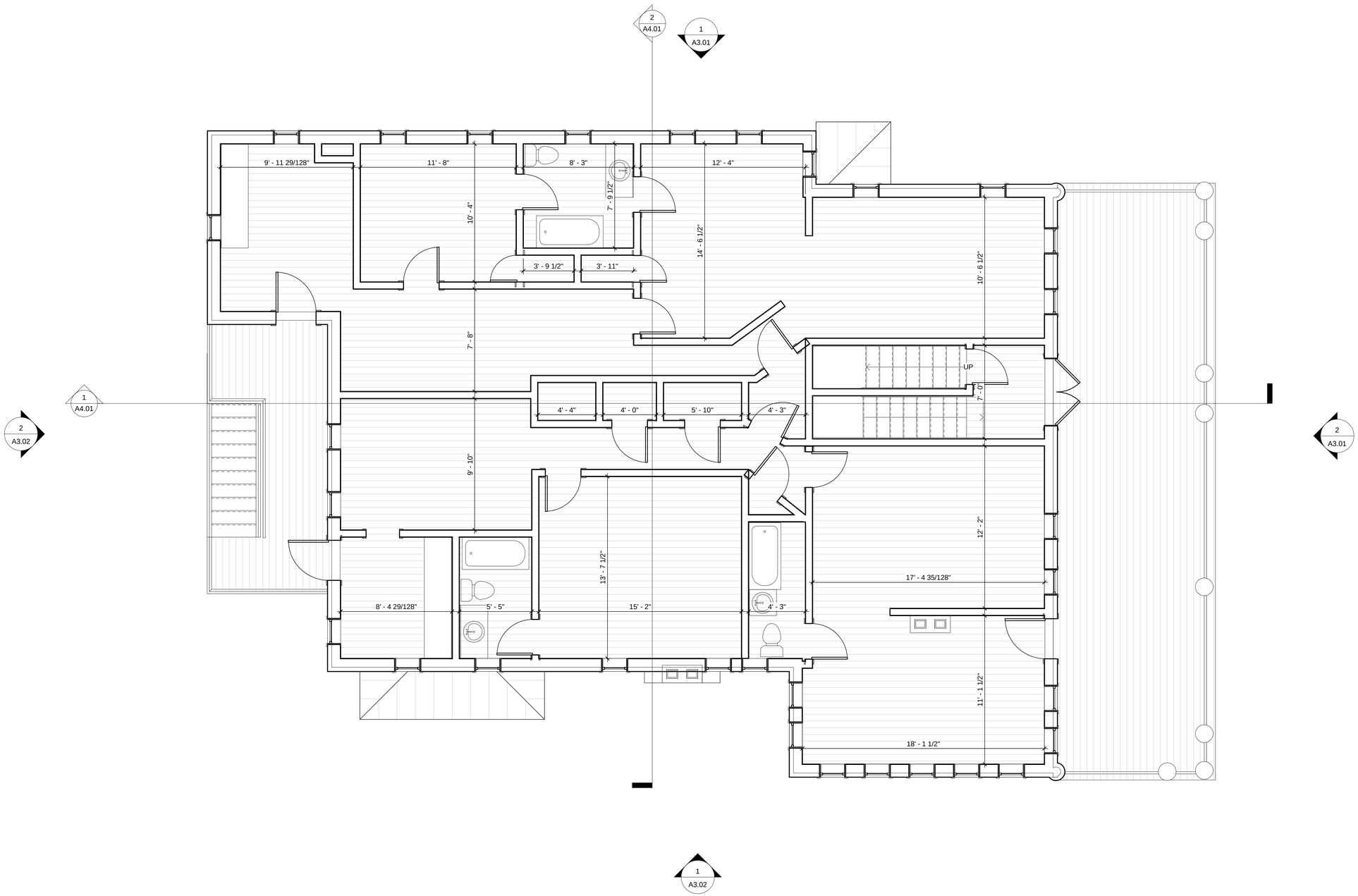
EXISTING 01 FLOOR PLAN

PRELIMINARY
Not for regulatory approval, permit or construction.

Project number	XXXX
Date	PROJECT ISSUE DATE
Drawn by	KAH
Checked by	Chk.

A2.01

Scale 1/4" = 1'-0"



1 02 FLOOR

1/4" = 1'-0"

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SEVENTH GENERATION DESIGN

ARCHITECTURE | SUSTAINABILITY | PRESERVATION

118 Broadway, Suite 519
San Antonio, Texas 78205
TEL (210) 262-6161 TEL (210) 241-7490

KEYSTONE SCHOOL: HILDEBRAND HOUSE

2419 MCCULLOUGH AVENUE,
SAN ANTONIO, TX 78212

No.	Date	Description

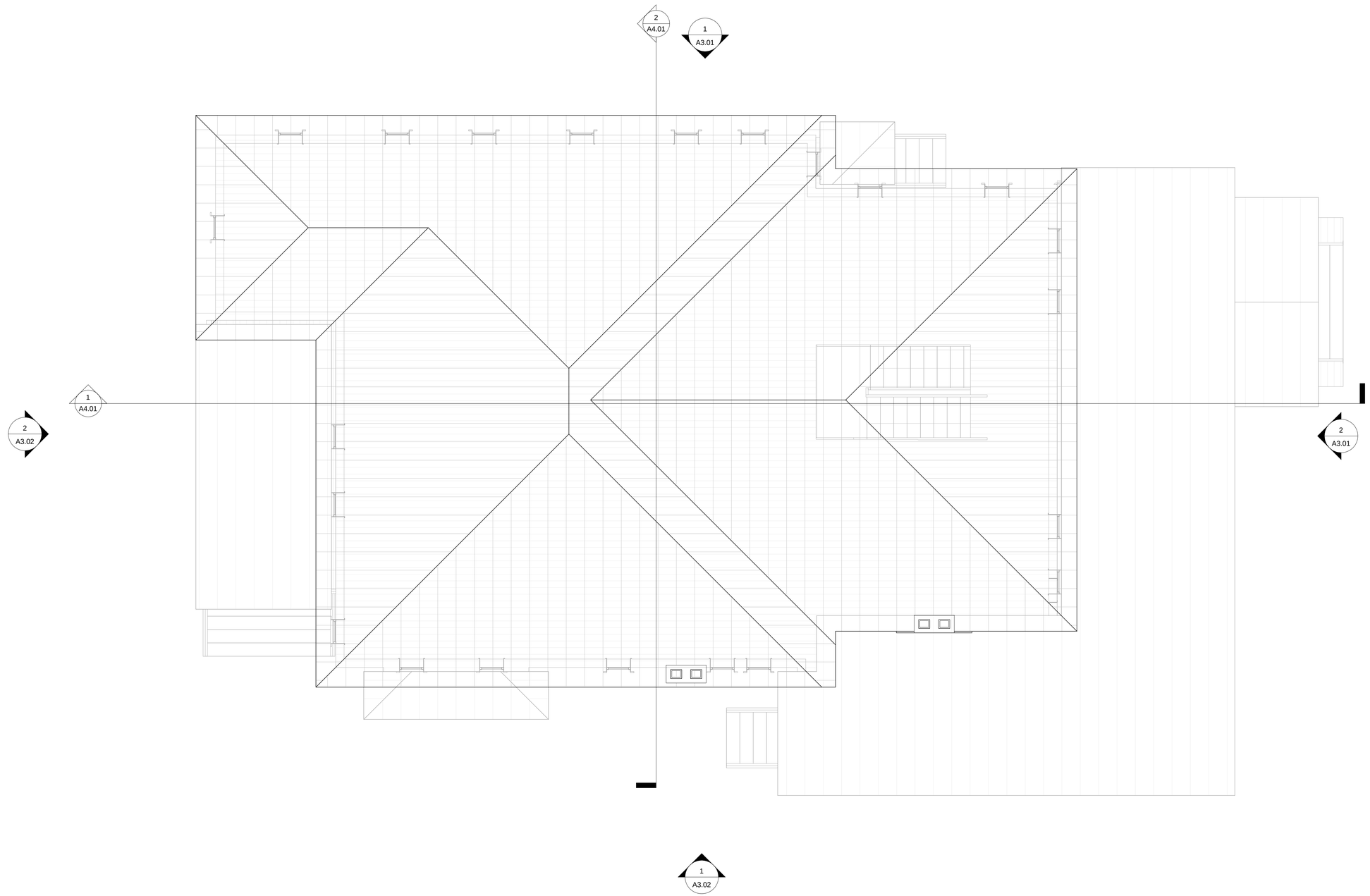
EXISTING 02 FLOOR PLAN

PRELIMINARY
Not for regulatory approval, permit or construction.

Project number	XXXX
Date	PROJECT ISSUE DATE
Drawn by	Author
Checked by	Checker

A2.02

Scale 1/4" = 1'-0"



1 EXISTING ROOF PLAN
1/4" = 1'-0"

SEVENTH GENERATION DESIGN
ARCHITECTURE | SUSTAINABILITY | PRESERVATION

118 Broadway, Suite 519
San Antonio, Texas 78205
TEL (210) 262-6161 TEL (210) 241-7490

KEYSTONE SCHOOL: HILDEBRAND HOUSE

2419 MCCULLOUGH AVENUE,
SAN ANTONIO, TX 78212

No.	Date	Description

EXISTING ROOF PLAN

PRELIMINARY
Not for regulatory approval, permit or construction.

Project number	XXXX
Date	PROJECT ISSUE DATE
Drawn by	KAH
Checked by	Chk.

A2.10

Scale 1/4" = 1'-0"

N

5/6/2021 1:35:13 PM

1 NORTH ELEVATION
1/4" = 1'-0"

2 EAST ELEVATION
1/4" = 1'-0"

5/6/2021 1:35:15 PM

SEVENTH GENERATION DESIGN
ARCHITECTURE | SUSTAINABILITY | PRESERVATION
118 Broadway, Suite 519
San Antonio, Texas 78205
TEL (210) 262-6161 TEL (210) 241-7490

KEYSTONE SCHOOL:
HILDEBRAND HOUSE

2419 MCCULLOUGH AVENUE,
SAN ANTONIO, TX 78212

No.	Date	Description

EXTERIOR
ELEVATIONS

PRELIMINARY
Not for regulatory approval, permit or construction.

Project number	XXXX
Date	PROJECT ISSUE DATE
Drawn by	KAH
Checked by	Chk.

A3.01

Scale 1/4" = 1'-0"

1 SOUTH ELEVATION

1/4" = 1'-0"

2 WEST ELEVATION

1/4" = 1'-0"

5/6/2021 1:35:17 PM

SEVENTH GENERATION DESIGN

ARCHITECTURE | SUSTAINABILITY | PRESERVATION

118 Broadway, Suite 519
San Antonio, Texas 78205
TEL (210) 262-6161 TEL (210) 241-7490

KEYSTONE SCHOOL: HILDEBRAND HOUSE

2419 MCCULLOUGH AVENUE,
SAN ANTONIO, TX 78212

No.	Date	Description

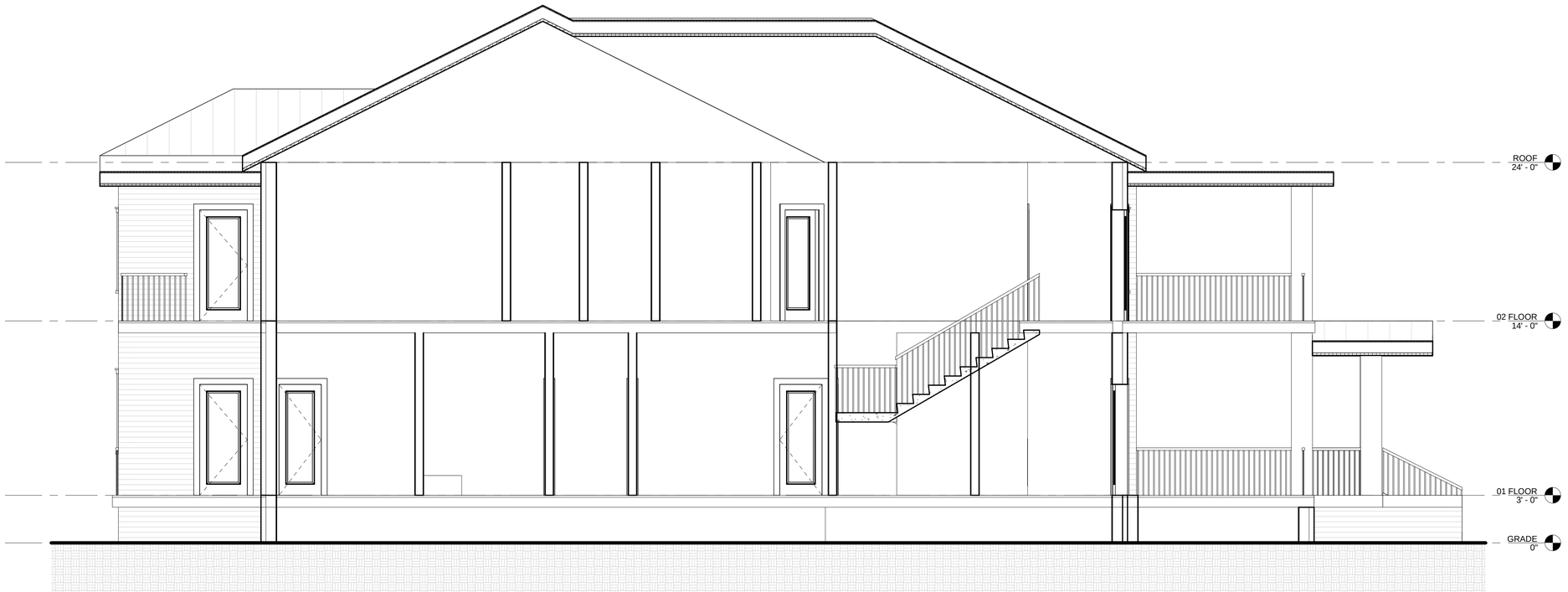
EXTERIOR ELEVATIONS

PRELIMINARY
Not for regulatory approval, permit or construction.

Project number	XXXX
Date	PROJECT ISSUE DATE
Drawn by	KAH
Checked by	Chk.

A3.02

Scale 1/4" = 1'-0"



1 BUILDING SECTION - LONGITUDINAL

1/4" = 1'-0"

2 BUILDING SECTION - LATITUDINAL

1/4" = 1'-0"

5/6/2021 1:35:18 PM

SEVENTH GENERATION DESIGN

ARCHITECTURE | SUSTAINABILITY | PRESERVATION

118 Broadway, Suite 519
San Antonio, Texas 78205
TEL (210) 262-6161 TEL (210) 241-7490

KEYSTONE SCHOOL:
HILDEBRAND HOUSE

2419 MCCULLOUGH AVENUE,
SAN ANTONIO, TX 78212

No.	Date	Description

EXTERIOR
SECTIONS &
DETAILS

PRELIMINARY
Not for regulatory approval, permit or construction.

Project number	XXXX
Date	PROJECT ISSUE DATE
Drawn by	KAH
Checked by	Chk.

A4.01

Scale 1/4" = 1'-0"

APPENDIX C. EXISTING CONDITIONS PHOTOGRAPHS

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	View looking southwest toward northeast corner of building
Date:	June 22, 2021

Photograph No.

HILD-01

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	View looking south toward north facade of building
Date:	June 22, 2021

Photograph No.

HILD-02

Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: View looking southeast toward northwest corner of building
Date: June 22, 2021

Photograph No.
HILD-03

Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: View looking east-southeast toward west facade of building
Date: June 22, 2021

Photograph No.
HILD-04

Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: View looking northeast toward southwest corner of building
Date: June 22, 2021

Photograph No.
HILD-05

Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: View looking northeast toward south facade of building
Date: June 22, 2021

Photograph No.
HILD-06

Name:	H. E. Hildebrand House at The Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	View looking north toward south facade of building
Date:	June 22, 2021

Photograph No.

HILD-07

Name:	H. E. Hildebrand House at The Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	View looking north toward south chimney and attic dormer
Date:	June 22, 2021

Photograph No.

HILD-08

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	View looking northwest toward southeast corner of front portico
Date:	June 22, 2021

Photograph No.

HILD-09

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	View looking northwest toward southeast corner of front portico
Date:	June 22, 2021

Photograph No.

HILD-10

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	View looking northwest toward corner of portico foundation
Date:	June 22, 2021

Photograph No.

HILD-11

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view looking northwest toward pier and beam foundation
Date:	June 22, 2021

Photograph No.

HILD-12

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	View looking northwest toward corner of portico foundation
Date:	June 22, 2021

Photograph No.
HILD-13

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	View looking north toward corner of portico perimeter framing
Date:	June 22, 2021

Photograph No.
HILD-14

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	View looking north toward crawl space and insulated ducts
Date:	June 22, 2021

Photograph No.

