

HISTORIC AND DESIGN REVIEW COMMISSION

February 16, 2022

HDRC CASE NO: 2022-086
ADDRESS: 314 SHERMAN ST
LEGAL DESCRIPTION: NCB 513 BLK W 1-2 25 LOT 4
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Felix Ziga/Ziga Architecture Studio PLLC
OWNER: Bob Prado/Delafield Investment LLC
TYPE OF WORK: New construction of a single-story, single-family structure
APPLICATION RECEIVED: January 28, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 1-story, single family residential structure on the vacant lot at 314 Sherman, located within the Dignowity Hill Historic District.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

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

B. ROOF FORM

- i. Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.
- ii. Façade configuration*—The primary façade of new commercial buildings should be in keeping with established

patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. Building to lot ratio—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

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

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

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

iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

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

4. Architectural Details

A. GENERAL

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

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

Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

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

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. Massing and form—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. Building size—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. Character—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. Windows and doors—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the 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.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

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

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

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

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

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

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district.

New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining

wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

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

ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be

found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

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

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

from the historic structure.

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

B. ROCKS OR HARDSCAPE

i. Impervious surfaces —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. Pervious and semi-pervious surfaces—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. Rock mulch and gravel - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

i. Preservation—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. New Trees – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

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.

7. Off-Street Parking

A. LOCATION

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

B. DESIGN

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

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.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 1-story, single family residential structure on the vacant lot at 314 Sherman, located within the Dignowity Hill Historic District.
- b. **EXISTING LOT** – This lot is currently void of any structures. The historic structure that previously occupied this lot was destroyed by fire in 2011.
- c. **CONTEXT & DEVELOPMENT PATTERN** – This lot is located mid-block on Sherman Street between N Mesquite and N Hackberry. This block features two, 1-story residential structures. The historic district only covers the southern side of this block.
- d. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed a setback of 32' – 6" from the edge of the street/curb.

The proposed setback is greater than those found historically on the block. Staff finds the proposed setback to be appropriate and consistent with the Guidelines.

- e. **ENTRANCES** – According the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The proposed entrance orientation is appropriate and consistent with the Guidelines.
- f. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. The applicant has proposed for the new construction to feature 1-story in height with an overall height of approximately twenty-three (23) feet. Staff finds the proposed massing and height to be appropriate and consistent with the Guidelines.
- g. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundation and floor heights. Historic structures on this block feature foundation heights of approximately one (1) to two (2) feet in height. The applicant has proposed a foundation height of eighteen (18) inches. Generally, staff finds the proposed foundation height to be appropriate and consistent with the Guidelines.
- h. **ROOF FORM** – The applicant has proposed for the new construction to feature a front facing gabled roof. Gabled roofs are found historically both on this block and throughout the Dignowity Hill Historic District. Staff finds the proposed roof forms to be appropriate; however, staff finds that the proposed porch roof should feature eaves, as found on historic porch roofs throughout the district.
- i. **LOT COVERAGE** – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The applicant has noted compliance with the Guidelines regarding lot coverage.
- j. **MATERIALS** – The applicant has proposed materials that include wood shake shingle siding, composite board and batten siding and a standing seam metal roof. Generally, staff finds the proposed materials to be appropriate. Staff finds that all board and batten siding should feature boards that are twelve inches wide and battens that are 1-1/2" in width. The proposed standing seam metal roof should feature panels that are smooth and 18 to 21 inches in width, seams that are 1 to 2 inches in height and a crimped ridge seam or low profile ridge cap. An industrial ridge cap should not be used. The use of a charcoal gray roof is appropriate.
- k. **WINDOW MATERIALS** – The applicant has proposed to install a Jeld-wen W2500 wood window. Staff finds the proposed wood window to be appropriate and consistent with the Guidelines and staff's standards for windows in new construction.
- l. **FENESTRATION PROFILE** – Generally, staff finds the proposed fenestration profile to be appropriate and consistent with both the Guidelines and historic examples found throughout the district; however, staff finds that all windows should feature a one over one profile.
- m. **PORCH** – The applicant has proposed a porch that features distinct massing and form, consistent with porches found throughout the district; however, staff finds that the proposed porch should be supported by columns in a traditional configuration.
- n. **ARCHITECTURAL DETAILS** – Generally, staff finds the proposed architectural details to be appropriate; however, as noted in findings l and m, staff finds that all windows should feature a one over one profile and that the proposed porch should feature designed porch columns.
- o. **LANDSCAPING** – The applicant has noted the installation of grass throughout the property where site paving is not located. Staff finds this to be appropriate and consistent with the Guidelines.
- p. **DRIVEWAY** – The applicant has proposed to maintain the existing, concrete driveway on site. Any modifications to the existing driveway will require a Certificate of Appropriateness.
- q. **FENCING & DRIVEWAY GATE** – The applicant has proposed to replace the existing, chain link fence with a new cattle panel fence. The proposed replacement fence will include a driveway gate at the sidewalk. Staff finds that the front yard fencing should turn to run parallel with the driveway and feature a driveway gate behind the front porch of the new construction.
- r. **PRIVACY FENCING** – The applicant has proposed privacy fencing to feature six (6) feet in height to screen the rear yard and mechanical equipment. Staff finds the proposed privacy fencing and its location to be appropriate and consistent with the Guidelines.
- s. **WALKWAY** – The applicant has proposed to install a concrete walkway from the sidewalk at the public right of way to the front porch. This is appropriate and consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval based on findings a through s with the following stipulations:

- i. That the proposed porch roof should feature eaves, as found on historic porch roofs throughout the district, as noted in findings h and n.
- ii. That the proposed porch should be supported by columns in a traditional manner, as noted in finding m.
- iii. That the proposed windows all feature a one over one profile, as noted in finding l.
- iv. That the proposed front yard fencing feature a driveway gate that is set behind the front porch of the proposed new construction, as noted in finding q.
- v. That all board and batten siding feature boards that are twelve inches wide and battens that are 1-1/2" in width. The proposed standing seam metal roof is to feature panels that are smooth and 18 to 21 inches in width, seams that are 1 to 2 inches in height and a crimped ridge seam or low profile ridge cap. An industrial ridge cap should not be used. The use of a charcoal gray roof is appropriate.

A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.

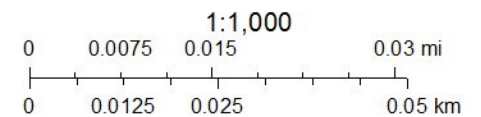
A standing seam metal roof inspection is to be schedule with OHP staff to ensure that roofing materials are consistent with approved design. An industrial ridge cap is not to be used.

City of San Antonio One Stop



February 10, 2022

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





314 SHERMAN – NARRATIVE

Requesting final approval to construct a one-story house on a vacant lot.

The project will include a ribbon driveway, a walkway connecting the house to the street, and a front and rear yard fence. The proposed front yard fence will be 4'tall wood and hog wire and the rear fence will be 6'tall wood privacy.

There are only two surviving historic homes on this block. Both houses are one story. The proposed design will not be more than one story taller than its historic neighbors and will not overwhelm the historic houses, complying with historic design guidelines.

Since there is no curb along most of this block of Sherman, the estimated location of the curb was used to estimate existing front setbacks. The historic houses on this block are located approximately 27'-5" and 23'-8" from the estimated front curb line. The proposed front setback is behind the adjacent historic homes.

The proposed design will have a slab on grade foundation and will be elevated from the ground to match the foundation heights of other historic houses on the block. Existing foundation heights range from approximately 18in to 24in. The proposed design will have an 18in foundation height at the front and will be within a foot of the tallest foundation height on the block.

The proposed house will have a small contemporary front porch with a standing seam metal roof and walls, and stained wood shakes accent under the porch. The rest of the house will have a standing seam metal roof with Hardie board and batten siding in a smooth finish. The proposed structure will have aluminum clad-wood frame windows.

The proposed design maintains appropriate size, massing and proportions while using a modern interpretation of materials and architectural details at the front porch.

The design also incorporates modern window types with historic window proportions and recess distances. This allows for the design to be clearly identified as contemporary, but at the same time, compatible with its historic context in material, size, scale, and proportion.