HILD-15

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	View looking northwest toward crawl space and insulated ducts
Date:	June 22, 2021

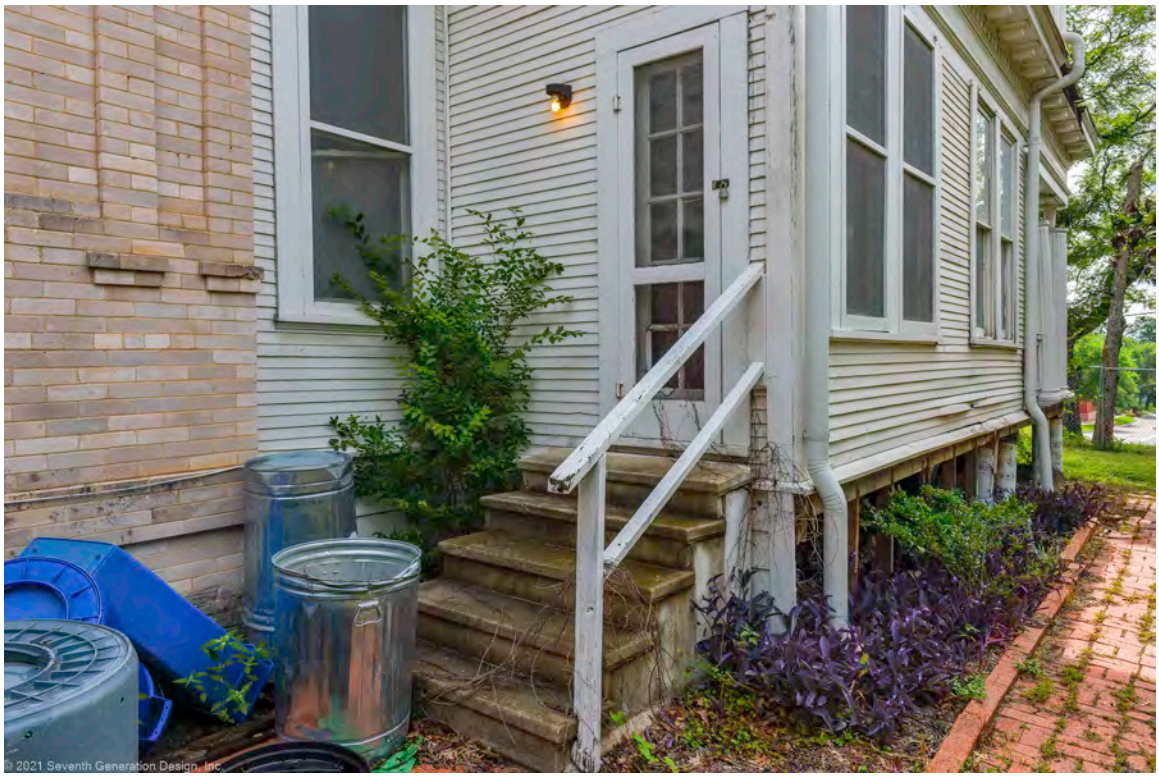
Photograph No.

HILD-16

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view looking north toward side entry steps at south facade
Date:	June 22, 2021

Photograph No.

HILD-17



Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	View looking northeast toward side entry and steps at south facade
Date:	June 22, 2021

Photograph No.

HILD-18

Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: View looking northwest toward front portico pediment and steps
Date: June 22, 2021

Photograph No.
HILD-19

Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: View looking southwest toward front portico pediment and steps
Date: June 22, 2021

Photograph No.
HILD-20

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of front portico pediment and porch soffit
Date:	June 22, 2021

Photograph No.
HILD-21

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of front portico pediment and column capital
Date:	June 22, 2021

Photograph No.
HILD-22

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of front portico steps and front entry door beyond
Date:	June 22, 2021

Photograph No.

HILD-23

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of front portico steps and flanking wall
Date:	June 22, 2021

Photograph No.

HILD-24

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detailed view of deteriorated foundation skirting lap siding
Date:	June 22, 2021

Photograph No.

HILD-25

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detailed view of deteriorated foundation skirting lap siding
Date:	June 22, 2021

Photograph No.

HILD-26

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detailed view of foundation skirting and gas meter connections
Date:	June 22, 2021

Photograph No.

HILD-27

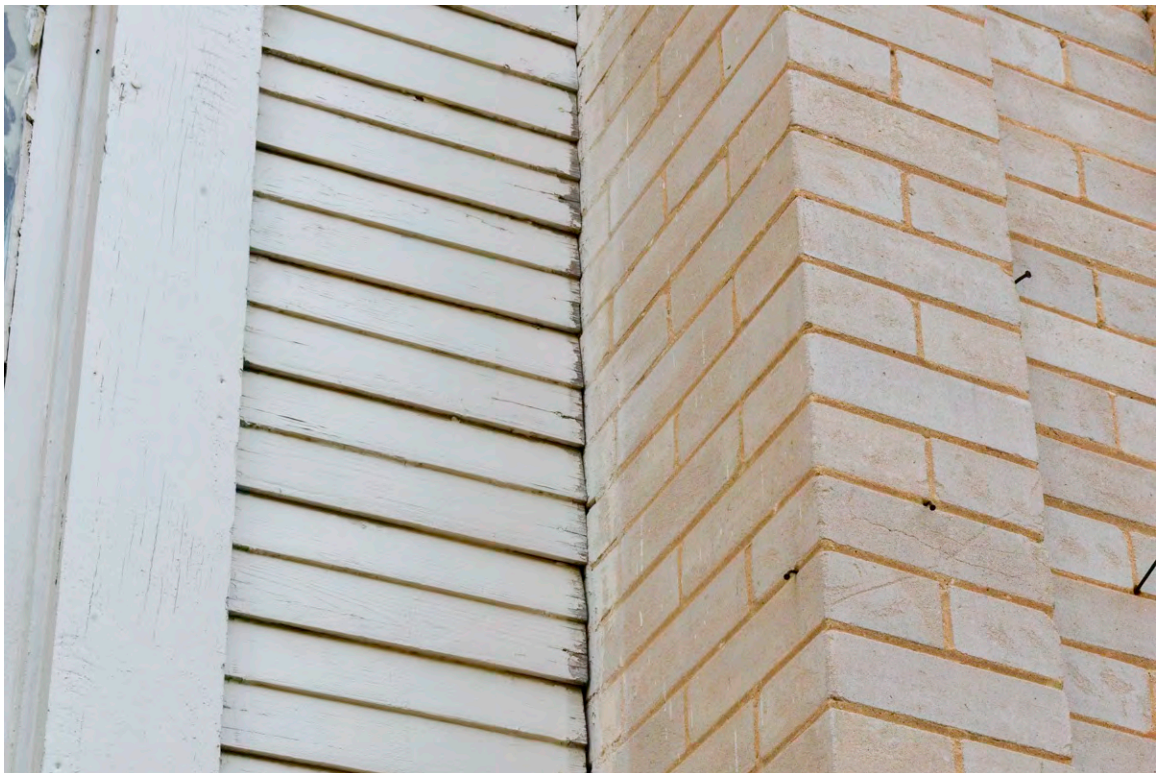
Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detailed view of foundation skirting, access door and downspouts
Date:	June 22, 2021

Photograph No.

HILD-28

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detailed view of water-damaged soffit and leaking downspout
Date:	June 22, 2021

Photograph No.
HILD-29



Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of joint between south chimney and lap siding
Date:	June 22, 2021

Photograph No.
HILD-30

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of double hung window and surrounding trim (south fac.)
Date:	June 22, 2021

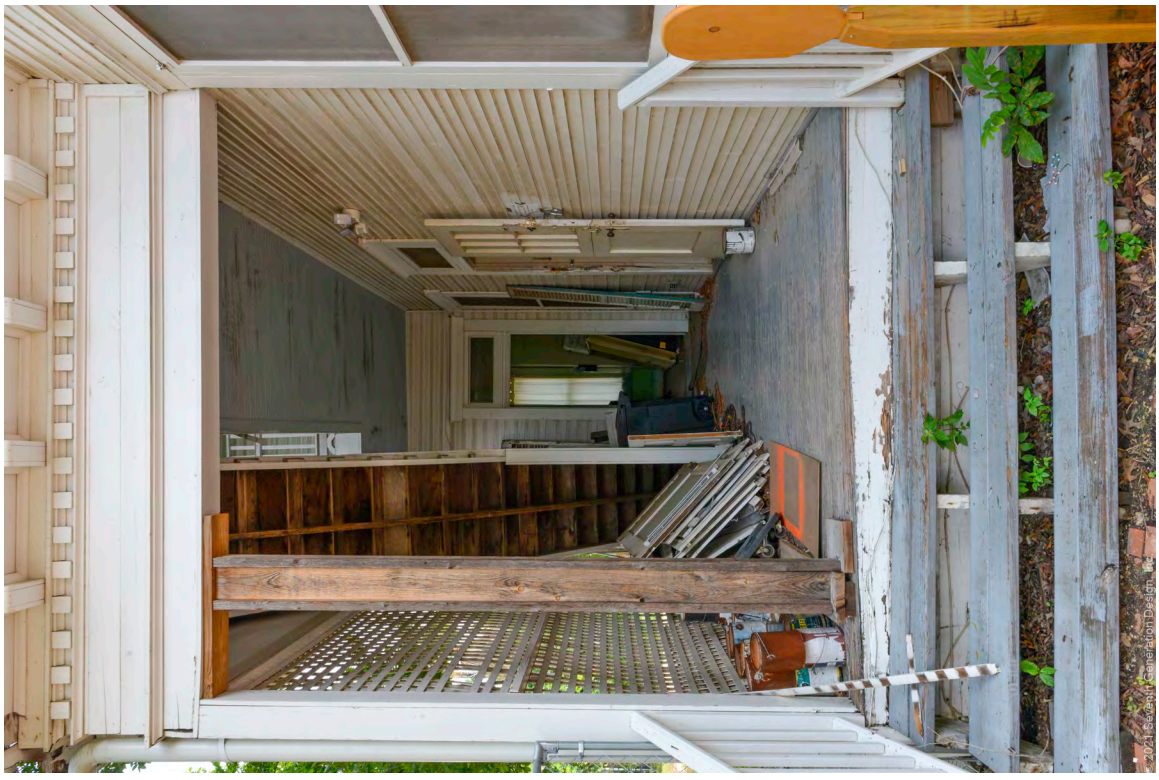
Photograph No.
HILD-31

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of double hung window, screen, and surrounding trim
Date:	June 22, 2021

Photograph No.
HILD-32

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of south window bay at dining room
Date:	June 22, 2021

Photograph No.
HILD-33



Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	View looking north toward south end of rear porch
Date:	June 22, 2021

Photograph No.
HILD-34

Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: Detail view of southwest corner of rear porch at damaged soffit
Date: June 22, 2021

Photograph No.
HILD-35

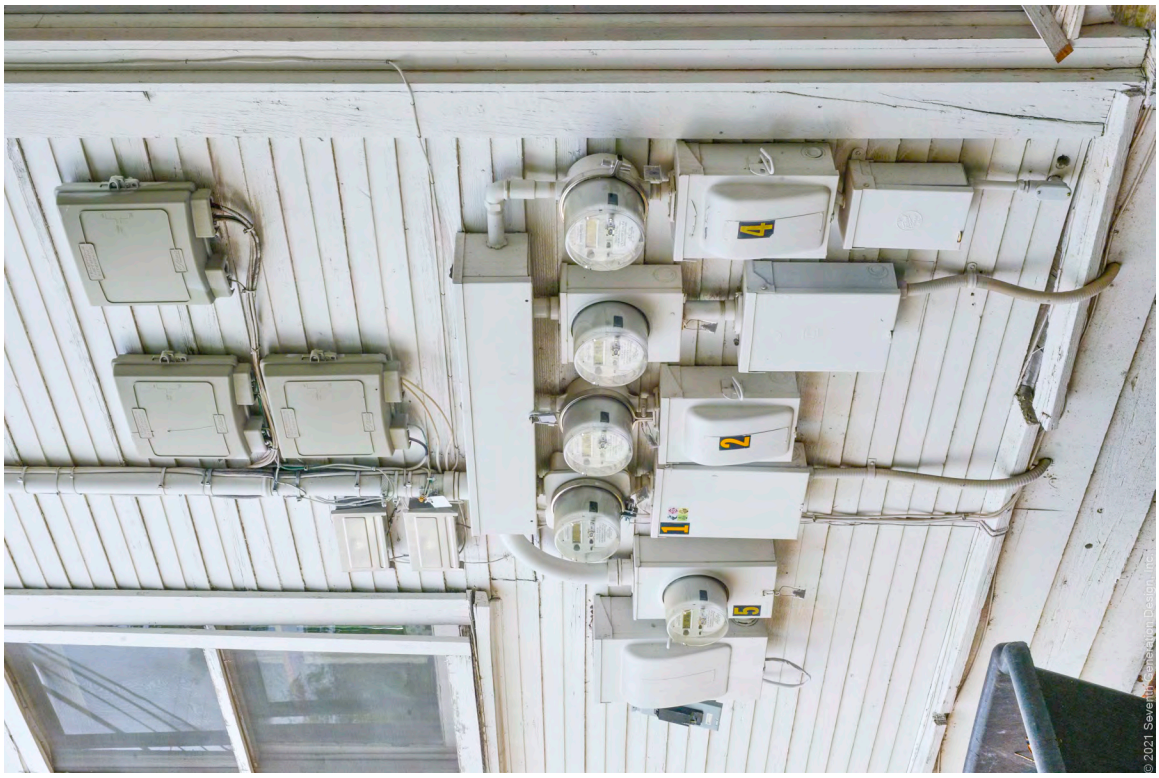
Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: Detail view of west facade and damaged lattice at rear porch
Date: June 22, 2021

Photograph No.
HILD-36

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of double hung window, screen, and surrounding trim
Date:	June 22, 2021

Photograph No.

HILD-37



Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of electric meters on west facade of building
Date:	June 22, 2021

Photograph No.

HILD-38

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	View looking southeast toward northwest corner of the building
Date:	June 22, 2021

Photograph No.

HILD-39

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of condensor unit at north side of building
Date:	June 22, 2021

Photograph No.

HILD-40

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detailed view of deteriorated foundation skirting lap siding
Date:	June 22, 2021

Photograph No.
HILD-41

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detailed view of foundation skirting lap siding and base flashing
Date:	June 22, 2021

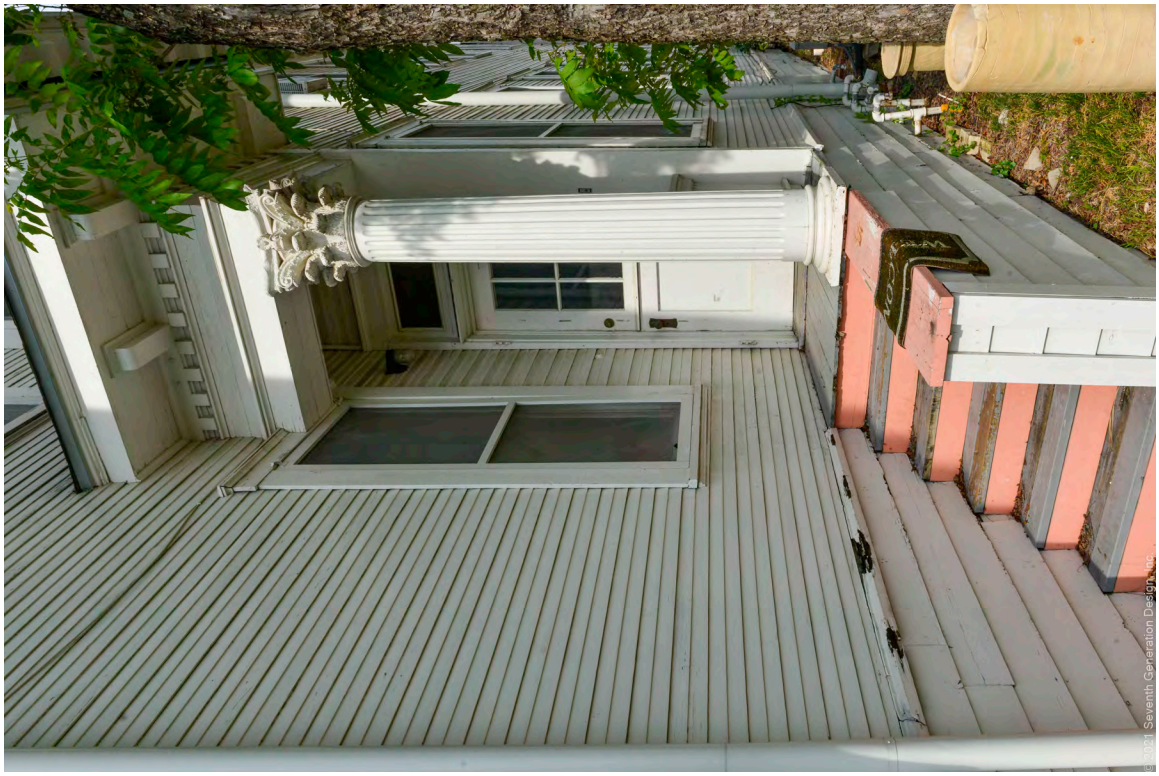
Photograph No.
HILD-42

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of deteriorated deck at north side entry porch
Date:	June 22, 2021

Photograph No.
HILD-43

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of deteriorated wood skirting stringer board
Date:	June 22, 2021

Photograph No.
HILD-44



Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	View looking west toward north side entrance and steps
Date:	June 22, 2021

Photograph No.

HILD-45

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of composite Corinthin capital at north side entrance
Date:	June 22, 2021

Photograph No.

HILD-46

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view at deteriorated siding at engaged column at front porch
Date:	June 22, 2021

Photograph No.

HILD-47

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view at deteriorated siding at engaged column at front porch
Date:	June 22, 2021

Photograph No.

HILD-48

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of exposed framing at front porch pediment
Date:	June 22, 2021

Photograph No.

HILD-49

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of exposed framing at front porch entablature
Date:	June 22, 2021

Photograph No.

HILD-50

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view at front porch northeast corner column base
Date:	June 22, 2021

Photograph No.

HILD-51

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of double hung window and surrounding trim (north fac.)
Date:	June 22, 2021

Photograph No.

HILD-52

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of double hung window and surrounding trim (north fac.)
Date:	June 22, 2021

Photograph No.
HILD-53

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of double hung window and surrounding trim (north fac.)
Date:	June 22, 2021

Photograph No.
HILD-54

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of double hung window and surrounding trim (north fac.)
Date:	June 22, 2021

Photograph No.

HILD-55

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of double hung window and surrounding trim (north fac.)
Date:	June 22, 2021

Photograph No.

HILD-56

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of double hung window and surrounding trim (north fac.)
Date:	June 22, 2021

Photograph No.