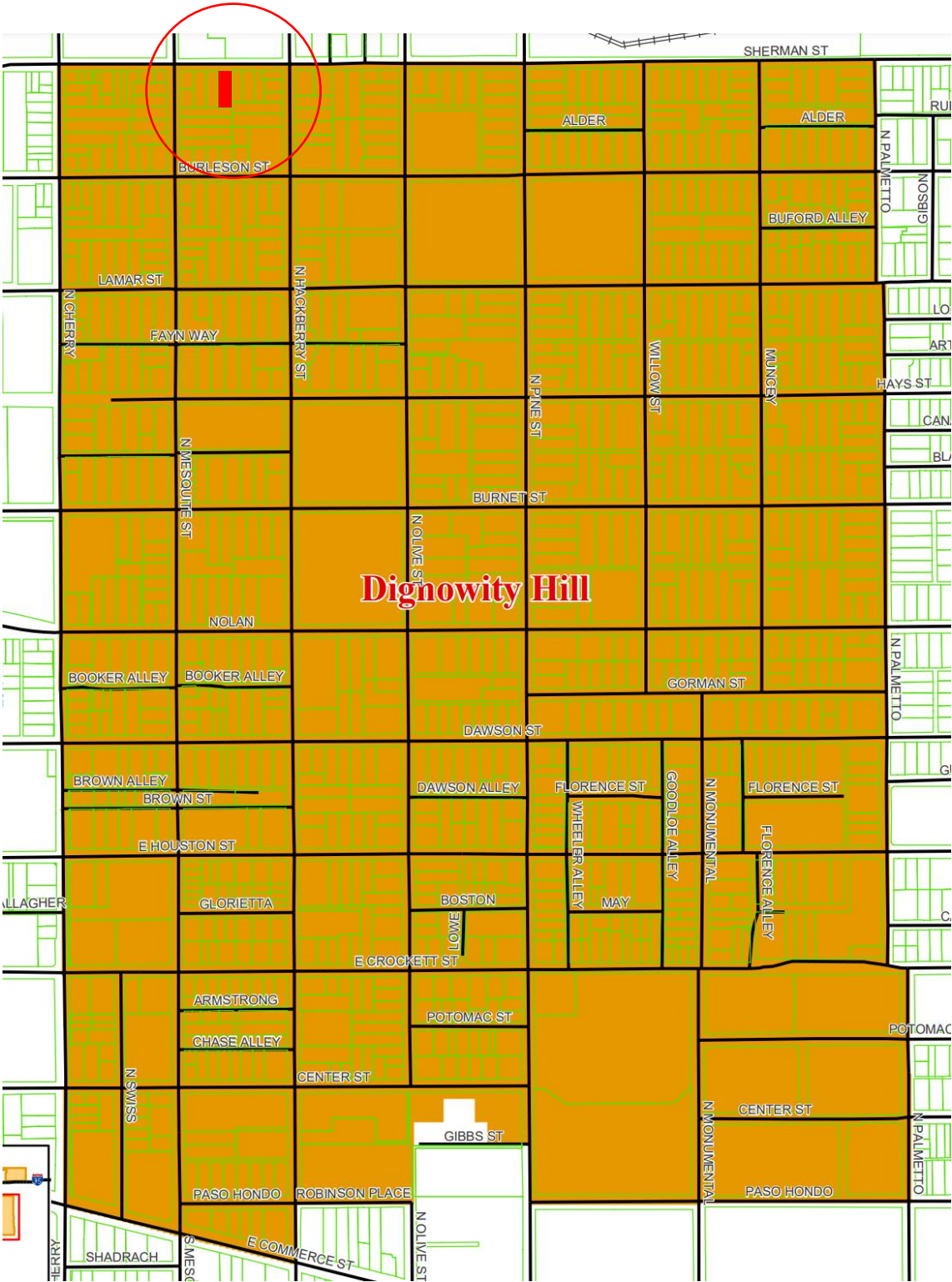
The proposed design also incorporates modern interpretations of historic details, specifically at the front porch. The design proposes a pitched standing seam metal clad roof that becomes the walls that enclose the porch. By removing the porch overhangs and columns, the porch can be clearly identified as a contemporary detail, but at the same time, compatible with its historic context in massing, scale and proportion.

The proposed design is an exemplary example of a craftsman home with contemporary detailing and just a hint of minimalist modern design detailing.

Site Photo: 314 Sherman



Project Location



Context Photos



Industrial Areas and New Construction nearby



ZIGA ARCHITECTURE STUDIO
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Context Photos



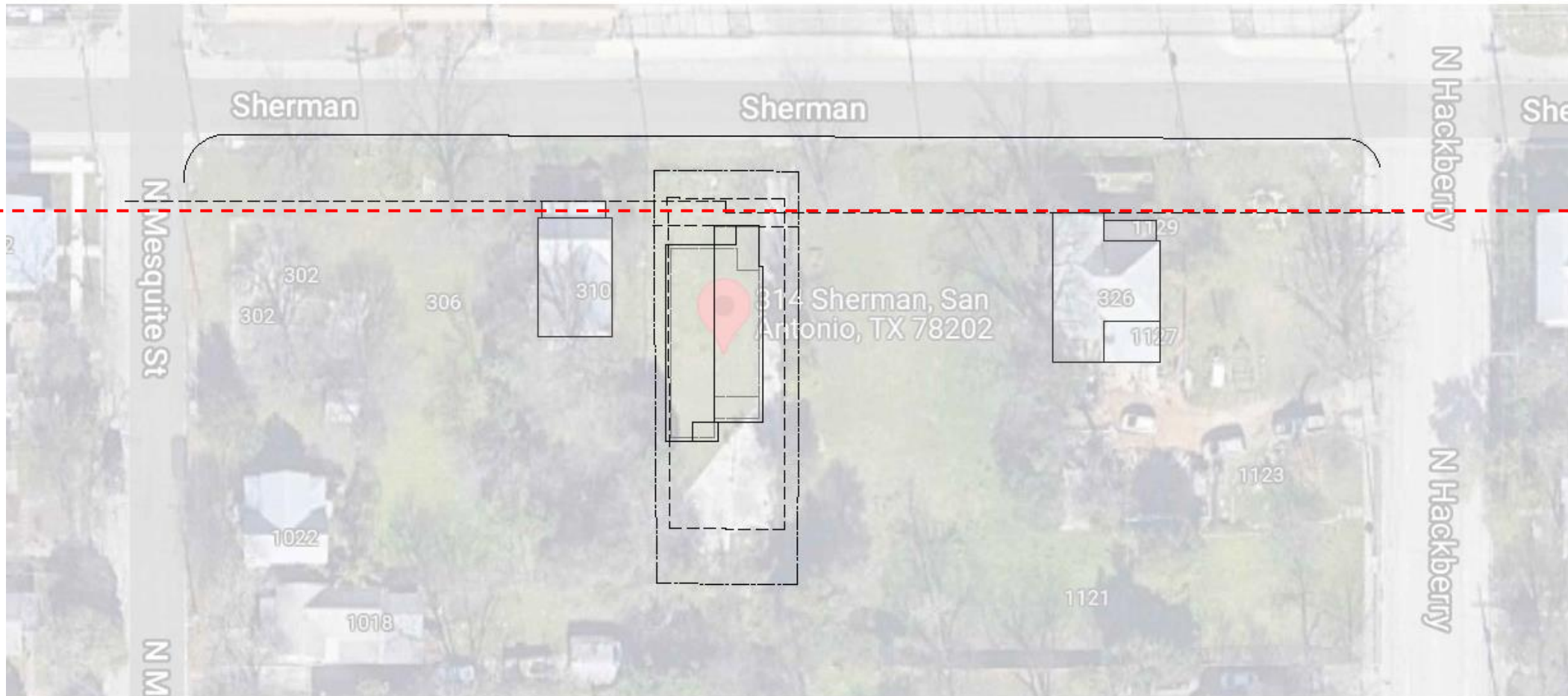
326 Sherman



310 Sherman



Front Setbacks along Sherman



The historic houses on this block are located approximately 24-28ft. from edge of street/curb. The proposed front setback is behind the predominant historic setback on the block, measuring approximately 32ft 6in from edge of street/curb



Foundation heights along Sherman



18IN



18IN

The historic houses on this block have foundation heights of approximately 18in. The proposed 18in foundation height is consistent with adjacent foundation heights as recommended by the guidelines.



2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Architectural Materials Inspiration within Dignowity Hill Historic District: Modern interpretation of Historic Details

General Principles

Each of San Antonio's Historic Districts features a distinct set of site characteristics and architectural styles. As such, each new construction project will be reviewed within the context of its individual block and the surrounding historic district, as applicable. The following General Principles for New Construction will be considered during the review of new construction projects, in conjunction with the guidelines contained in this section:

Principle #1: Ensure that Historic Buildings Remain the Central Focus of the District

Carefully consider the historic context of the block and surrounding district when designing a new structure. New construction should be distinguishable from historic structures in the district without detracting from them.

Principle #2: False Historicism/Conjectural History is Discouraged

Attempting to create an exact replica of historic styles for new construction blurs the distinction between old and new buildings and makes the architectural evolution of the historic district more difficult to interpret. While new construction within historic districts should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

Principle #3: Contemporary Interpretations of Traditional Designs and Details May be Considered

When applied to a compatible building form contemporary materials and architectural details can increase energy efficiency and provide visual interest while helping to convey the fact that the building is new.

This



Although much larger overall, the new construction (left) has similar roof form and "steps-down" in height to provide a more gradual transition to existing historic structures.



The scale, massing, and form of the new structures above (top) and (bottom right) are generally consistent with nearby historic homes, helping to maintain a consistent rhythm along the street frontage.

3. Materials and Textures

Why is this Important?

Materials that are dramatically different in scale, texture, and proportion as those historically used in the district can result in new construction that appears out of place and detracts from the character of the historic district.



The materials and textures used on these new structures complement those traditionally found in the surrounding historic district.

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



Architectural Materials Inspiration within Dignowity Hill Historic District: Modern interpretation of Historic Details



Architectural Materials Inspiration within Dignowity Hill Historic District: Modern interpretation of Historic Details



Architectural Materials Inspiration within Dignowity Hill Historic District: Modern interpretation of Historic Details



Design Inspiration: **Modern Interpretation of Historic Craftsman Details, Porch Volume and Massing**



Credit:
Architects : Staudt Arquitectura
Area : 280 m²
Year : 2020
Photographs : Justin Mullet



ZIGA ARCHITECTURE STUDIO
Architecture | Interiors | Historic Preservation

Design Inspiration: **Minimalist Interpretation of Historic Craftsman Details, Porch Volume and Massing**



Credit:
Architect : Ziga Architecture Studio PLLC
Builder/Developer: San Antonio Modern LLC
Year : 2020



ZIGA ARCHITECTURE STUDIO
Architecture | Interiors | Historic Preservation

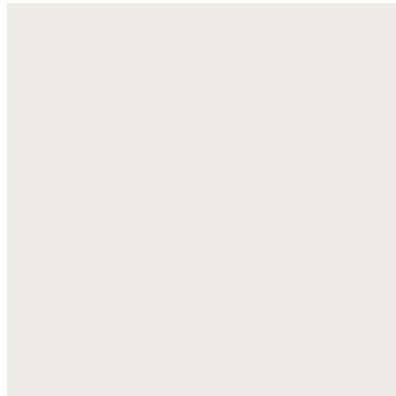
Exterior Material Palette



I-BEAM FLITCH BEAM DETAIL
@ REAR PORCH

(IF REQUIRED)