HILD-57

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of double hung window and surrounding trim (north fac.)
Date:	June 22, 2021

Photograph No.

HILD-58

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of double hung window and surrounding trim (north fac.)
Date:	June 22, 2021

Photograph No.

HILD-59

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view at deteriorated siding at engaged column at front porch
Date:	June 22, 2021

Photograph No.

HILD-60

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	View looking south-southeast toward former carrige house location
Date:	June 22, 2021

Photograph No.

HILD-61

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	View looking south-southeast toward deteriorated conc. walk
Date:	June 22, 2021

Photograph No.

HILD-62

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	View looking east-southeast toward entry drive & McCullough Ave.
Date:	June 22, 2021

Photograph No.

HILD-63

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	View looking from entry drive south-southwest toward building
Date:	June 22, 2021

Photograph No.

HILD-64

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	View looking from entry drive south-southwest toward building
Date:	June 22, 2021

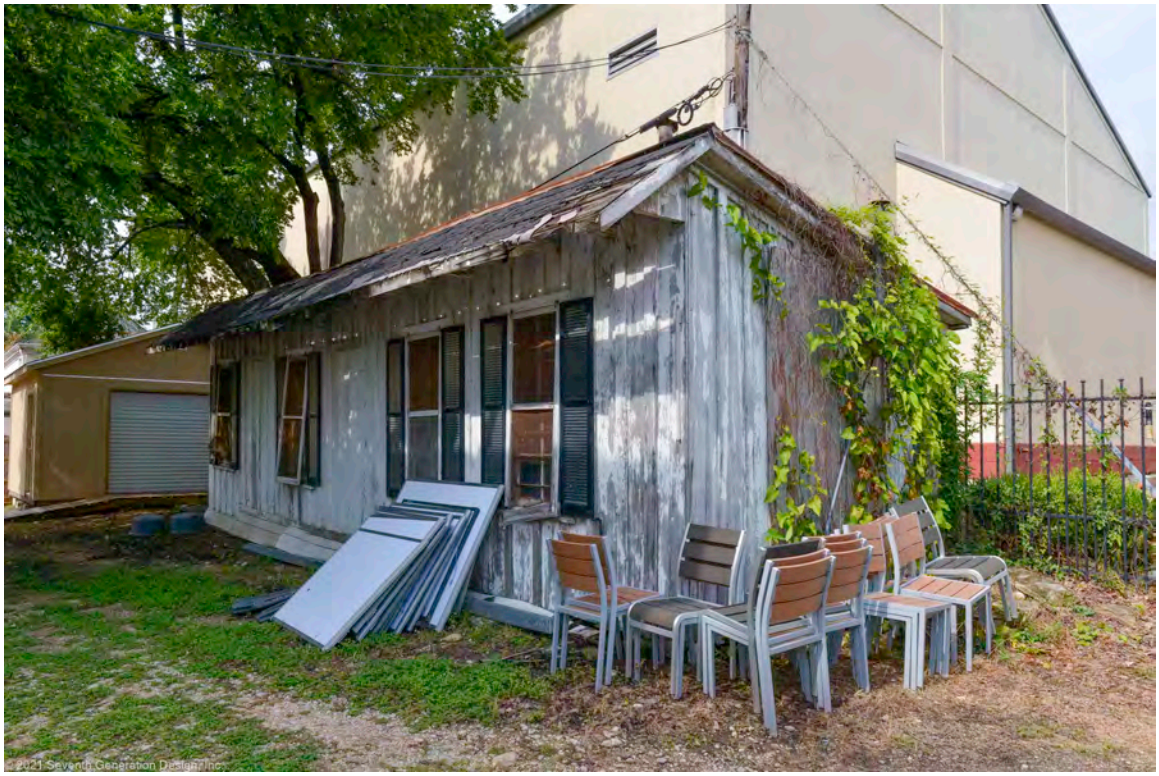
Photograph No.

HILD-65

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	View from former cariage house location toward servant's quarters
Date:	June 22, 2021

Photograph No.

HILD-66



Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	View looking southwest toward northeast corner ofservant's quarter
Date:	June 22, 2021

Photograph No.

HILD-67

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	View looking west torward east facade of servant's quarters
Date:	June 22, 2021

Photograph No.

HILD-68

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	View looking west torward east facade of servant's quarters
Date:	June 22, 2021

Photograph No.

HILD-69

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	View looking northwest toward southeast corner ofservant's quarter
Date:	June 22, 2021

Photograph No.

HILD-70

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of roof soffit and rafter ends of servant's quarters
Date:	June 22, 2021

Photograph No.

HILD-71

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of board and batten siding on east facade servant's qts.
Date:	June 22, 2021

Photograph No.

HILD-72

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	View looking south toward north facade of servant's quarters
Date:	June 22, 2021

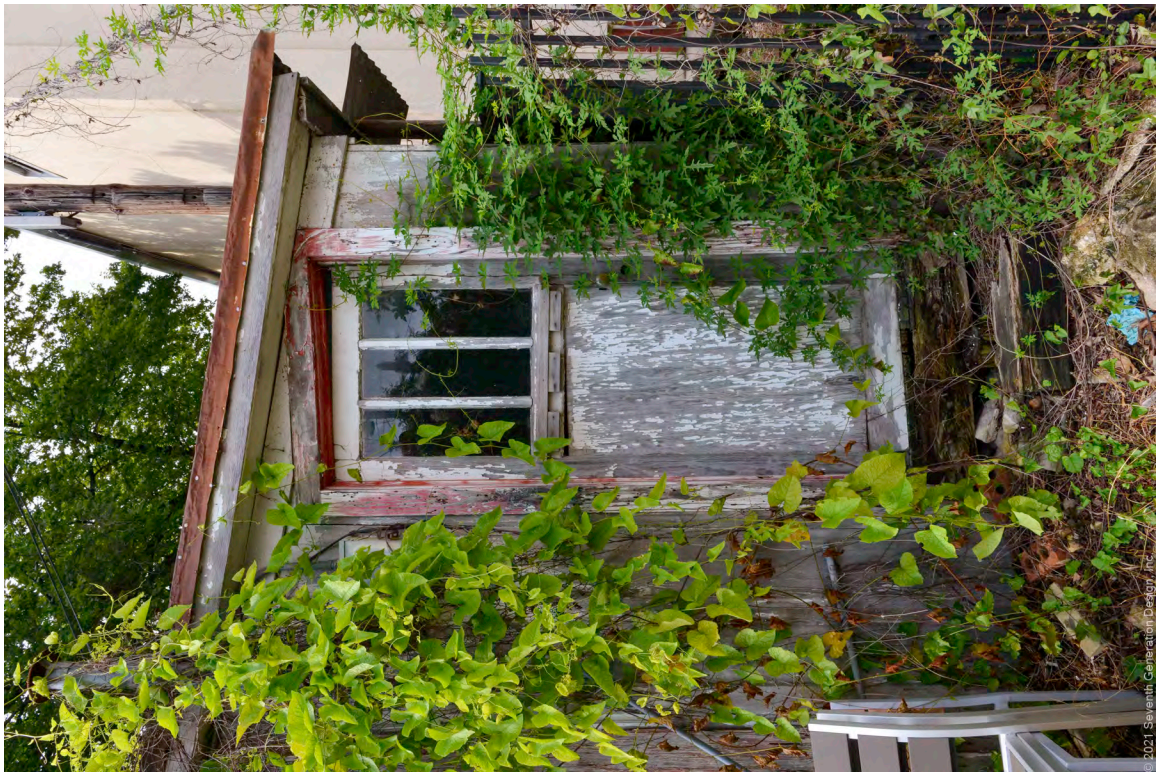
Photograph No.

HILD-73

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	View looking south toward east facade of servant's quarters
Date:	June 22, 2021

Photograph No.

HILD-74



Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of entry door on north facade of servant's quarters
Date:	June 22, 2021

Photograph No.

HILD-75

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of roof soffit and rafter ends of servant's quarters
Date:	June 22, 2021

Photograph No.

HILD-76

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of widnow, screen, and shutters of servant's quarters
Date:	June 22, 2021

Photograph No.

HILD-77

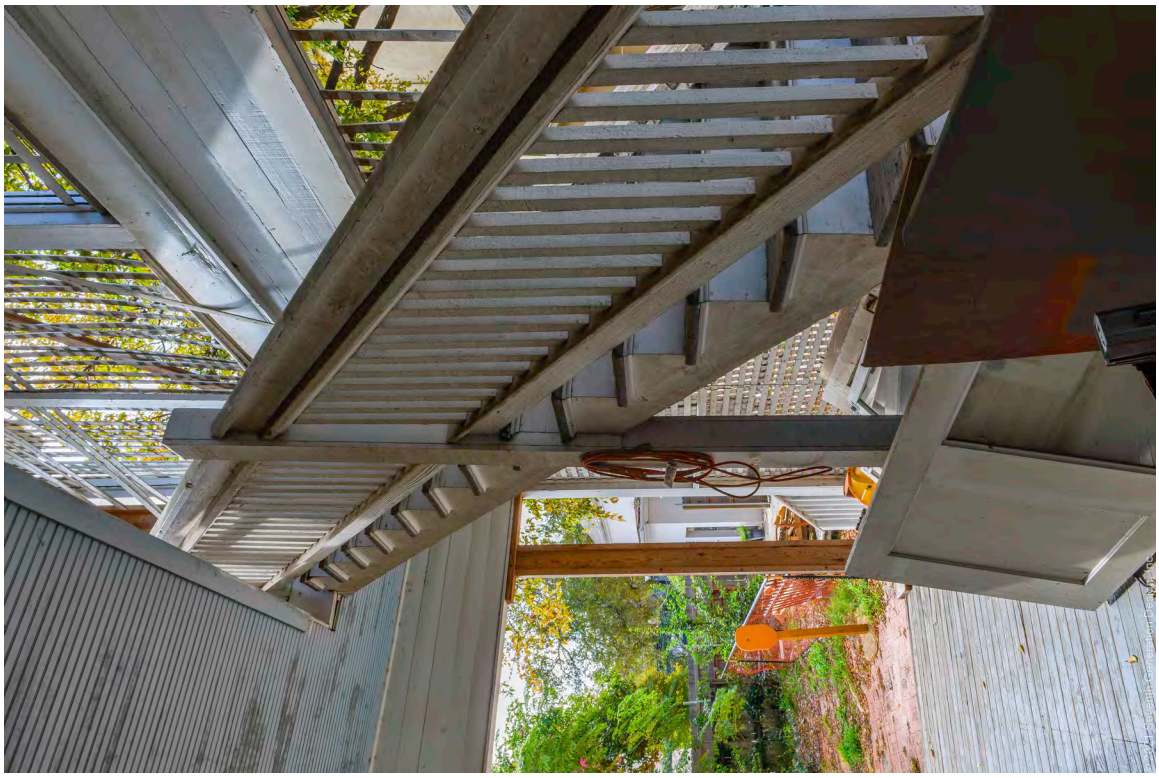
Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of widnow, screen, and shutters of servant's quarters
Date:	June 22, 2021

Photograph No.

HILD-78

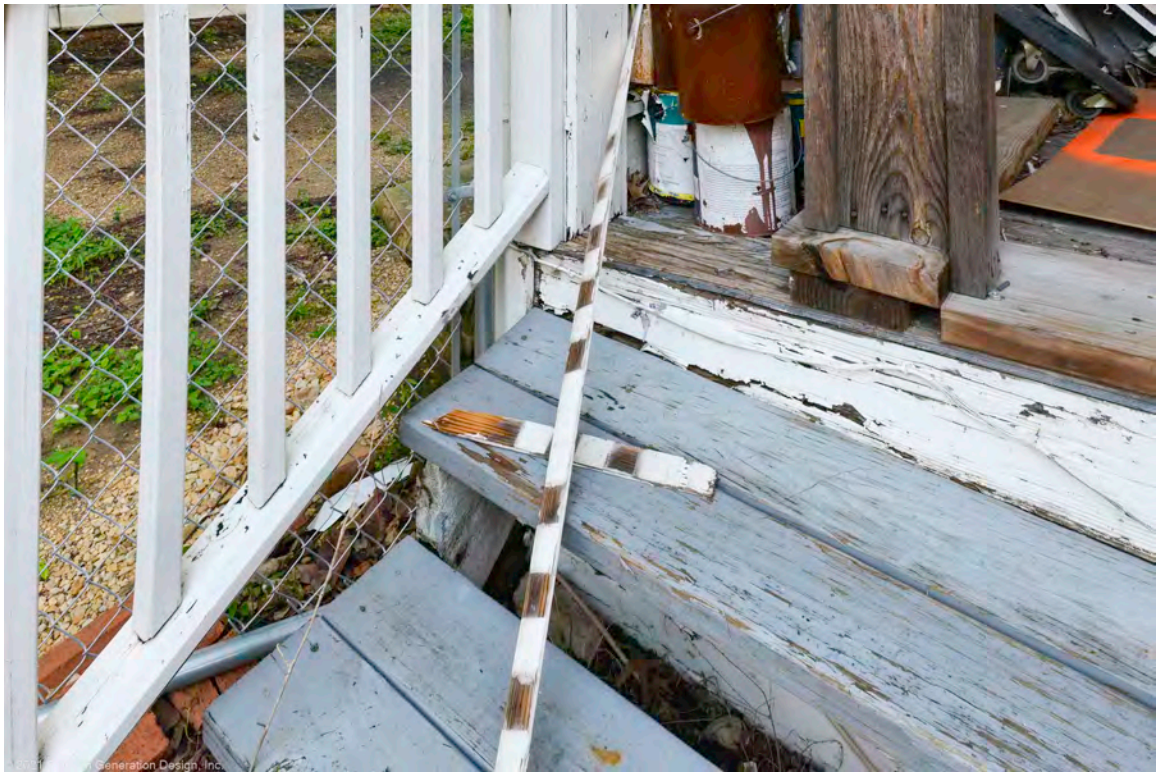
Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of rail and balustrade at rear porch stairs
Date:	June 22, 2021

Photograph No.
HILD-79



Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of rail and balustrade at rear porch stairs
Date:	June 22, 2021

Photograph No.
HILD-80



Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of south steps and rails at rear porch stairs
Date:	June 22, 2021

Photograph No.

HILD-81

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of rail, balustrade, structure at rear porch stairs
Date:	June 22, 2021

Photograph No.

HILD-82

Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: Detail view of historic shutter leaning on wall at at rear stair landing
Date: June 22, 2021

Photograph No.
HILD-83

Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: Detail view of damaged lattice enclosure at rear porch and stairs
Date: June 22, 2021

Photograph No.
HILD-84

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view at second level rear balcony and rear stair
Date:	June 22, 2021

Photograph No.

HILD-85

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view at second level rear balcony and rear stair
Date:	June 22, 2021

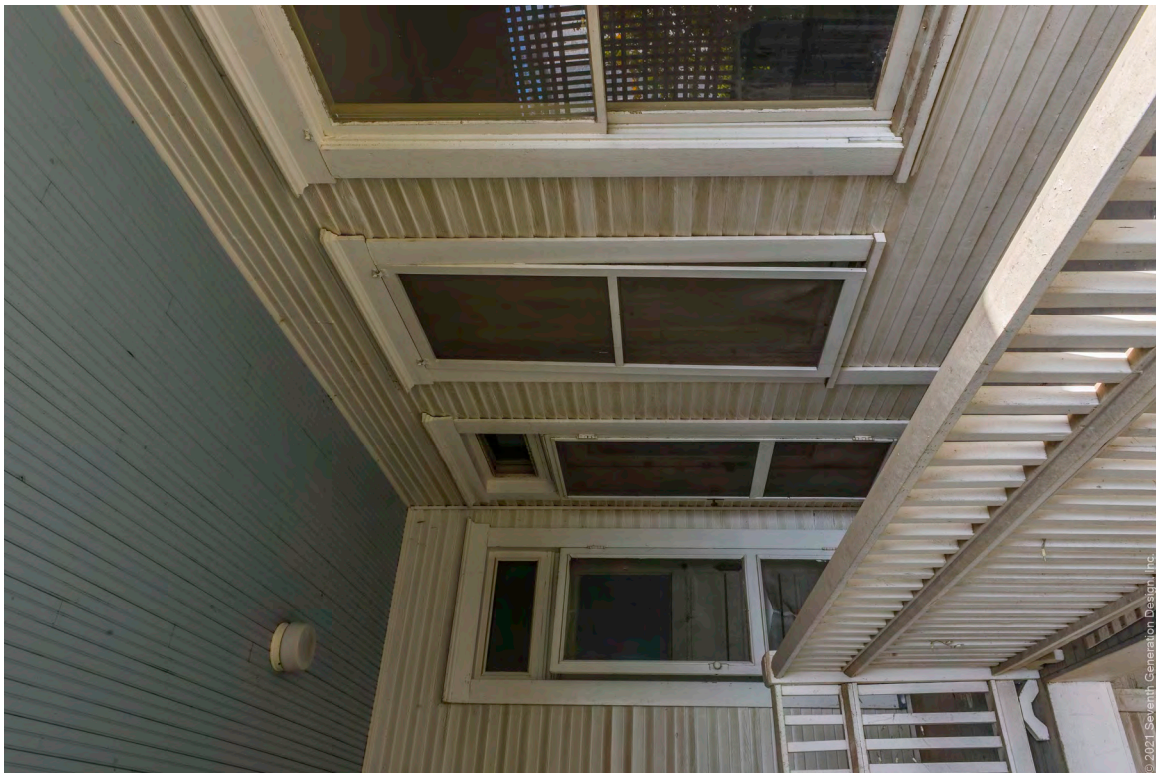
Photograph No.

HILD-86

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view at second level rear balcony and rear entrances
Date:	June 22, 2021

Photograph No.

HILD-87



Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view at second level rear balcony and rear entrances
Date:	June 22, 2021

Photograph No.