BODY AND TRIM
SW7005 PURE WHITE

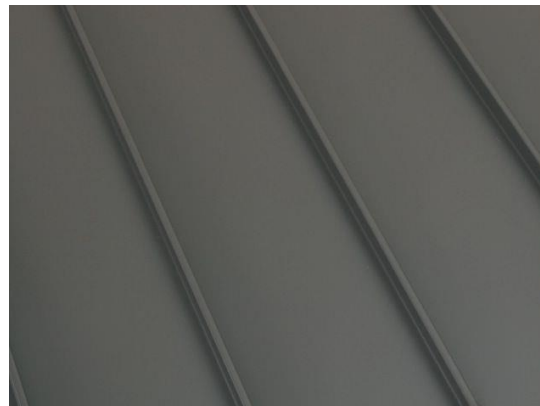


JELD-WEN W-2500 WOOD
WINDOWS, PRIMED AND
PAINTED CHARCOAL GREY

CEDAR SHAKE SIDING ACCENTS



STANDING SEAM METAL ROOF
CHARCOAL GREY



ZIGA ARCHITECTURE STUDIO
Architecture | Interiors | Historic Preservation

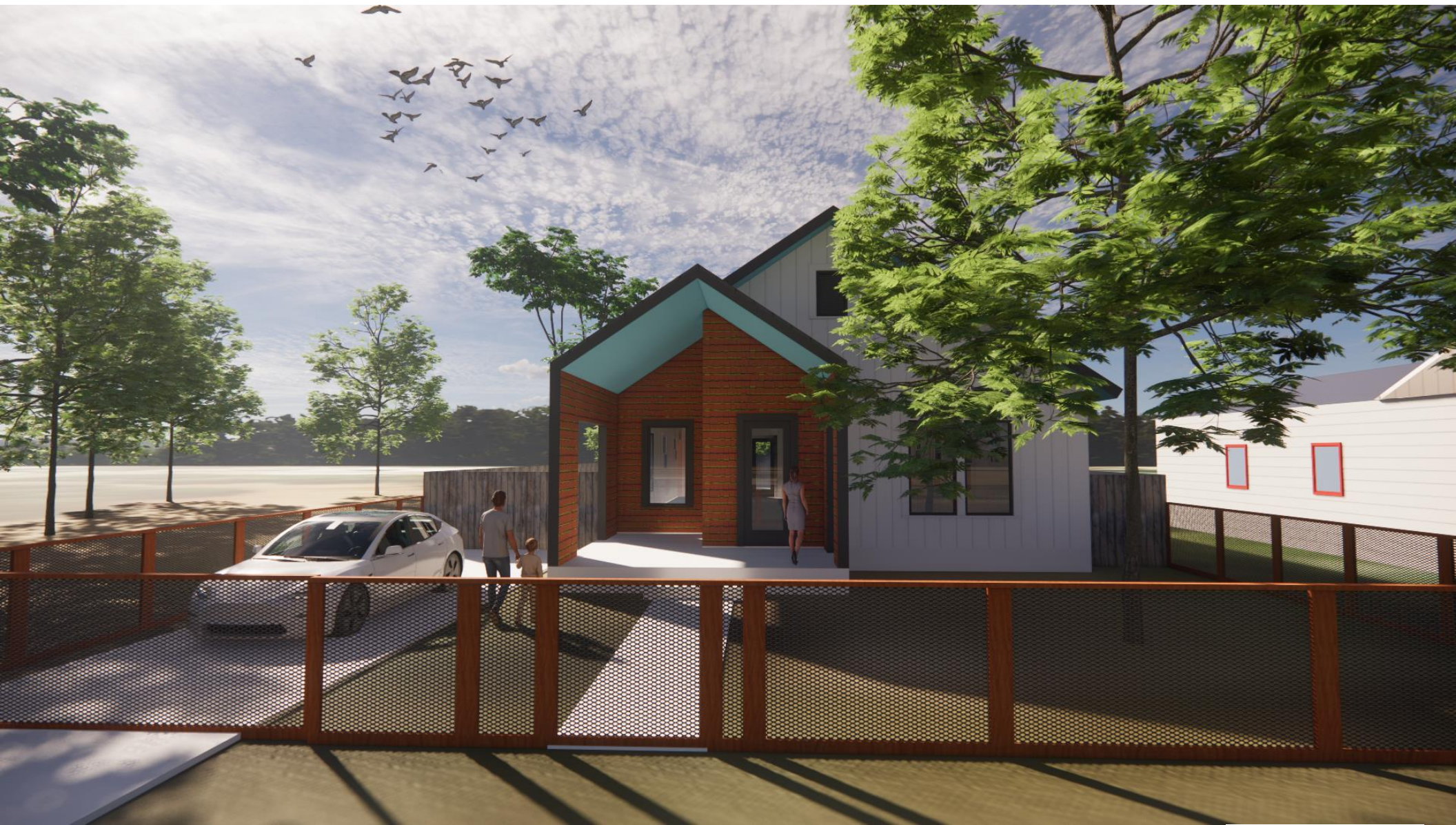


PROPOSED 6'-0" CEDAR PRIVACY FENCE AT REAR & SIDE YARDS

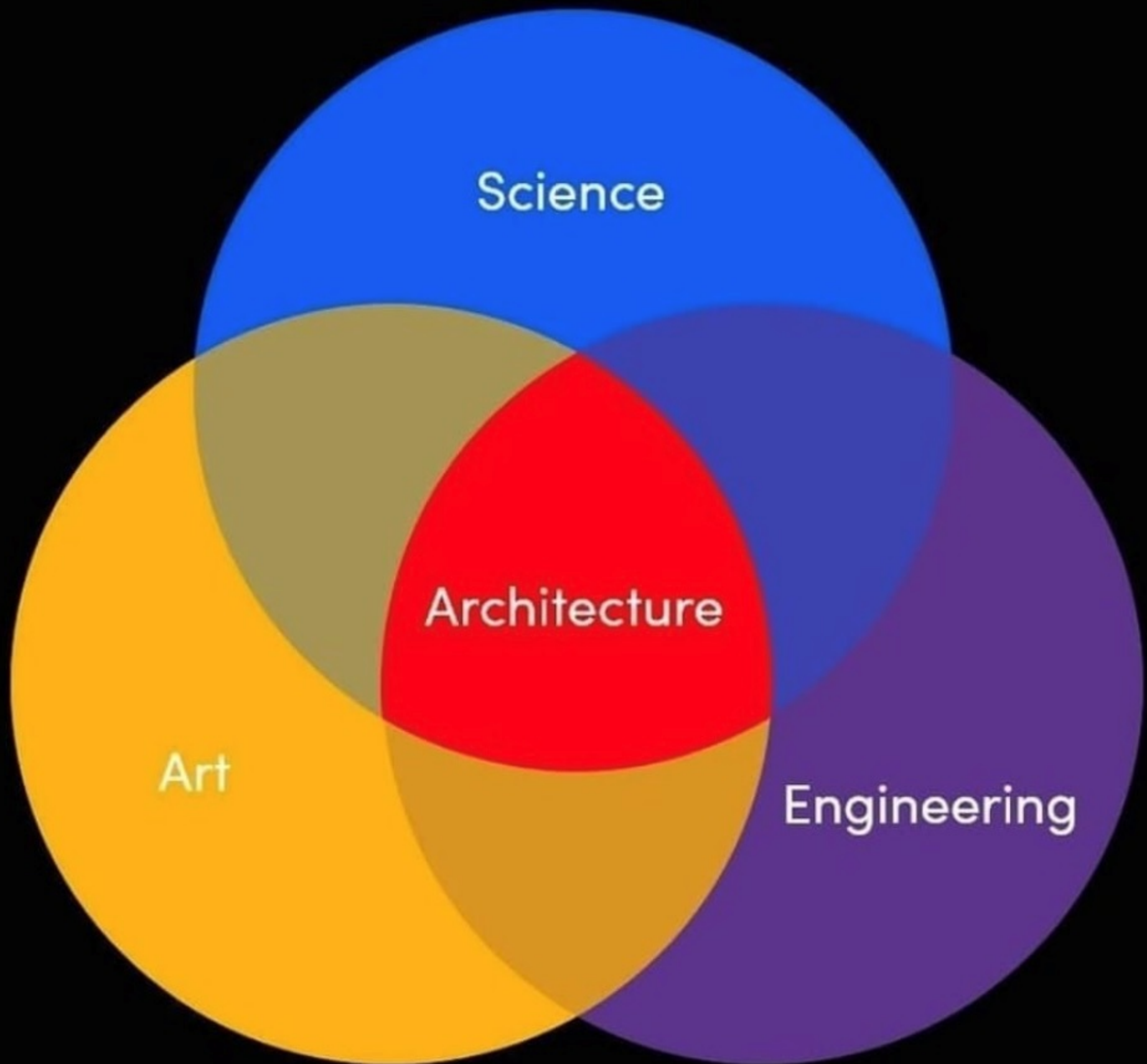


PROPOSED 4'-0" WOOD AND WIRE FRONT YARD FENCE TO REPLACE EXISTING FENCE



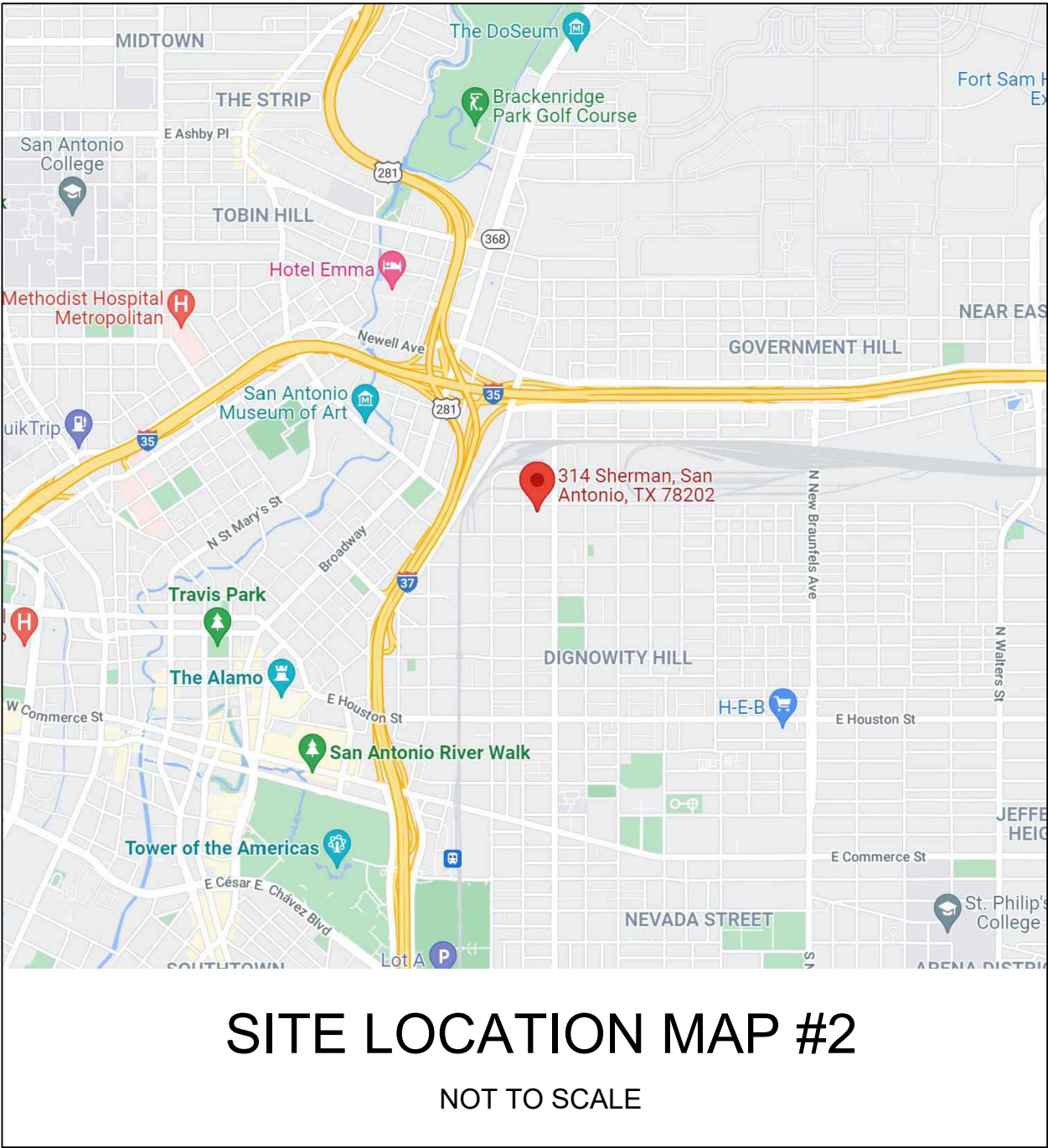
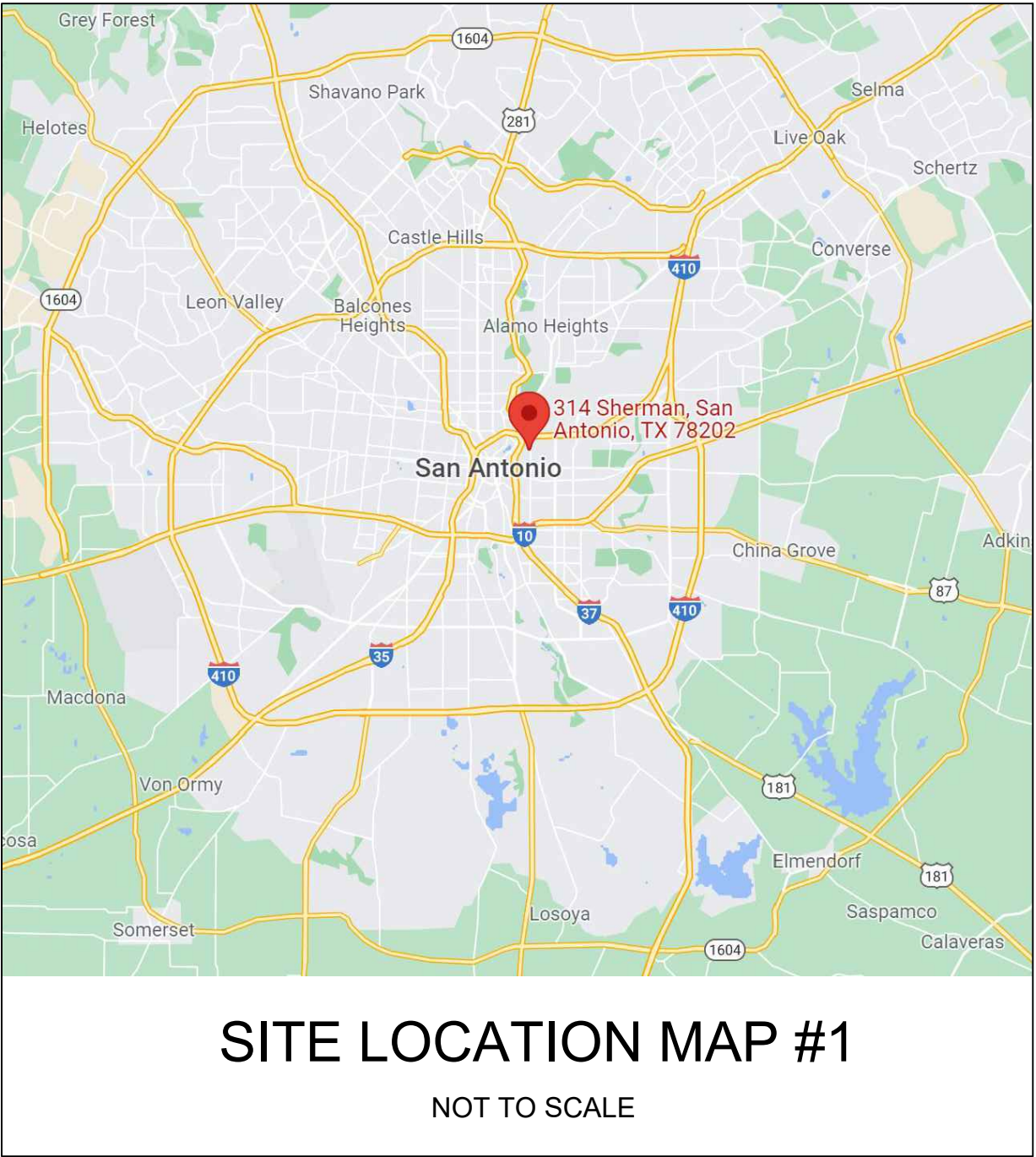
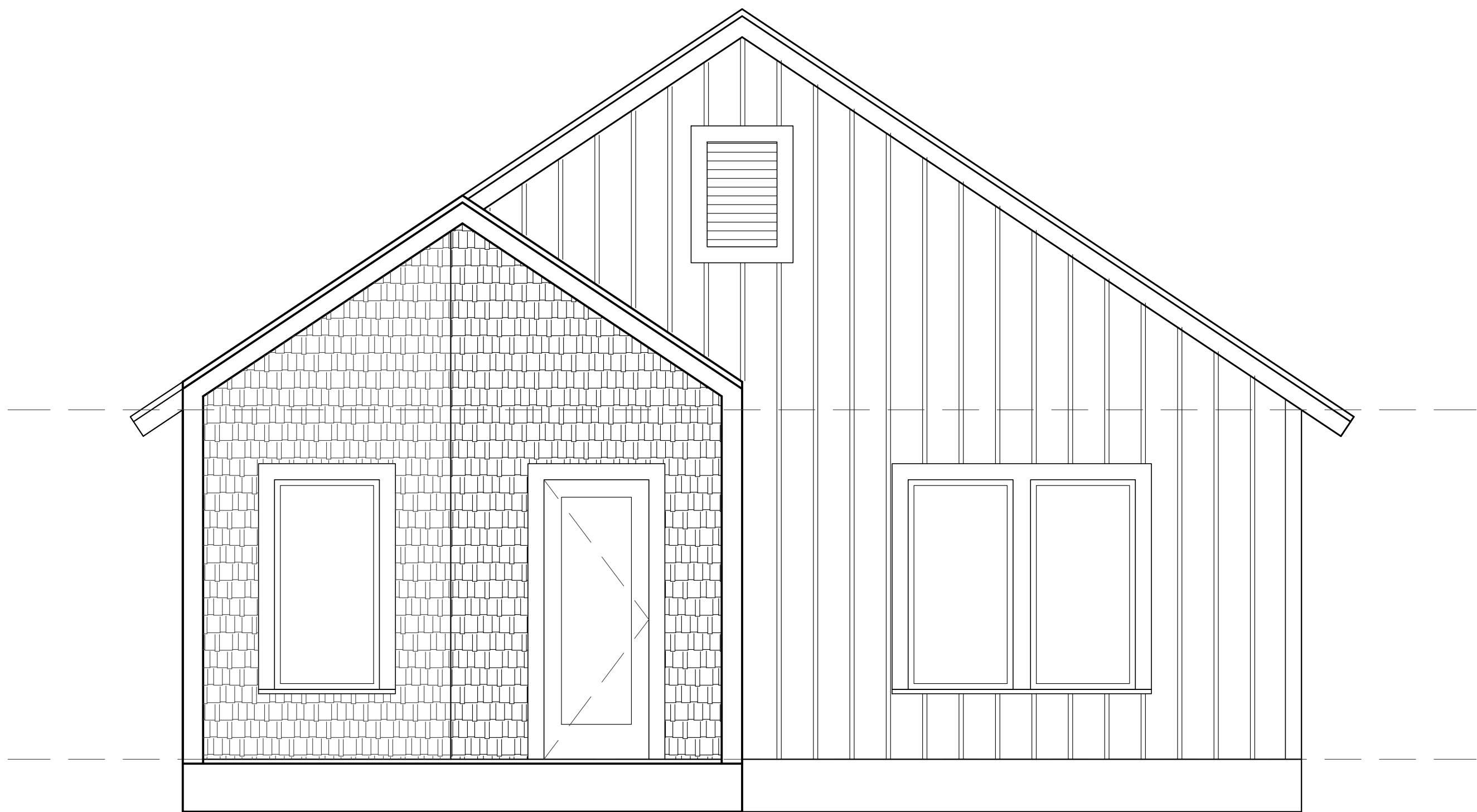






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314 SHERMAN ST., SAN ANTONIO, TX 78202



GENERAL NOTES

- THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE, ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, OR ELECTRICAL DRAWINGS OR SPECIFICATIONS, ADDENDUM, BULLETIN, OR OTHER DOCUMENT, SHALL BE AS BINDING AS IF REQUIRED BY ALL. CONTRACTOR SHALL USE ONLY COMPLETE SETS OF CONTRACT DOCUMENTS FOR EACH AND EVERY ITEM OF WORK.
- CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODE, ORDINANCES, A.D.A. T.A.S., AND REGULATIONS OF ALL GOVERNING BODIES.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATIONS IN THIS LOCALITY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT.
- WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR AND ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
- ALL TRAFFIC CONTROLS ON THIS PROJECT SHALL ADHERE TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE OWNER SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER OF THE OTHER PROPERTY.
- THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION PROPERLY AND PROVIDE ALL SUITABLE FILL MATERIAL AS APPROVED BY THE SOILS ENGINEER, AND THE COST SHALL BE INCLUDED IN THE PRICE BID FOR THE RELATED ITEMS.
- EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT OR DEBRIS ONTO PUBLIC OR ADJACENT PROPERTY. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY.

- ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THAT THE CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK OR MATERIAL FOUND TO BE DEFECTIVE.
- CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE IS USING ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHER SHALL VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING AGENCIES.
- SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED, IF EXISTING UTILITY CONSTRUCTION CONFLICTS WITH REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, EXCEPT THAT THE SPECIFICATIONS, WHERE MORE STRINGENT, SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TAPS, EXTENSIONS, WATER, AND ELECTRICITY FOR ALL PROJECT FUNCTIONS, OFFICE, STORAGE, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN TELEPHONE, TOILET, VALVES, OR OTHER DEVICES NECESSARY TO RUN POWER TOOLS AND EQUIPMENT. SUCH MODIFICATIONS TO EXISTING UTILITIES SHALL BE REMOVED AT COMPLETION OF THE PROJECT.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT IN A TIMELY MANNER THAT WILL ALLOW NOT LESS THAN 10 DAYS FOR REVIEW. THE GENERAL CONTRACTOR SHALL SUBMIT CORRECT NUMBER REQUIRED, BUT NOT LESS THAN 4 COPIES.
- THE GENERAL CONTRACTOR SHALL PROVIDE STREET NUMBERING ON THE BUILDING IN COMPLIANCE WITH LOCAL AUTHORITY.
- ALL PENETRATIONS THRU WALLS SHALL BE SEALED AIR/WATER TIGHT AND CAULKED WITH 2 PART SEALANT EACH SIDE.
- THE GENERAL CONTRACTOR SHALL PROVIDE (1) COPY OF AS-BUILT DRAWINGS TO THE OWNER AT THE COMPLETION OF THE PROJECT. AS-BUILT DRAWINGS SHALL BE KEPT ON THE JOB AT ALL TIMES AND UPDATED THROUGHOUT THE CONSTRUCTION PHASE.
- UNLESS NOTED OTHERWISE, SITE PLAN DIMENSIONS ARE TO FACE OF CURB. FLOOR PLAN DIMENSIONS ARE TO FACE OF STUDS, FRAMING, MASONRY, CONCRETE WALL PANELS, OR FOUNDATION WALLS.