HILD-88

Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: Detail view at second level rear balcony and rear entrances
Date: June 22, 2021

Photograph No.
HILD-89

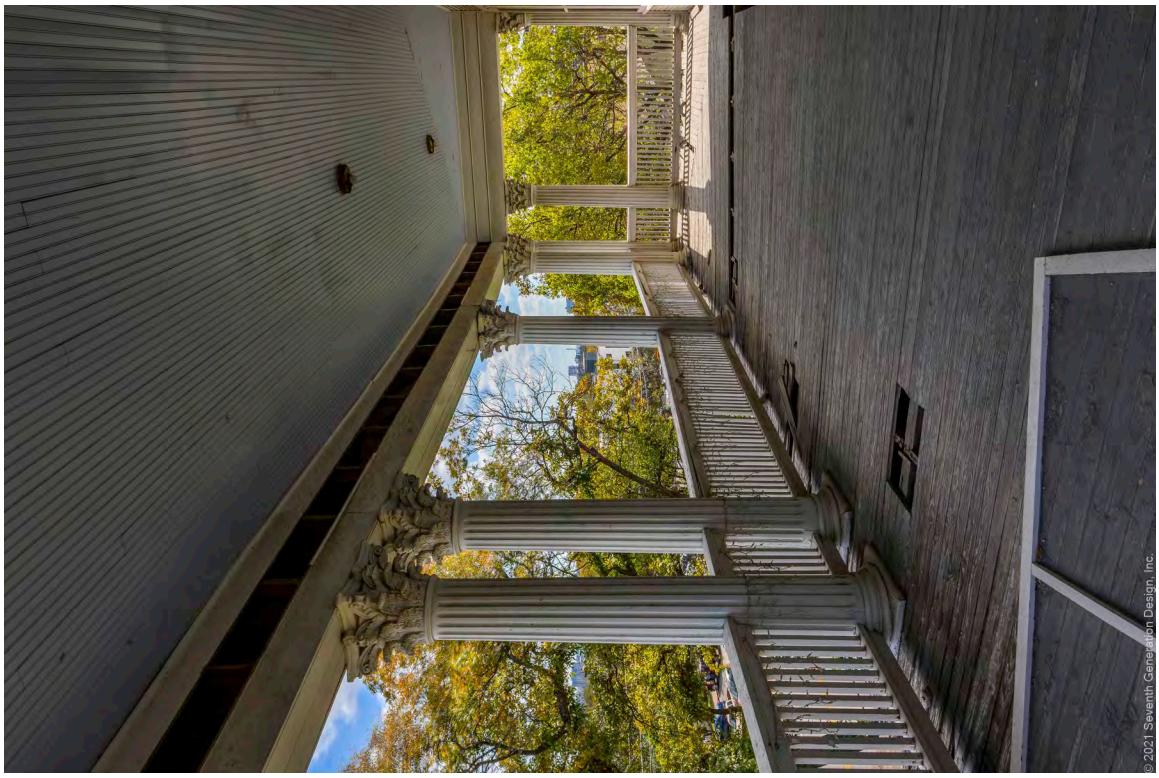
Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: Detail view at second level rear balcony and rear entrances
Date: June 22, 2021

Photograph No.
HILD-90

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of front balcony looking south-southeast
Date:	June 22, 2021

Photograph No.

HILD-91



Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of front balcony looking south-southeast
Date:	June 22, 2021

Photograph No.

HILD-92

Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: Detail view of front balcony looking south-southwest
Date: June 22, 2021

Photograph No.
HILD-93

Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: Detail view of front balcony looking south-southwest
Date: June 22, 2021

Photograph No.
HILD-94

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of front balcony looking north-northwest
Date:	June 22, 2021

Photograph No.
HILD-95

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Detail view of front balcony looking north-northwest
Date:	June 22, 2021

Photograph No.
HILD-96

Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: Detail view of front balcony looking north-northeast
Date: June 22, 2021

Photograph No.
HILD-97

Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: Detail view of front balcony looking north-northeast
Date: June 22, 2021

Photograph No.
HILD-98

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at first level, north unit's front entry foyer looking east
Date:	June 22, 2021

Photograph No.

HILD-99

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at first level, north unit's front entry foyer looking east
Date:	June 22, 2021

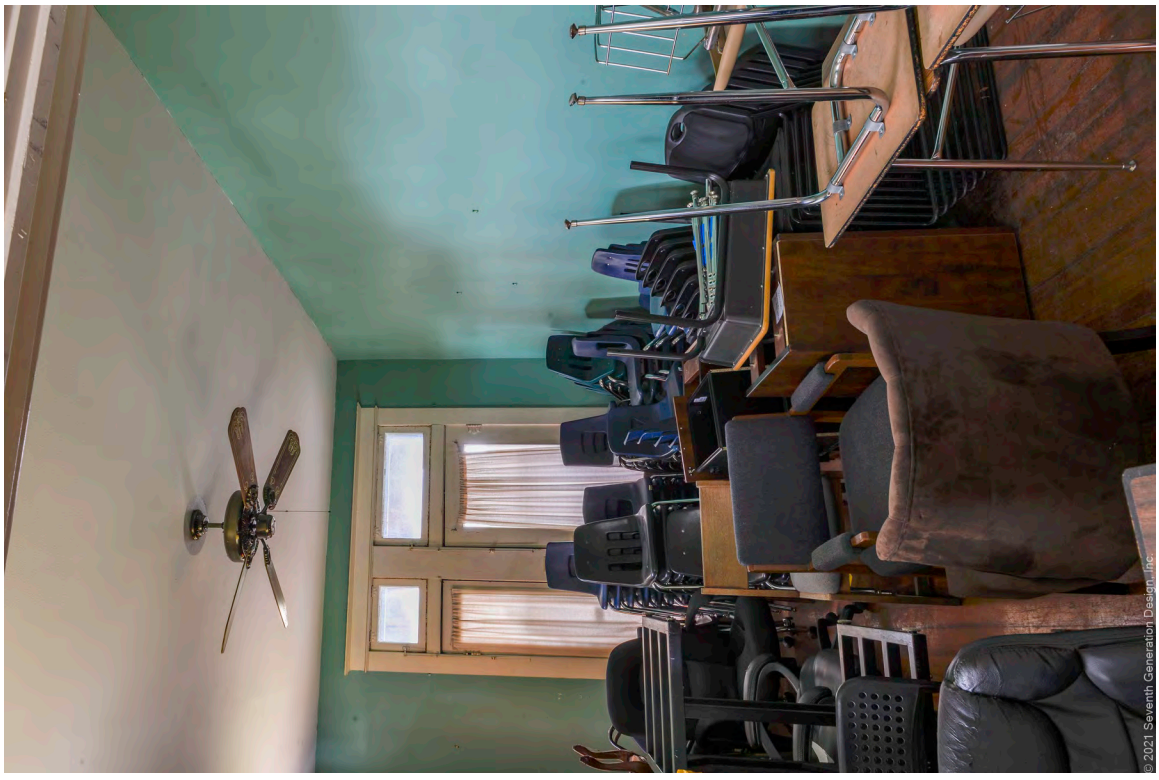
Photograph No.

HILD-100

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at first level, north unit's front entry foyer looking east
Date:	June 22, 2021

Photograph No.

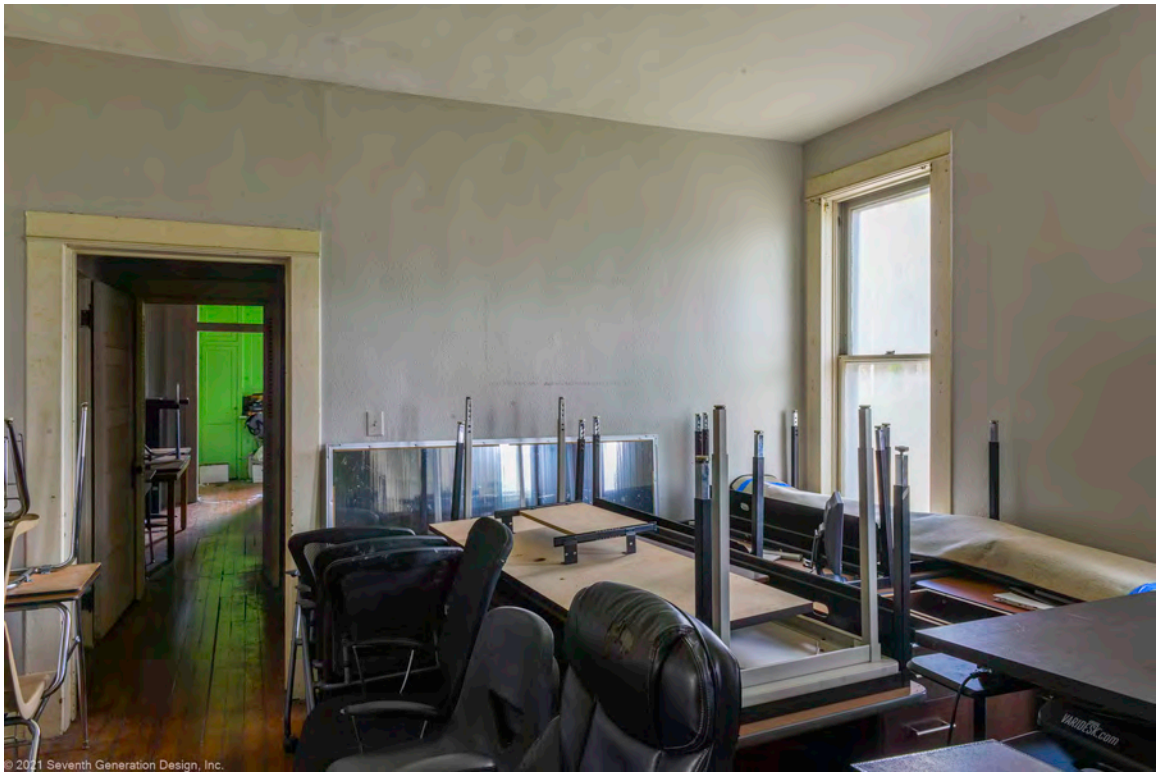
HILD-101



Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at first level, north unit's front entry foyer looking east
Date:	June 22, 2021

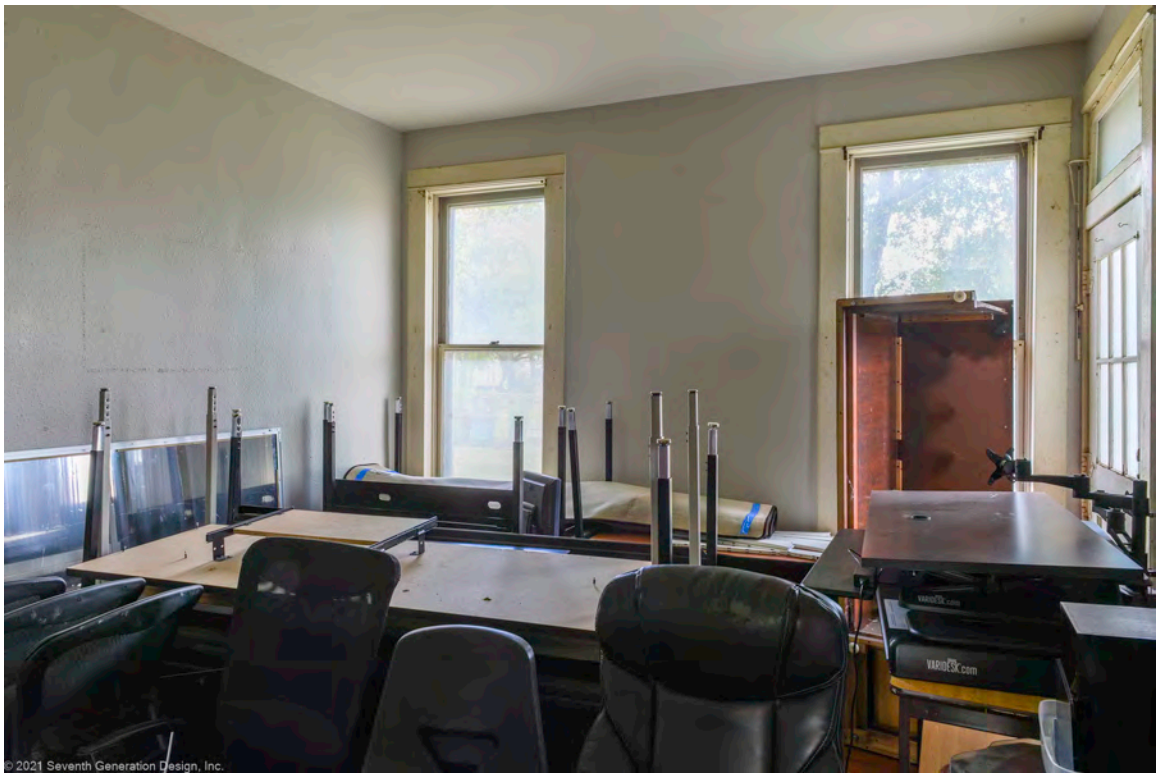
Photograph No.

HILD-102



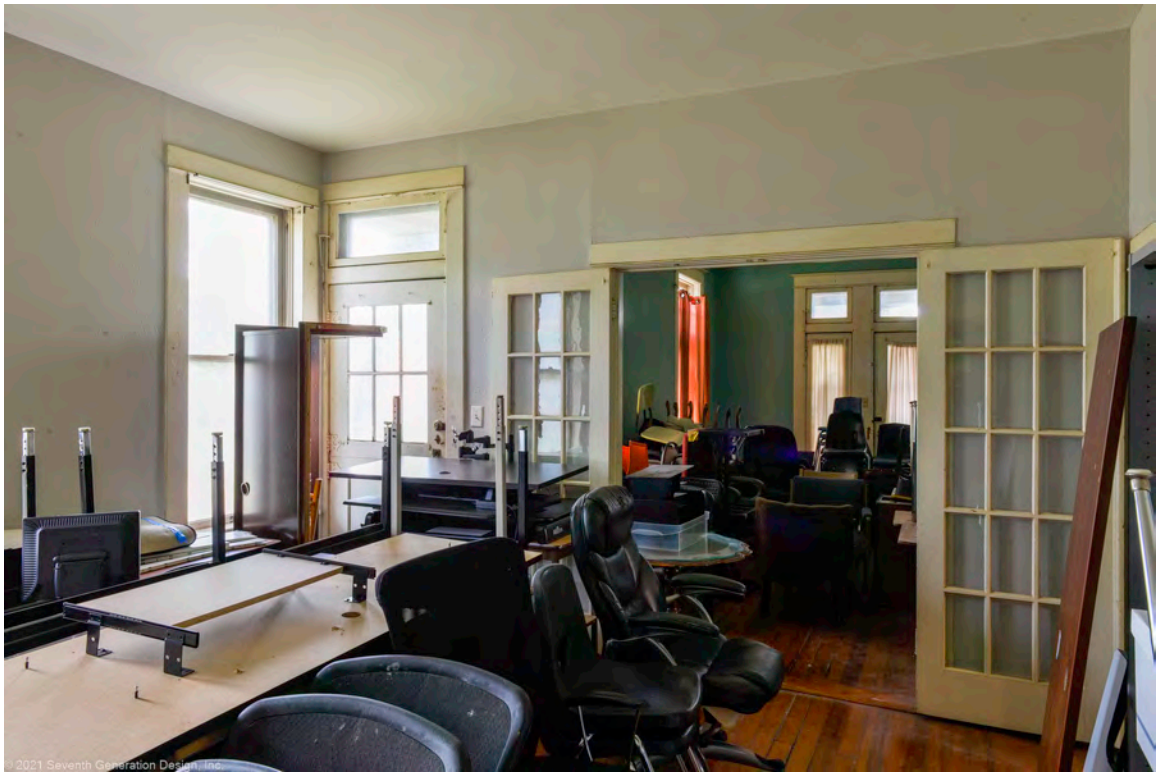
Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: Interior view at first level, north unit's living room looking W-NW
Date: June 22, 2021

Photograph No.
HILD-103



Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: Interior view at first level, north unit's living room looking northwest
Date: June 22, 2021

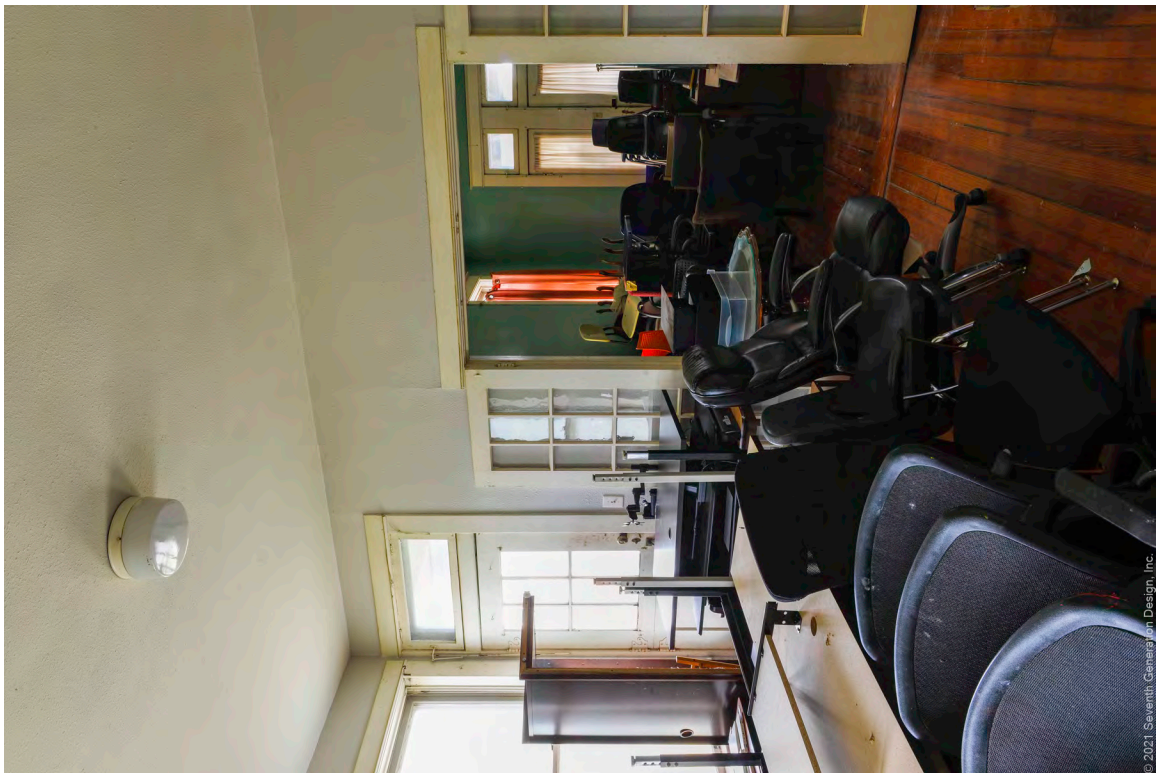
Photograph No.
HILD-104



Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at first level, north unit's living room looking northeast
Date:	June 22, 2021

Photograph No.