SHEET INDEX

CS	COVER SHEET	
SP100	SITE / ROOF PLAN	
A100	PROPOSED FLOOR PLANS	
A200	PROPOSED EXTERIOR ELEVATIONS	
A300	BUILDING SECTIONS	NOT DRAWN YET
A301	WALL SECTION AND DETAILS	
A500	RCP/ELECTRICAL PLANS	
A600	DOOR SCHEDULE	NOT DRAWN YET
A601	WINDOW SCHEDULE	

ARCHITECT

ZIGA ARCHITECTURE STUDIO, PLLC

11723 WHISPER VALLEY ST, SAN ANTONIO, TX 78230 | 210-201-3637

1700 S LAMAR BLVD, STE 338, AUSTIN, TX 78704 | 512-522-5505

INFO@STUDIOZIGA.COM | WWW.STUDIOZIGA.COM

CODE INFORMATION

2018 INTERNATIONAL RESIDENTIAL CODE
2018 IECC

BUILDING DATA

SQ. FT.:	1,897 S.F.	FIRST FLOOR LIVING
	189 S.F.	FRONT PORCH
	128 S.F.	REAR PORCH
	2,214 S.F.	TOTAL GROSS S.F.



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ISSUE

#	DATE	DESCRIPTION
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PROJECT NO. 21-152

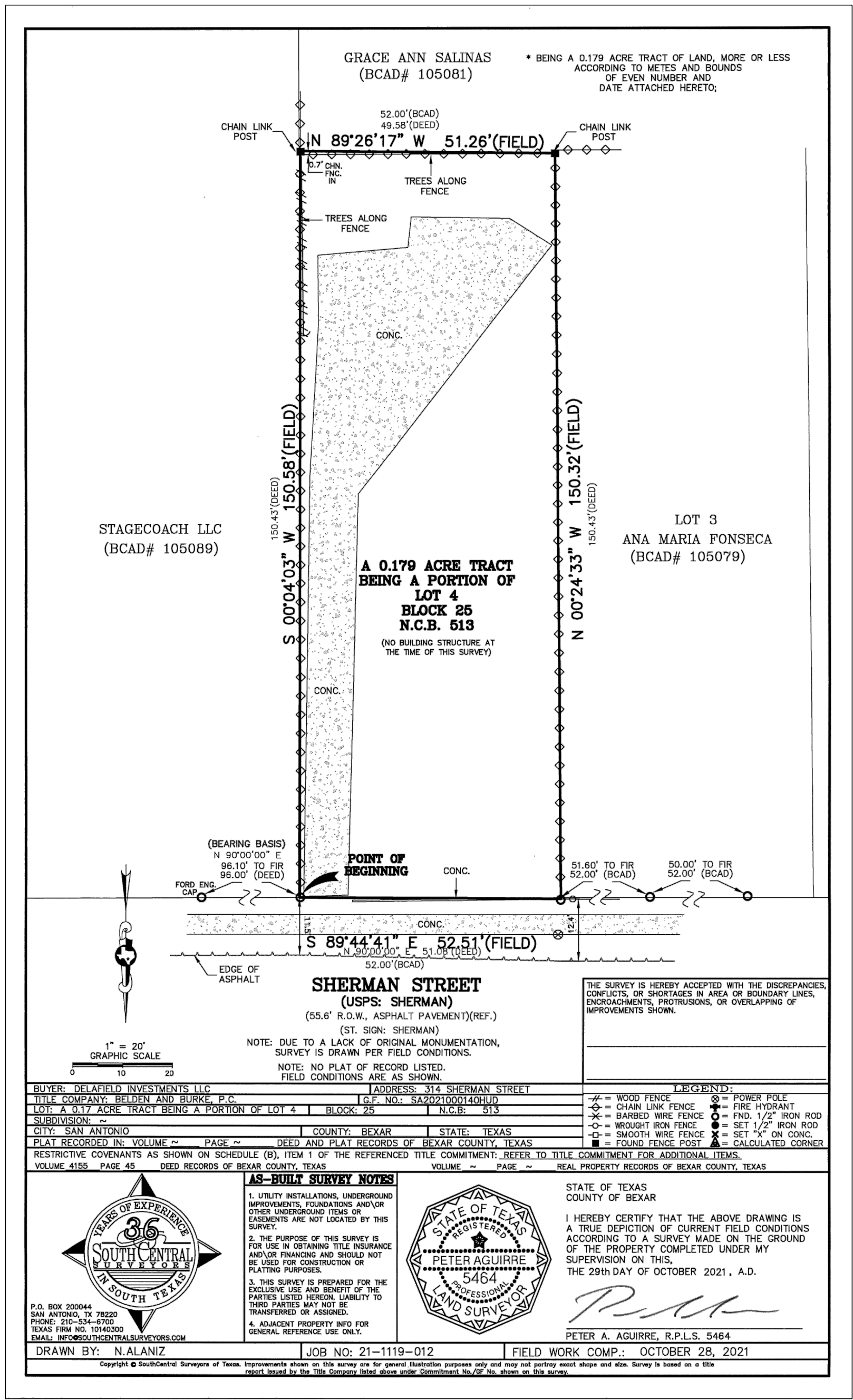
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DRAWN BY: FJZ

REVIEWED BY: FJZ

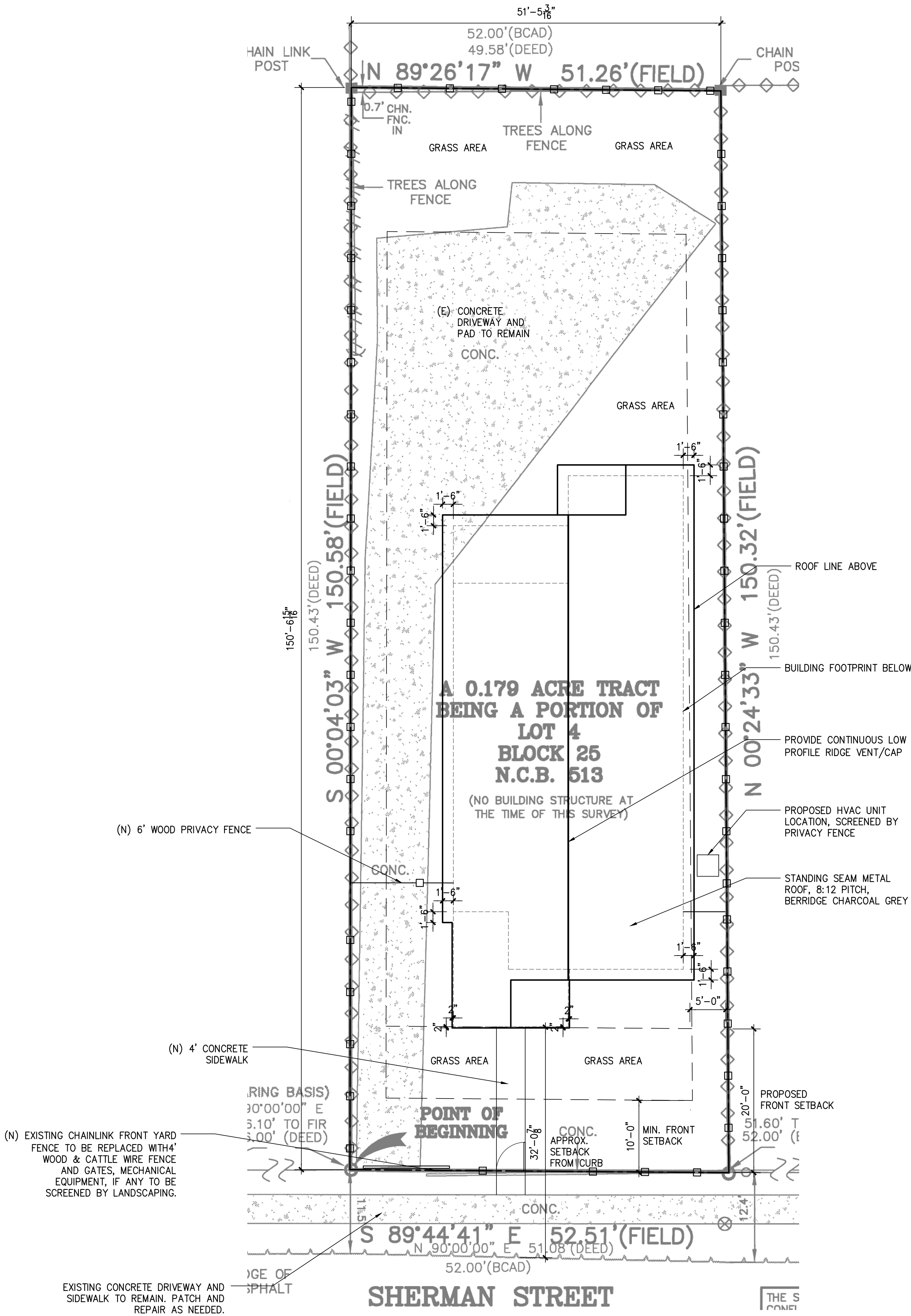
PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

CS



1 SURVEY

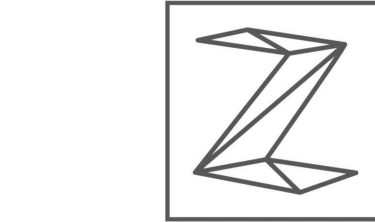
SCALE: AS NOTED



1 PROPOSED SITE / ROOF PLAN

SCALE: 1"=10'-0"

LOT COVERAGE CALCULATION
2,214 S.F. BUILDING FOOTPRINT
7,842 S.F. LOT
2214 / 7842 = 28% LOT COVERAGE



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PROPOSED SITE/ROOF
PLAN

PROJECT NO. 21-152

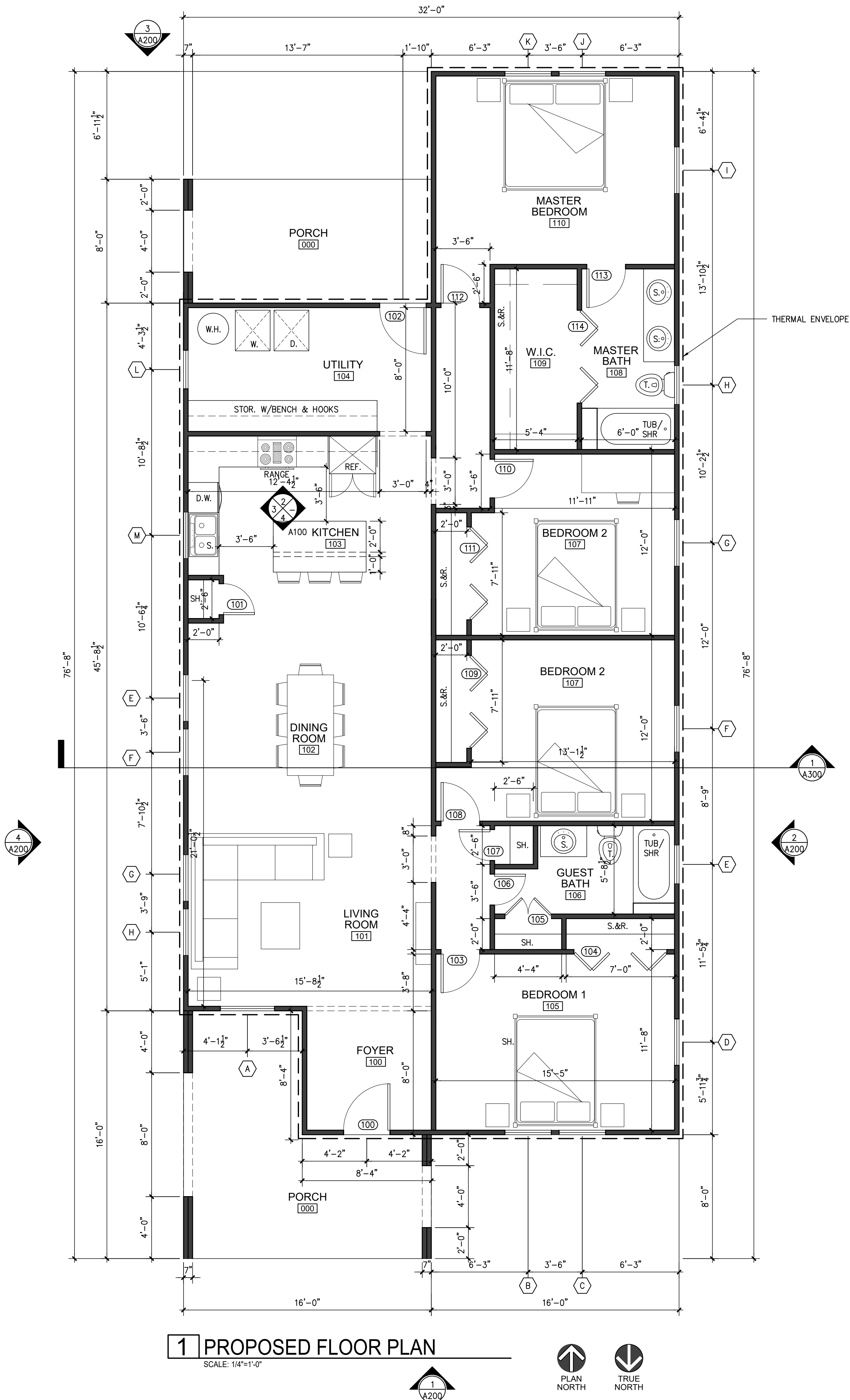
DATE: 01-27-22

DRAWN BY: FJZ

REVIEWED BY: FJZ

PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

SP100



KITCHEN ELEVATIONS NOT DRAWN YET

TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION		
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing, and sills/joints and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in inverted crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall. When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	
Concealed sprinklers		

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-405.



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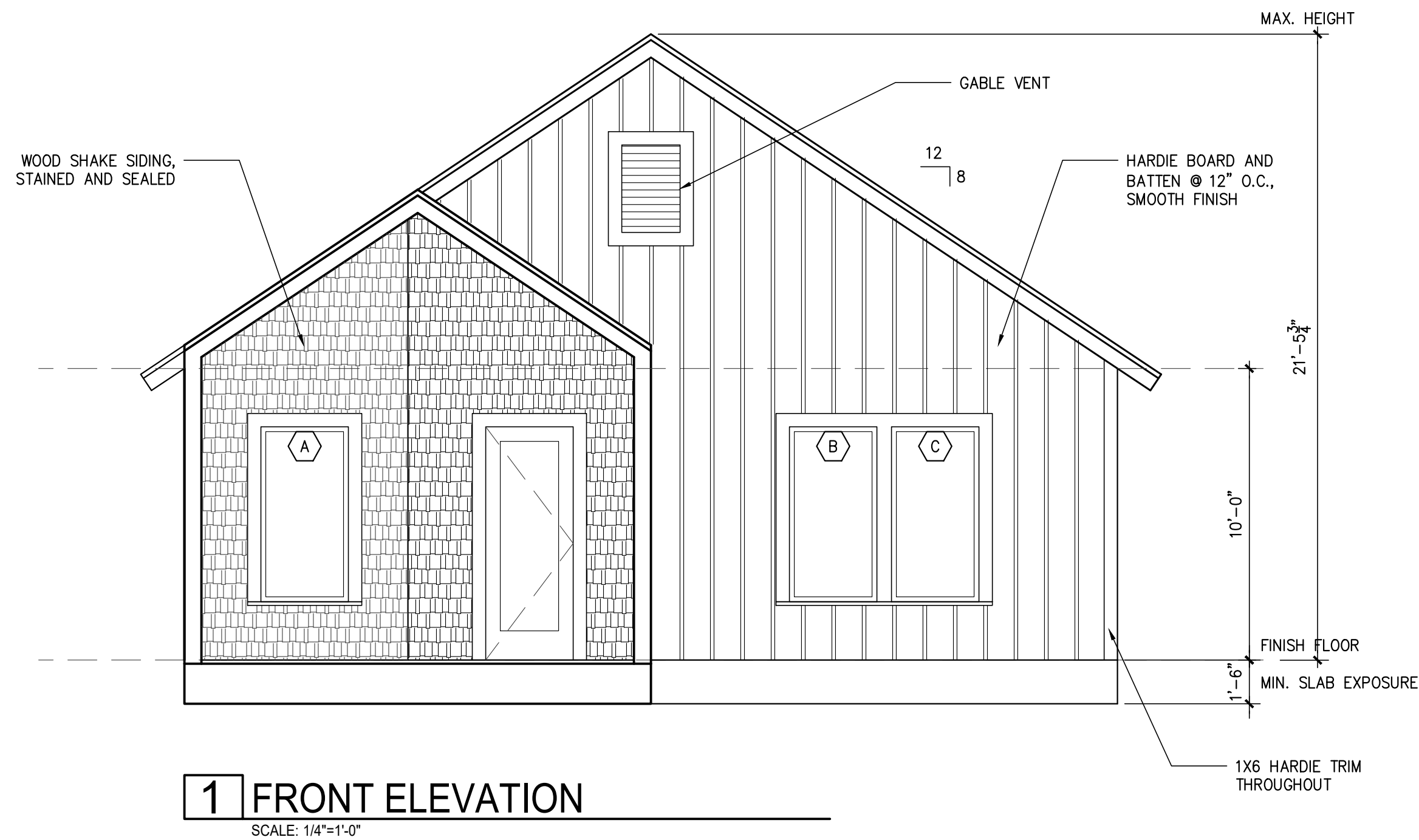
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PROPOSED FLOOR
PLANS

PROJECT NO.	21-152
DATE:	01-27-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