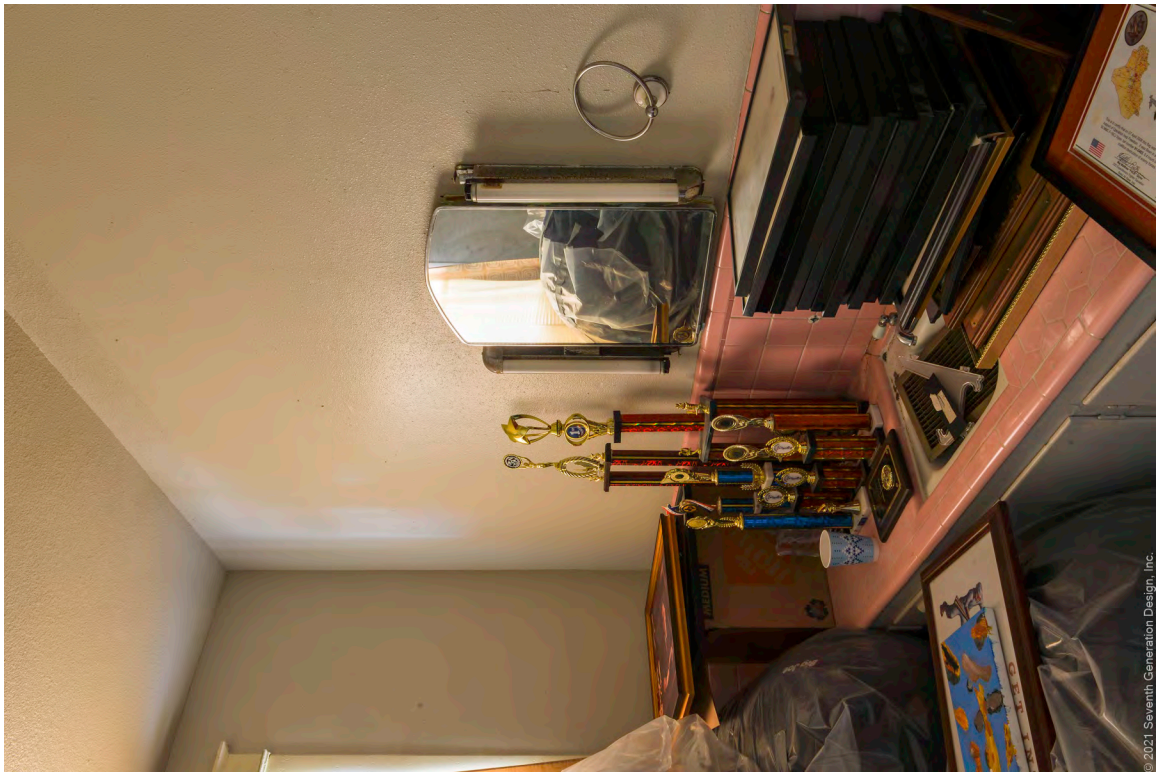
HILD-105



Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at first level, north unit's living room looking northeast
Date:	June 22, 2021

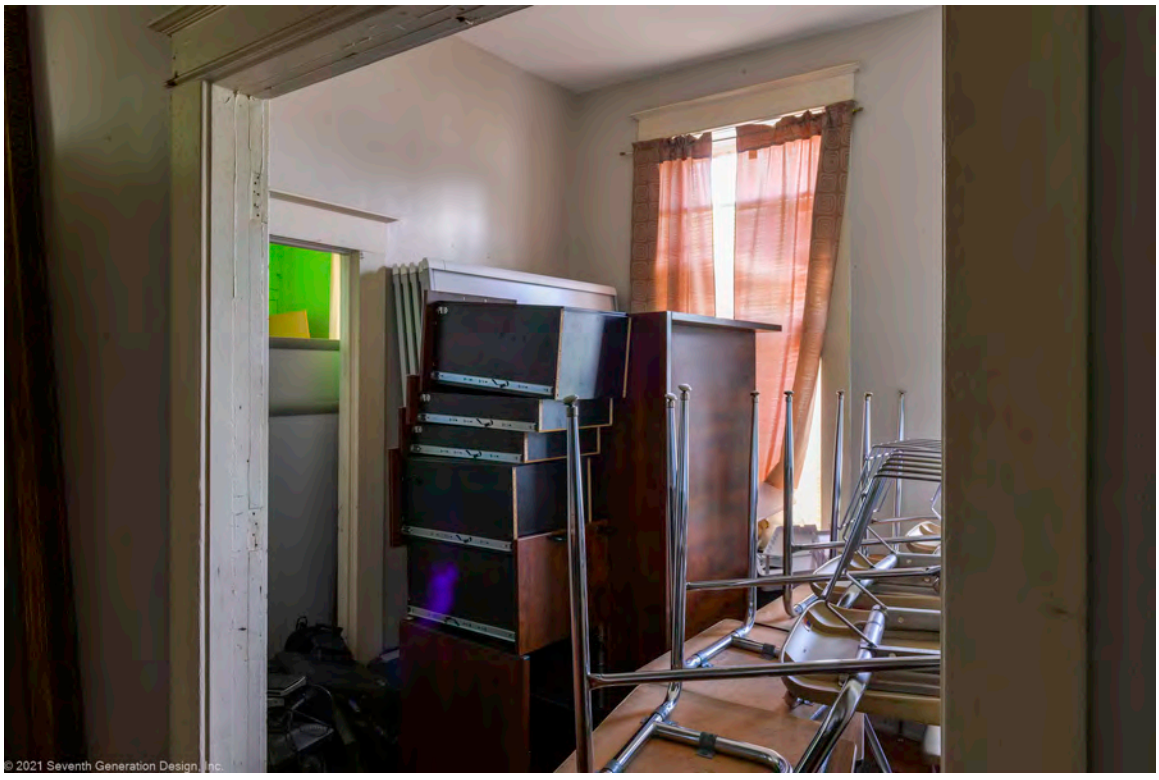
Photograph No.

HILD-106



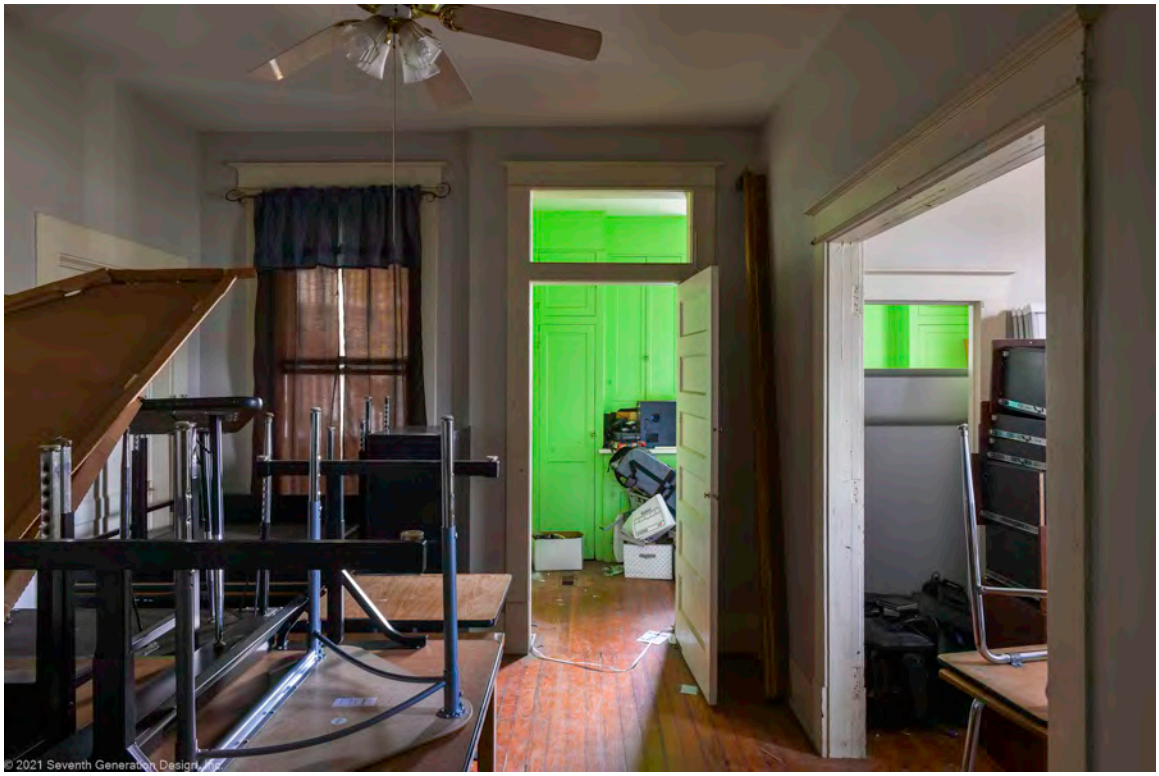
Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: Interior view at first level, north unit's bathroom mirror and sink
Date: June 22, 2021

Photograph No.
HILD-107



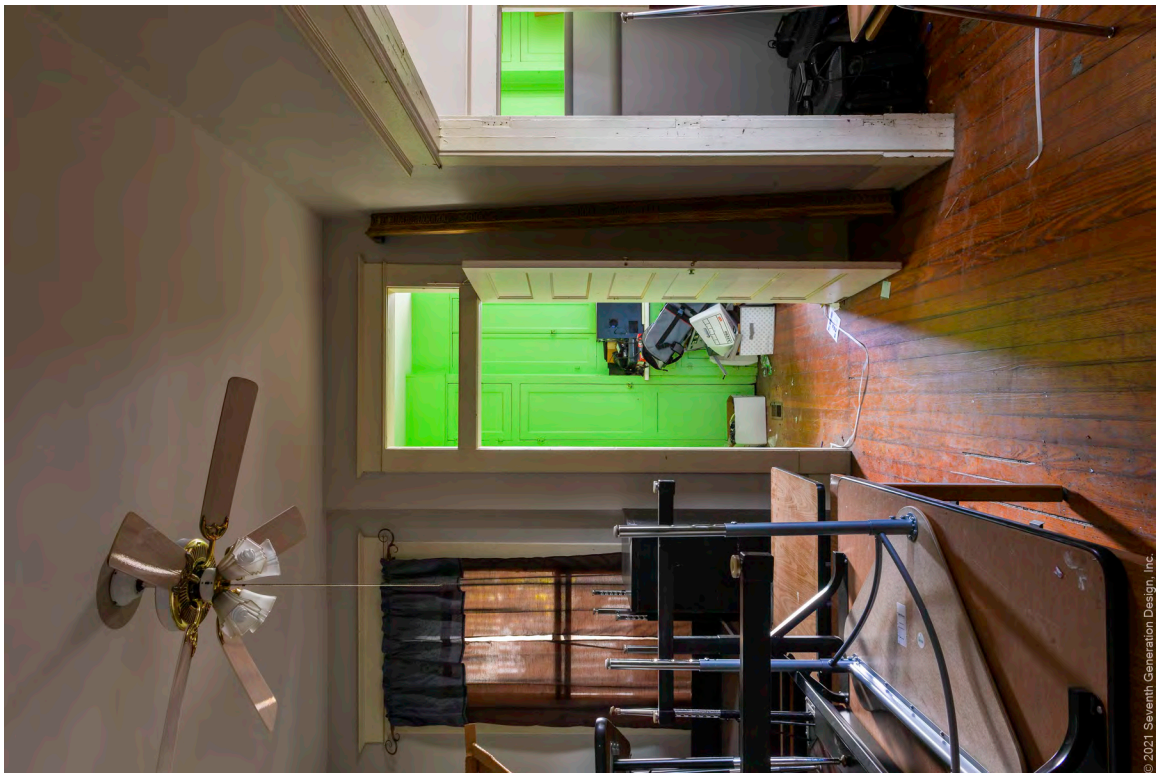
Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: Interior view at first level, north unit's living quarters looking NW
Date: June 22, 2021

Photograph No.
HILD-108



Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: Interior view at first level, north unit's living quarters looking west
Date: June 22, 2021

Photograph No.
HILD-109

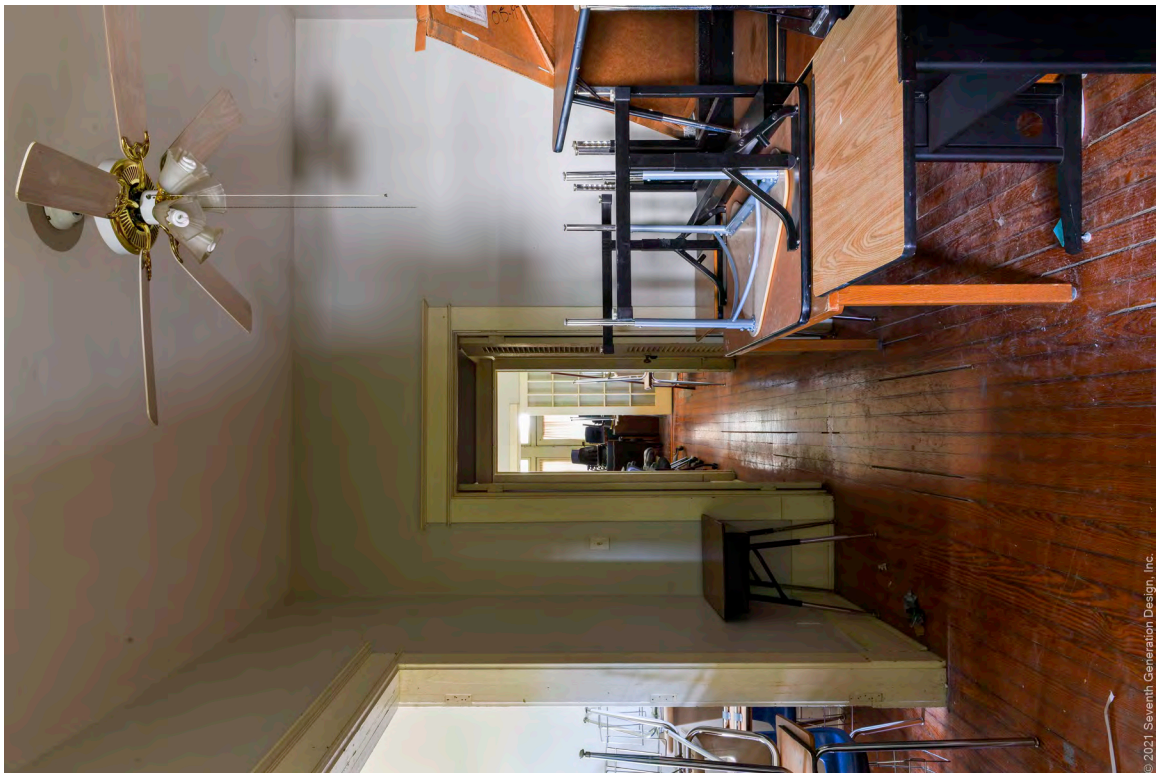


Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: Interior view at first level, north unit's living quarters looking west
Date: June 22, 2021

Photograph No.
HILD-110

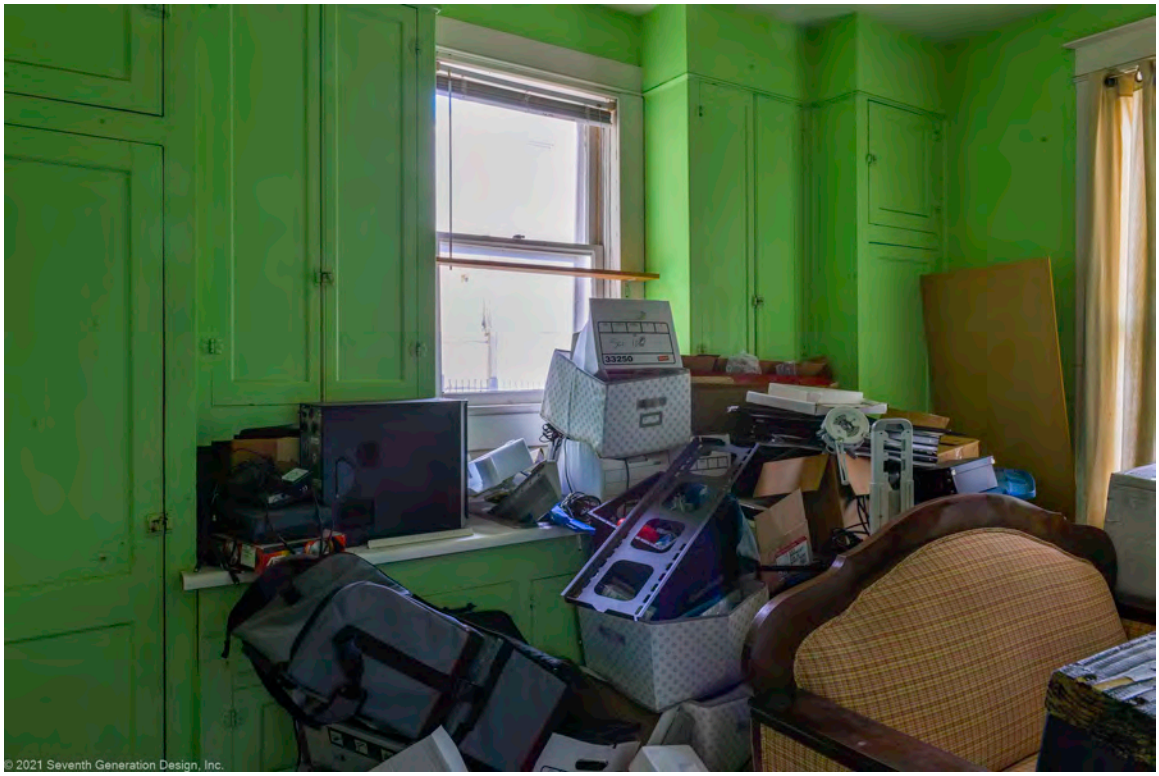
Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at first level, north unit's living quarters looking east
Date:	June 22, 2021

Photograph No.
HILD-111



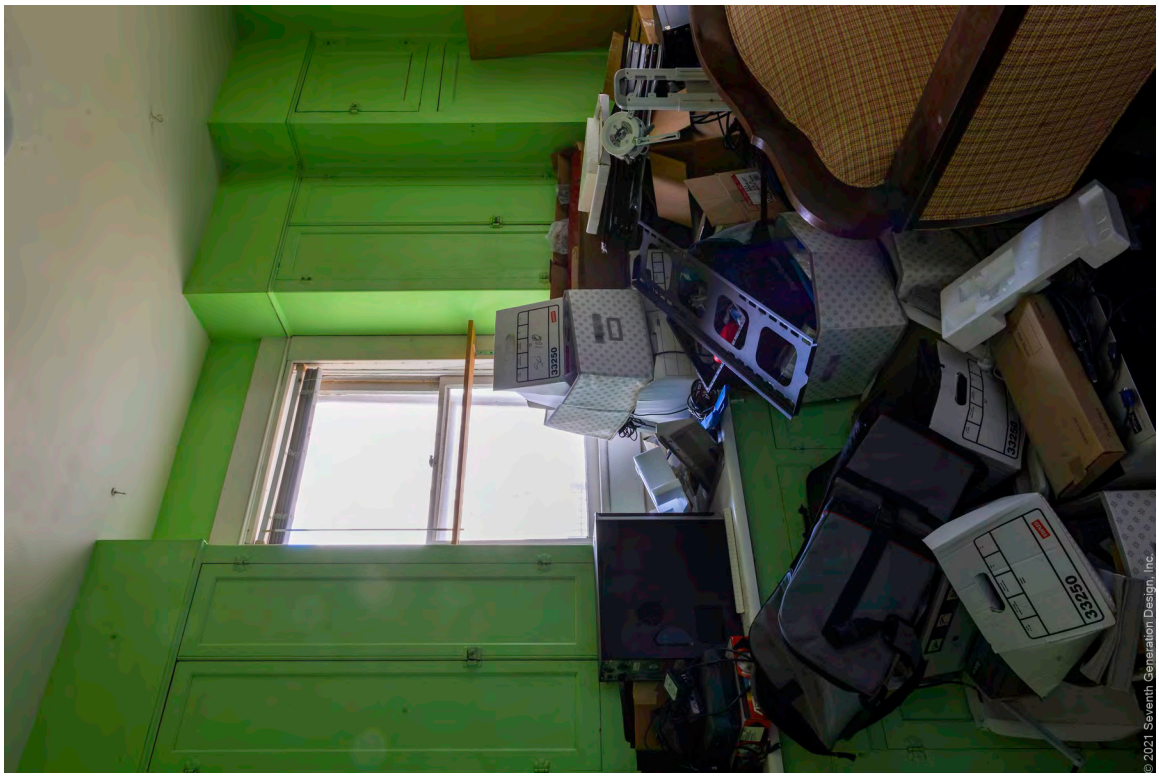
Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at first level, north unit's living quarters looking east
Date:	June 22, 2021

Photograph No.
HILD-112



Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at first level, north unit's kitchen northwest
Date:	June 22, 2021

Photograph No.
HILD-113



Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at first level, north unit's kitchen northwest
Date:	June 22, 2021

Photograph No.
HILD-114

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Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior detail view at first level, north unit's rear door hardware
Date:	June 22, 2021

Photograph No.
HILD-115

© 2021 Seventh Generation Design, Inc.

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior detail view at first level, north unit's rear door and transom
Date:	June 22, 2021

Photograph No.
HILD-116

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior detail view at first level, north unit's rear door hardware
Date:	June 22, 2021

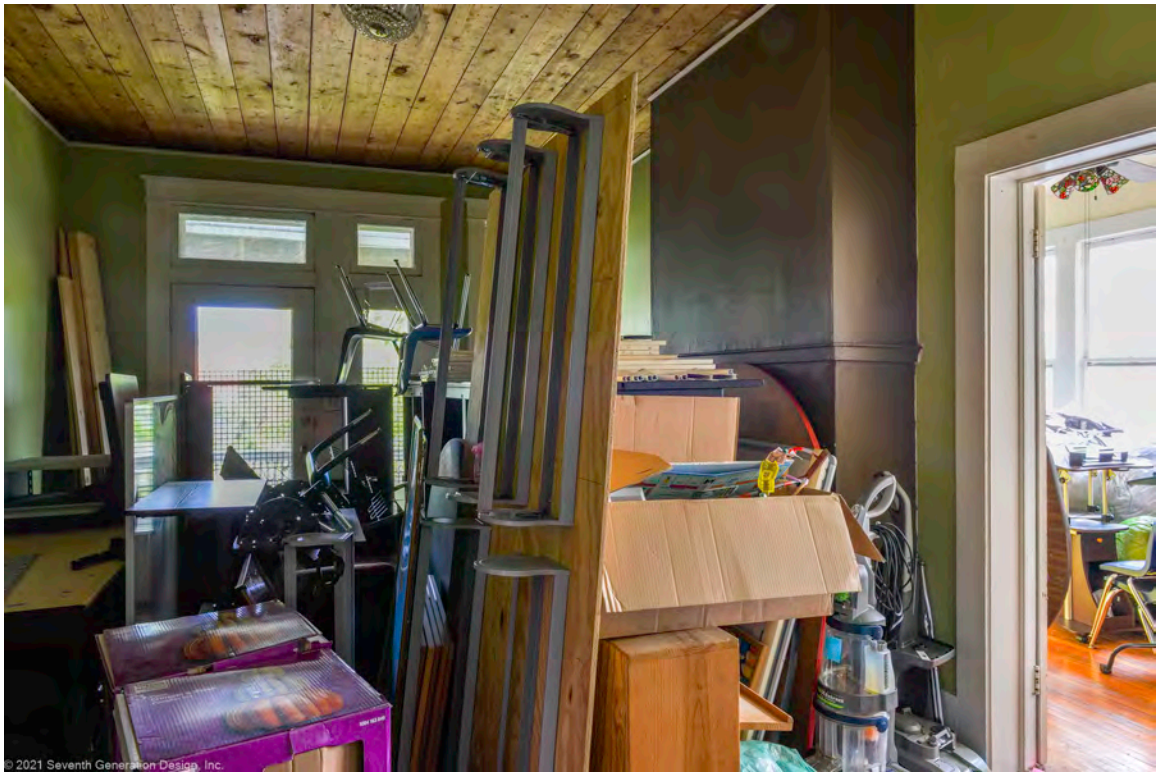
Photograph No.

HILD-117

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior detail view at first level, north unit's kitchen corner trim
Date:	June 22, 2021

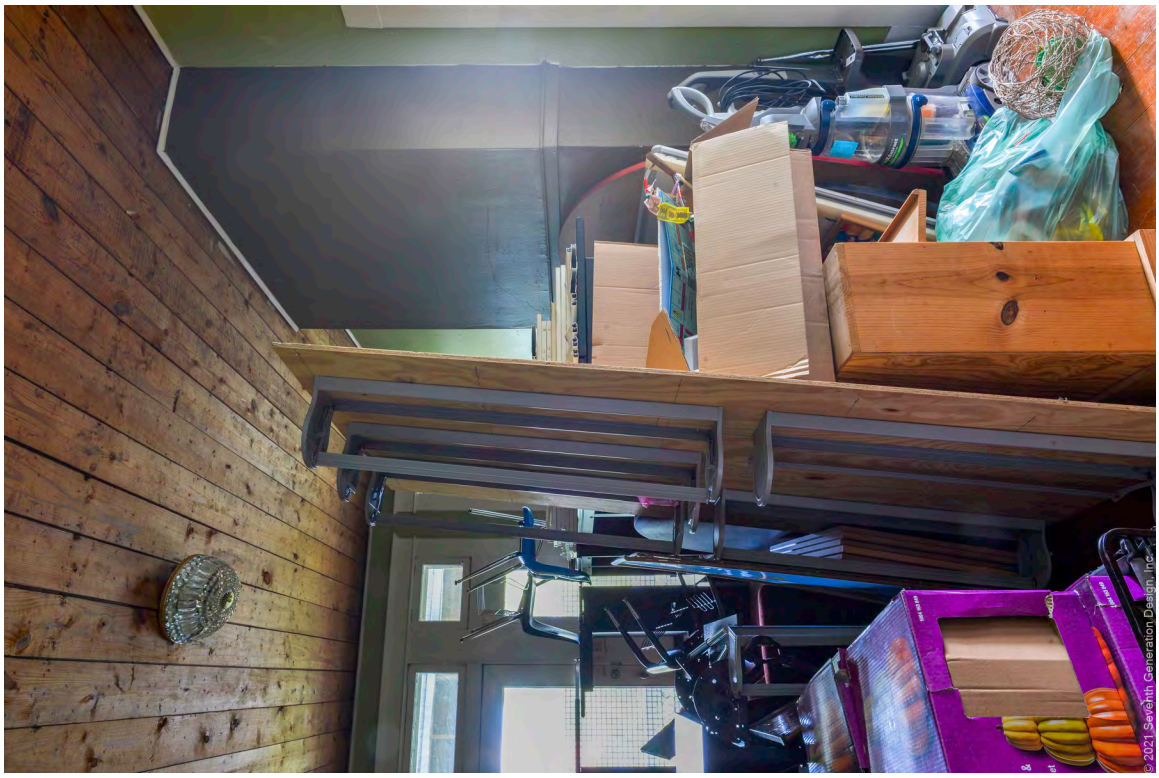
Photograph No.

HILD-118



Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at first level, south unit's front entry foyer looking east
Date:	June 22, 2021

Photograph No.
HILD-119



Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at first level, south unit's front entry foyer looking east
Date:	June 22, 2021

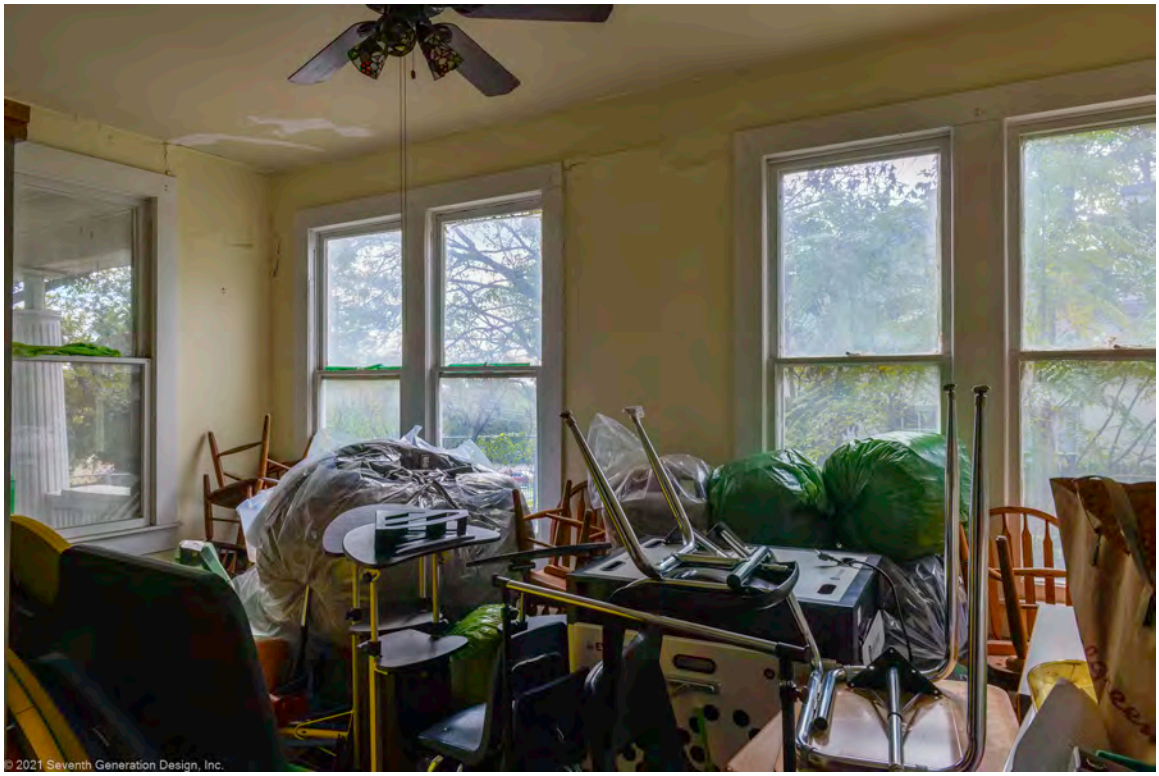
Photograph No.
HILD-120

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at first level, south unit's front entry foyer looking east
Date:	June 22, 2021

Photograph No.
HILD-121

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at first level, south unit's front entry foyer looking NW
Date:	June 22, 2021

Photograph No.
HILD-122



Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at first level, south unit's living quarters looking SE
Date:	June 22, 2021

Photograph No.
HILD-123

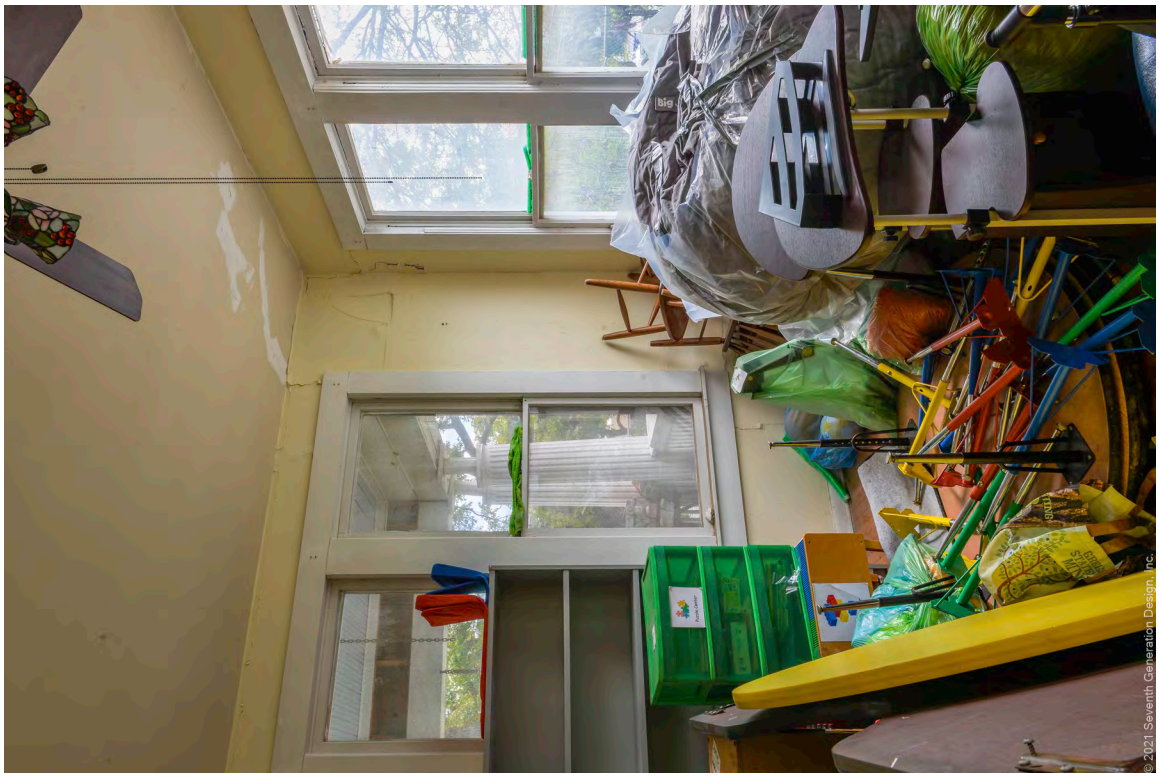
Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at first level, south unit's living quarters looking SE
Date:	June 22, 2021

Photograph No.
HILD-124

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at first level, south unit's living quarters looking ESE
Date:	June 22, 2021

Photograph No.

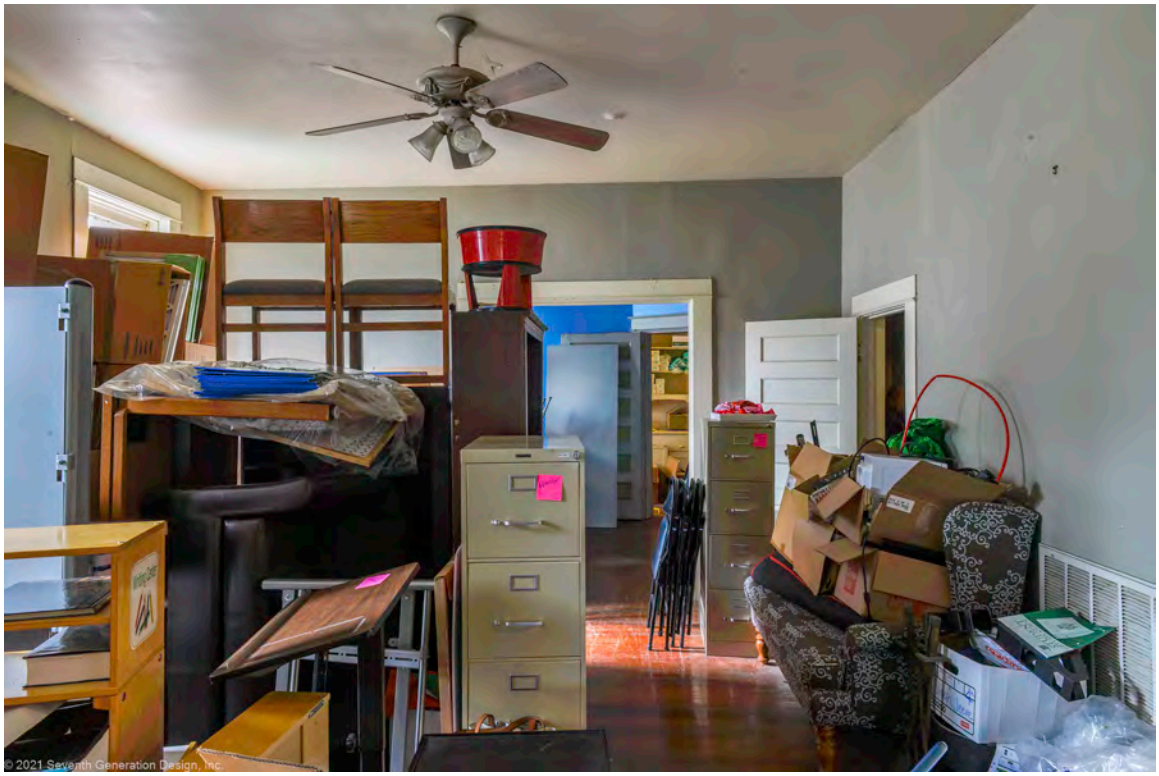
HILD-125



Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at first level, south unit's living quarters looking ESE
Date:	June 22, 2021

Photograph No.

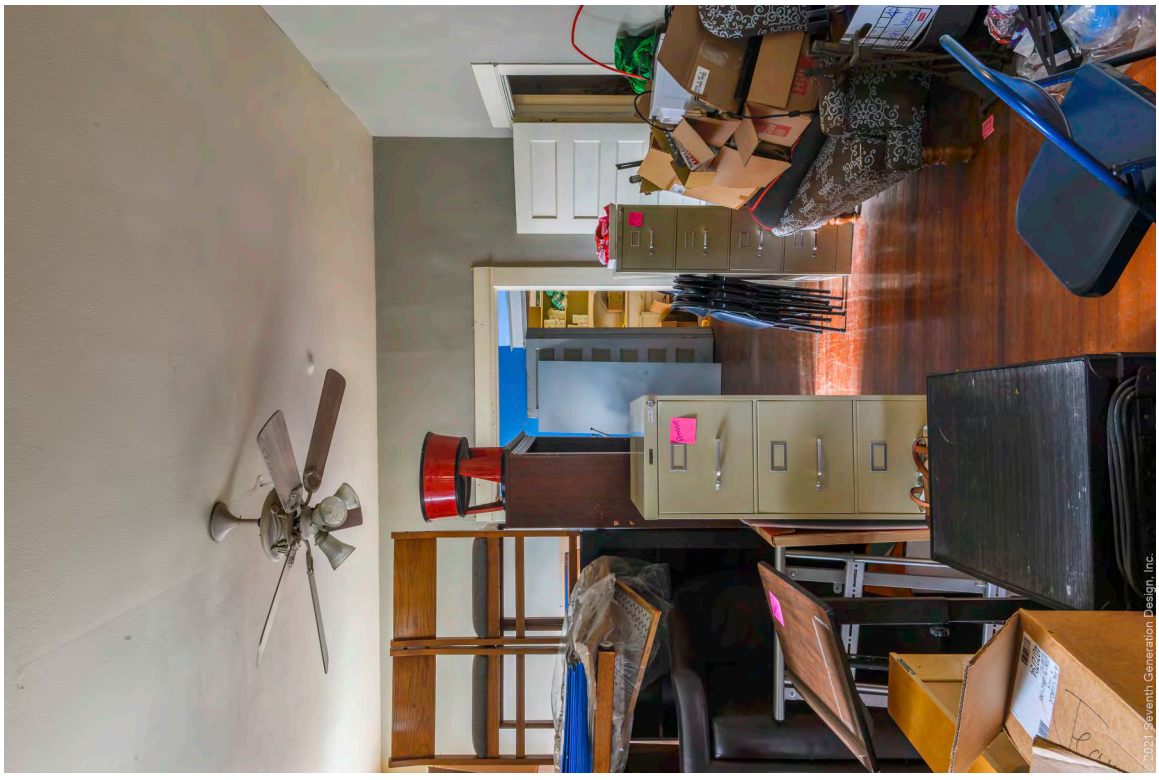
HILD-126



Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at first level, south unit's living quarters looking west
Date:	June 22, 2021

Photograph No.

HILD-127



Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at first level, south unit's living quarters looking west
Date:	June 22, 2021

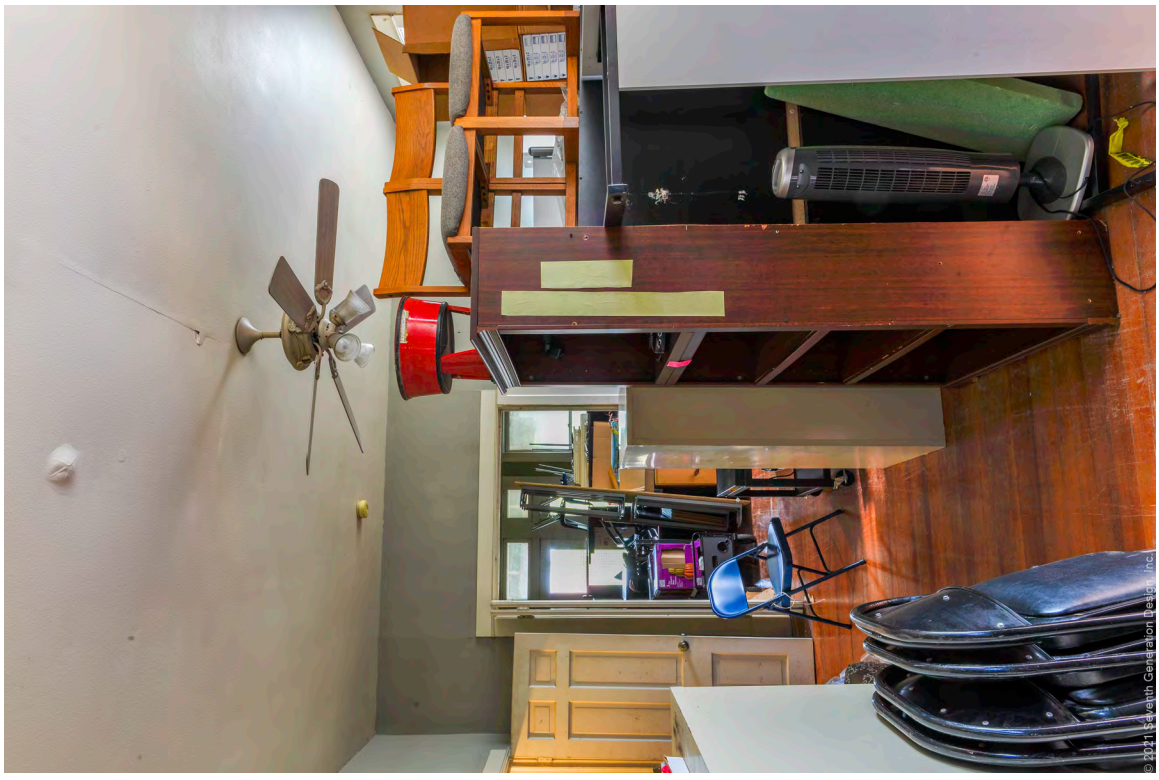
Photograph No.

HILD-128

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at first level, south unit's living quarters looking east
Date:	June 22, 2021

Photograph No.

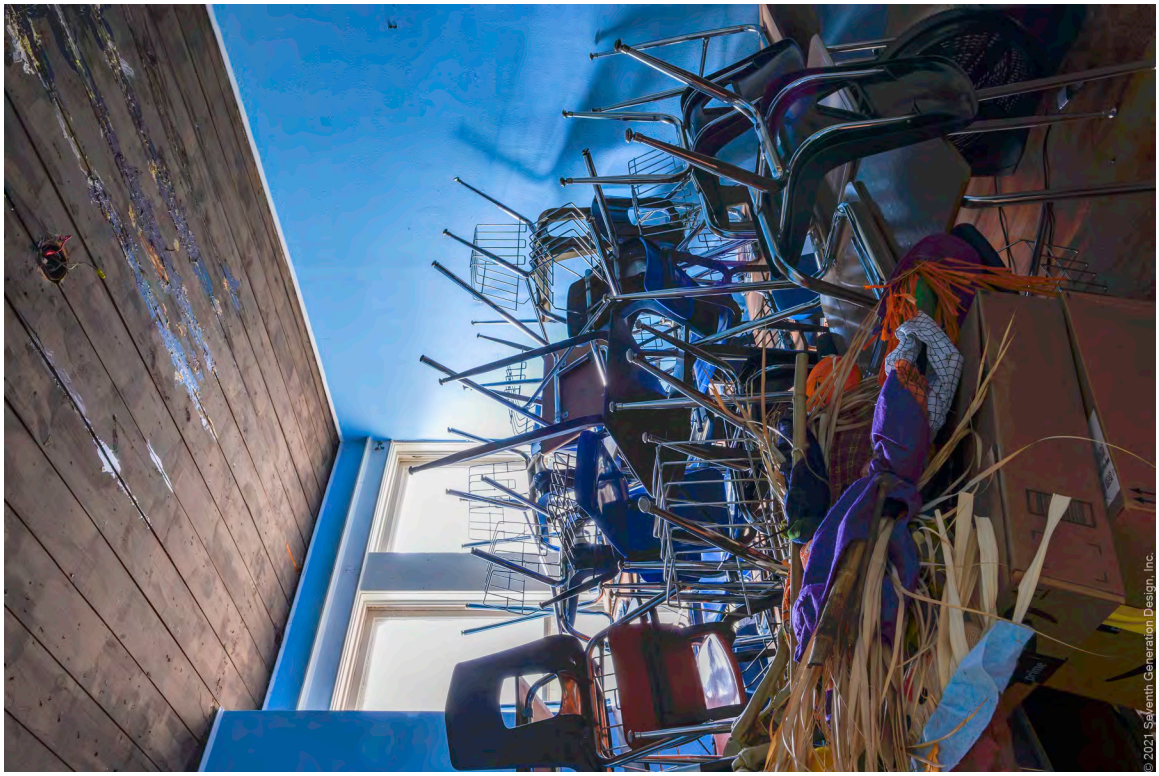
HILD-129



Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at first level, south unit's living quarters looking east
Date:	June 22, 2021

Photograph No.

HILD-130

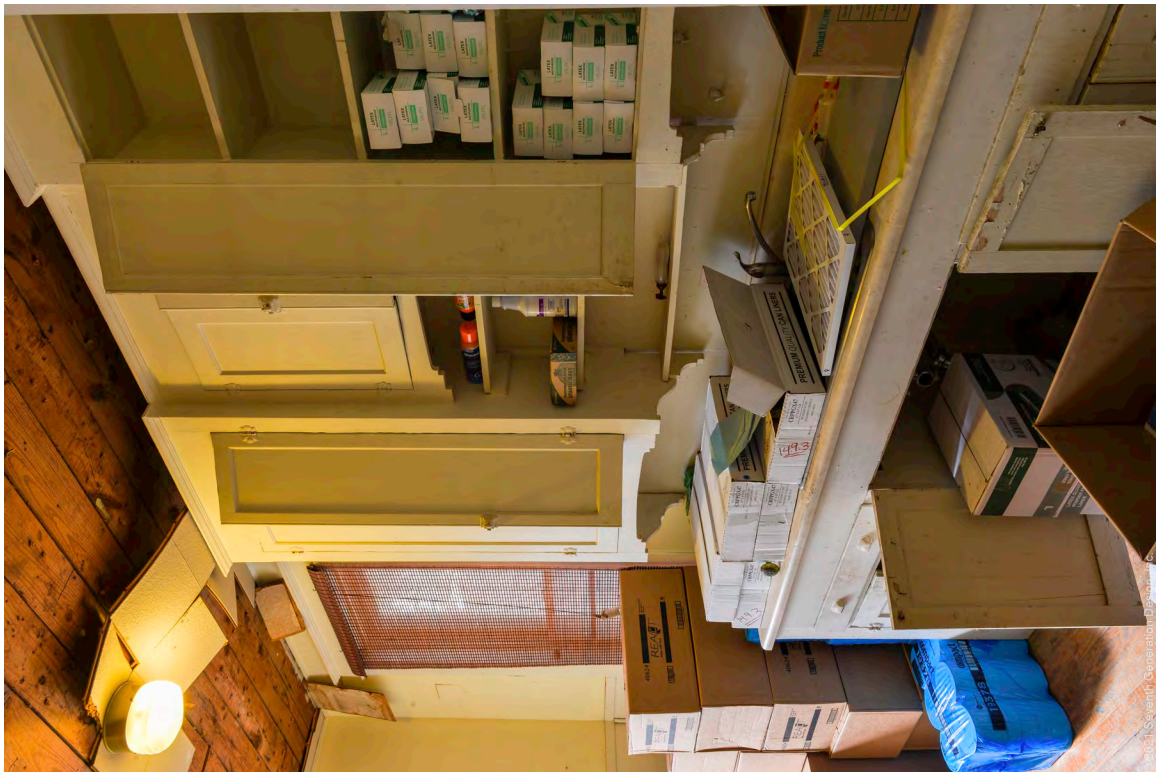


Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at first level, south unit's living quarters looking SSW
Date:	June 22, 2021

Photograph No.
HILD-131

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at first level, south unit's living quarters looking west
Date:	June 22, 2021

Photograph No.
HILD-132



Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at first level, south unit's kitchen looking SSW
Date:	June 22, 2021

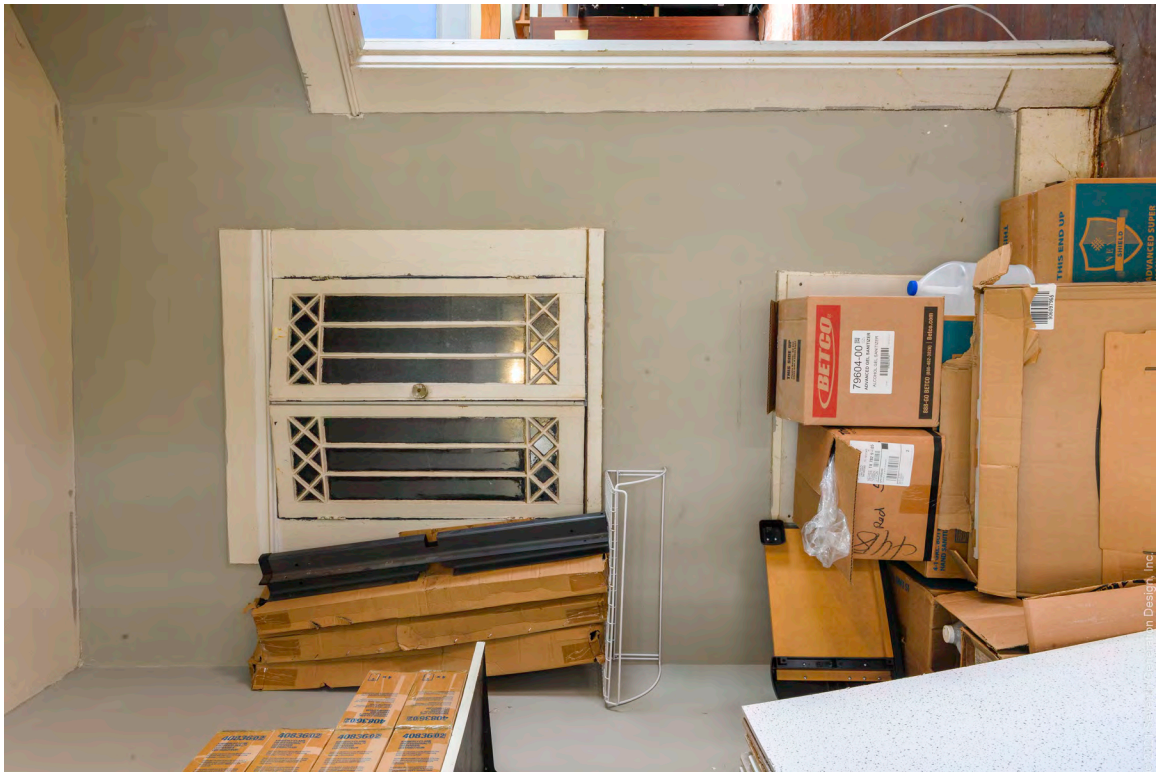
Photograph No.

HILD-133

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at first level, south unit's kitchen looking south
Date:	June 22, 2021

Photograph No.

HILD-134



Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at first level, south unit's rear vetibule looking east
Date:	June 22, 2021

Photograph No.

HILD-135

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at first level, south unit's rear bathroom looking west
Date:	June 22, 2021

Photograph No.

HILD-136

Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: Interior view at second level, south unit's living quarters looking SW
Date: June 22, 2021

Photograph No.
HILD-139

Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: Interior view at second level, south unit's living quarters looking SW
Date: June 22, 2021

Photograph No.
HILD-140

Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: Interior view at second level, south unit's sleeping porch looking SE
Date: June 22, 2021

Photograph No.
HILD-141

Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: Interior view at second level, south unit's sleeping porch looking E
Date: June 22, 2021

Photograph No.
HILD-142

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at second level, south unit's small bathroom looking NE
Date:	June 22, 2021

Photograph No.
HILD-143

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior detail view at second level, south unit's typical door knob
Date:	June 22, 2021

Photograph No.
HILD-144

Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: Interior view at second level, south unit's bedroom looking WNW
Date: June 22, 2021

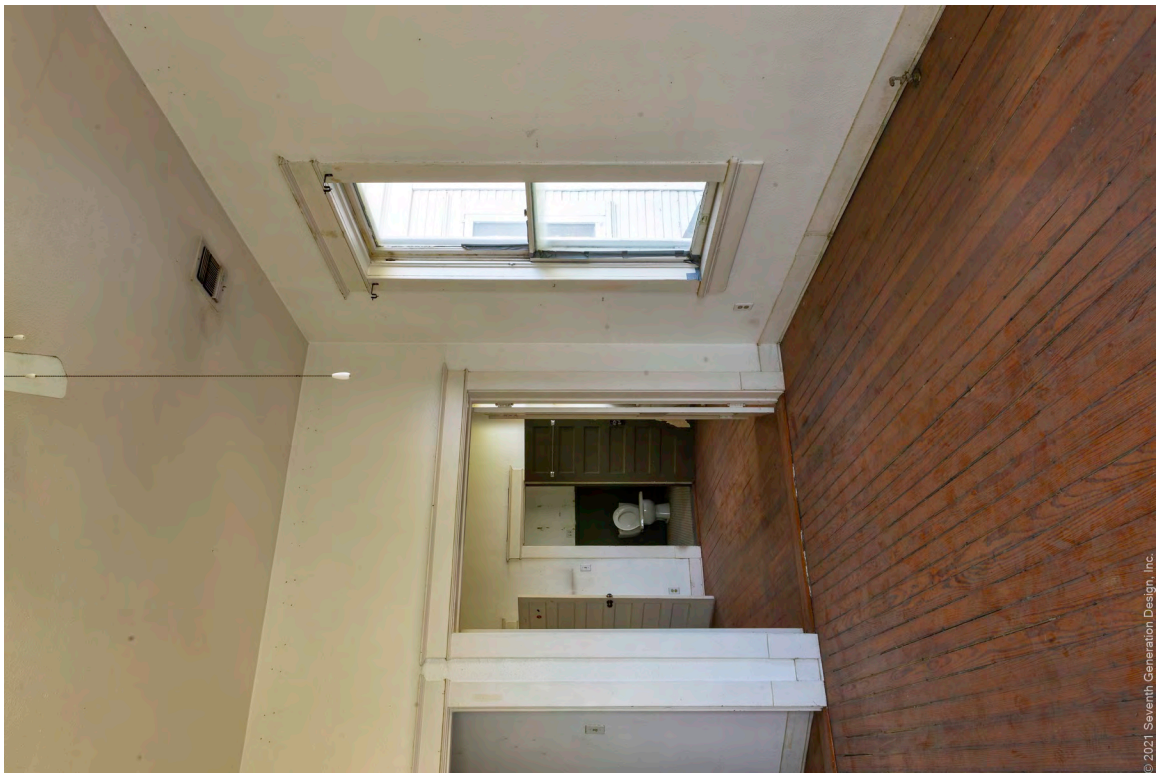
Photograph No.
HILD-145

Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: Interior view at second level, south unit's kitchen looking SSE
Date: June 22, 2021

Photograph No.
HILD-146

Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: Interior view at second level, north unit's living quarters looking NW
Date: June 22, 2021

Photograph No.
HILD-147



Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: Interior view at second level, north unit's living quarters looking NW
Date: June 22, 2021

Photograph No.
HILD-148

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at second level, north unit's living quarters looking SW
Date:	June 22, 2021

Photograph No.
HILD-149

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at second level, north unit's living quarters looking SW
Date:	June 22, 2021

Photograph No.
HILD-150

Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: Interior view at second level, north unit's bathroom looking SW
Date: June 22, 2021

Photograph No.
HILD-151

Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: Interior view at second level, north unit's living quarters looking SE
Date: June 22, 2021

Photograph No.
HILD-152

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior detail view at second level, north unit's historic light fixture
Date:	June 22, 2021

Photograph No.
HILD-153

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at second level, sleeping porch water damaged ceiling
Date:	June 22, 2021

Photograph No.
HILD-154

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at second level, sleeping porch water damaged ceiling
Date:	June 22, 2021

Photograph No.

HILD-155

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view at second level, sleeping porch water damaged ceiling
Date:	June 22, 2021

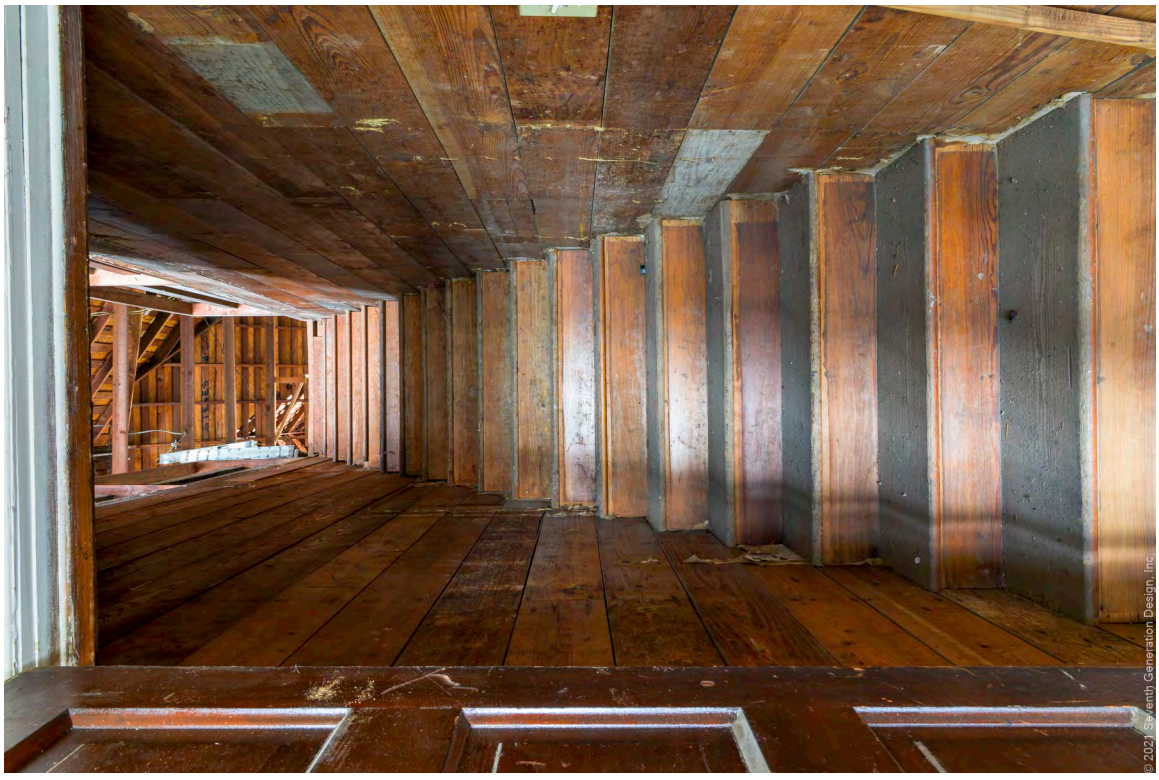
Photograph No.

HILD-156

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior detail view at second level of typical floor condition
Date:	June 22, 2021

Photograph No.

HILD-157



Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior detail view at attic stairs looking west from second level
Date:	June 22, 2021

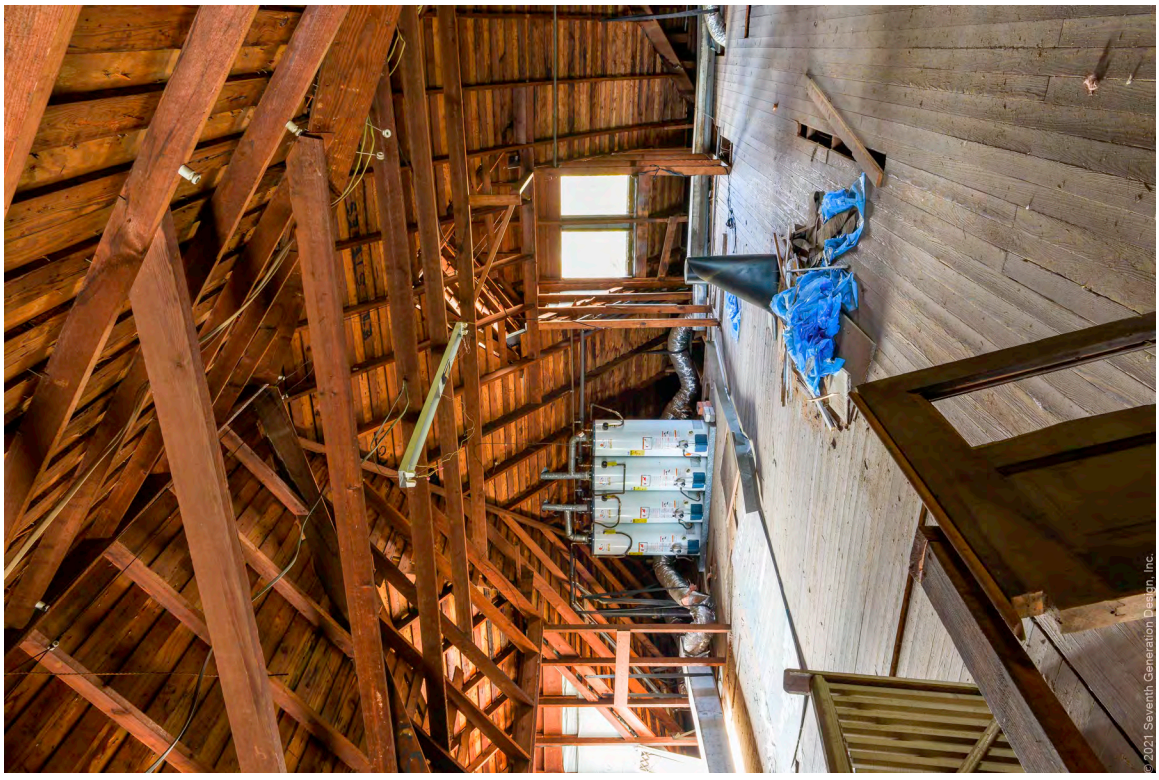
Photograph No.

HILD-158

Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view of attic level looking southwest
Date:	June 22, 2021

Photograph No.

HILD-159



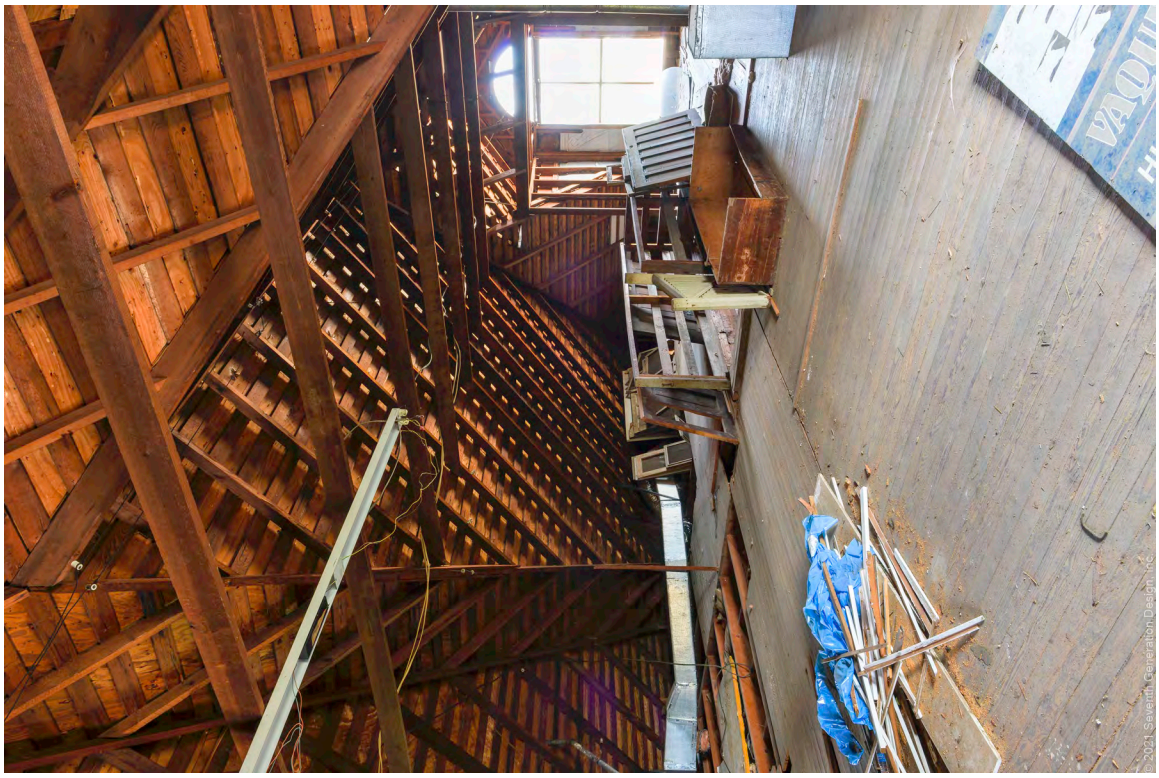
Name:	H. E. Hildebrand House at Keystone School
Address:	2419 McCullough Avenue, San Antonio, Texas
Description:	Interior view of attic level looking southwest
Date:	June 22, 2021

Photograph No.

HILD-160

Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: Interior view of attic level looking northeast
Date: June 22, 2021

Photograph No.
HILD-161



Name: H. E. Hildebrand House at Keystone School
Address: 2419 McCullough Avenue, San Antonio, Texas
Description: Interior view of attic level looking northeast
Date: June 22, 2021

Photograph No.
HILD-162

APPENDIX D. SANBORN FIRE INSURANCE MAPS

203

E. MAGNOLIA AV. MACADAMIZED

1704

E. MISTLETOE AV. MACADAMIZED

1705

MAIN AV. MACADAMIZED

MC CULLOUGH AV.

E. WOODLAWN AV. MACADAMIZED

1706

LAYER ST.

E. CRAIG PL. MACADAMIZED

RURAL AV.
NOT PAVED

BROAD AV.

213

205

Scale of Feet.
50 40 30 20 10 0 50 100 150

(5382)
SAN ANTONIO, TEX. VOL. 2

213

NEW SHEET
MAY 1924
SCALE 100 FT. TO AN INCH

E. MAGNOLIA AV.
E. MISTLETOE AV.
E. WOODLAWN AV.
E. CRAIG PL.
E. RUSSELL PL.
E. FRENCH PL.
E. ASHBY PL.
E. HUISACHE AV.
HOME AV.
MCCULLOUGH AV.
N. MAIN AV.
CARLETON (HOME)
GILLESPIE
PASCHAL
ROSE LANE
(YNDO ST)
N. ST. MARY'S
GILLESPIE ALLEY
EAST MAGNOLIA SCHOOL No 29
ST. MARY'S HALL - (PRIVATE SCHOOL)
SAN GABRIEL APTS
Apartments
1703
1704
1705
1706
1707
1708
1709
1710
1720
1721
1722
1723
1714
1715
1718
1719
3085
3086
3088
3098
3099
2989
2990
2991
828
852
855
861
863
868
853
6085
6086
204
214
215
206
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APPENDIX E. GENEOLOGICAL INFORMATION

FAMILY TREE OF HILDEBRAND RESIDENCE

William J Hildebrand
1832 - 1908

Narcissa Hildebrand
1839 - 1925

William B Hamilton
1832 - 1913

Annie H Herbert Hamilton
1839 - 1918

John William
1859 - 1887
Sarah Olive
1867 - 1903
Walter Junius
1873 - 1919
Ira Polk
1876 - 1944

Henry Elbert Hildebrand
1867 - 1931

Susan (Susie) F Hamilton
1865 - 1949

Katherine (Katie) B Hamilton
1862 - 1949

William H Magruder
1856 - 1902

John B Magruder
1838 - 1910

Other Siblings

Peter T Bauman
1873 - 1962

Lisette Hamilton
1880 - 1913

Rollin Elbert Hildbrand
1894 - 1959

Nancy (Nannie) McKie Fly
1894 - 1985

William BH Magruder
1894 - 1970

Lidia May Wiseman
1894 - 1973

Mary Harelson (Mamie) Magruder
1867 - 1942

Mignon Bauman
1906 - 1972

Peter T Bauman, Jr.
1907 - 1997

Anabel Bauman
1908 - 1988

Edward S Luke
1917 - 1999

Martha F Hildebrand
1921 - 1981

Fred D Bredenberg
1919 - 1982

Nancy Fly Hildebrand
1926 - 1981

Donald Dorr Duncan
1926 - 1998

Mary Martha Luke
1948 - 2021

Nancy Fly Bredenberg
1948 - Living

Not in Residence

Lived in Residence