A100



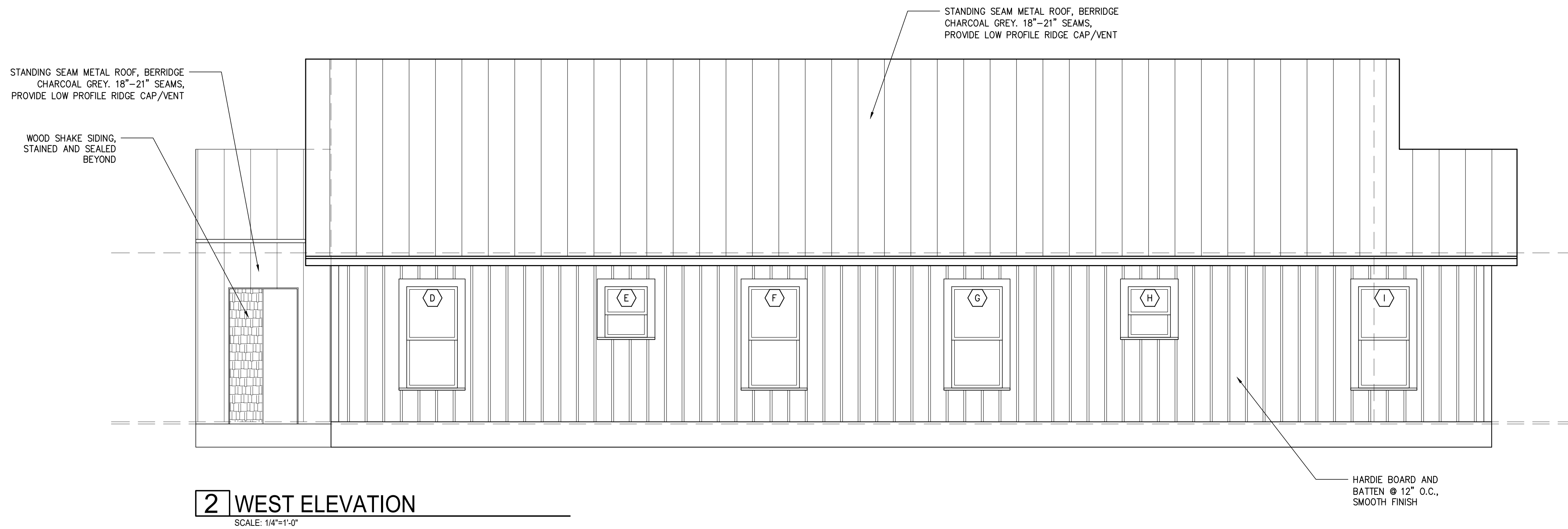
1 FRONT ELEVATION

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



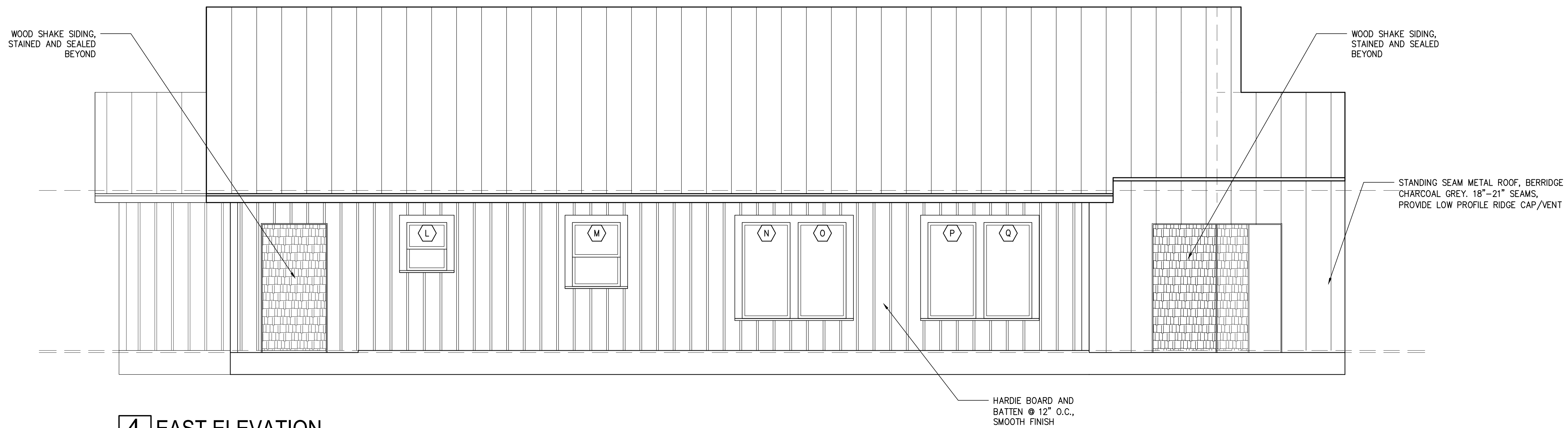
3 SOUTH ELEVATION

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

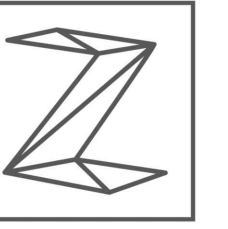


2 WEST ELEVATION

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



4 EAST ELEVATION



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PROPOSED EXTERIOR ELEVATIONS

PROJECT NO.	21-152
DATE:	01-27-22
DRAWN BY:	FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT: FELIX J. ZIGA JR., AIA TEXAS LICENSE NO. 24683	

A200



W-2500 Wood Wood Window Double-Hung

Architectural Design Manual



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Product Information

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Mullion Options	9

Section Details

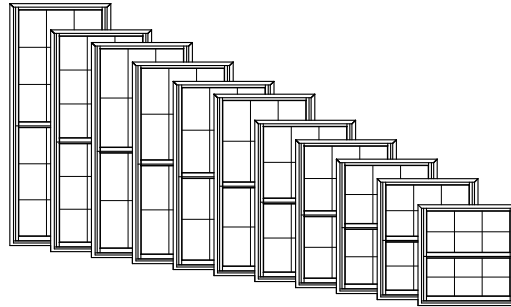
Operator:	
Standard Sections	10
Pocket Sections	11
Geometric Insash:	
Pocket Sections	12
Transom Sections.....	13

Sizing Details

Min-Max Sizing:	
Operator.....	14
Geometric Insash.....	15

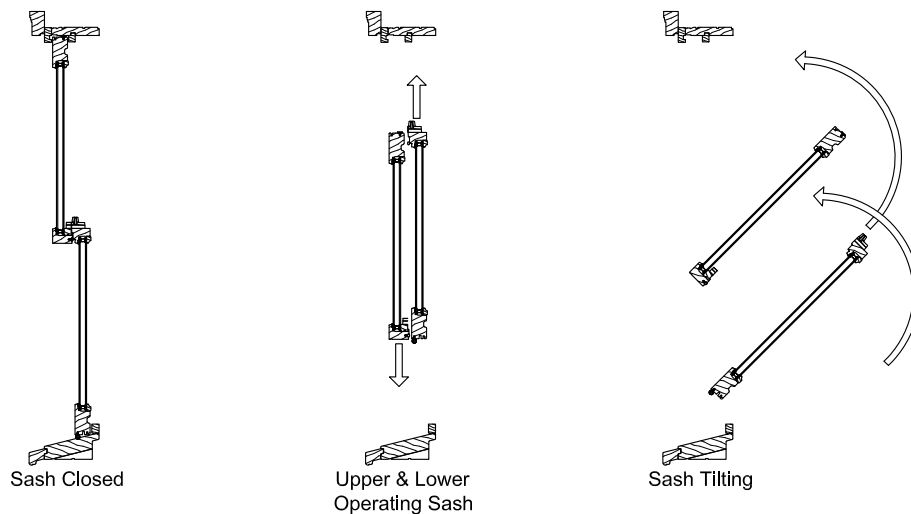


GENERAL INFORMATION



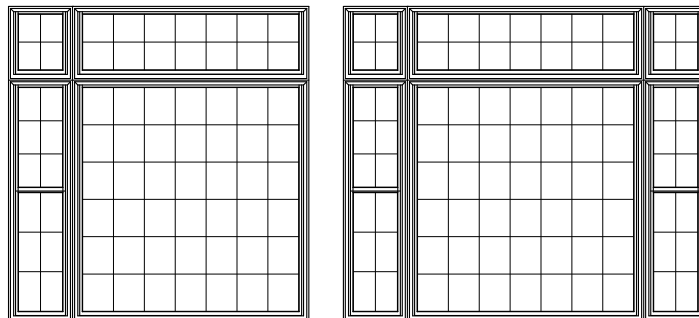
Dimensional Windows

W-2500 Wood Double-Hung windows may be specified as "dimensional" by adjusting the desired rough opening width or height. Sitrline Wood Double-Hung windows feature fully operating upper and lower sash which can be tilted or removed for easy cleaning.



Multiple Assemblies

W-2500 Wood Double-Hung windows may be mullied beside other wood double-hung, wood picture windows, or below wood transom windows, to fulfill a wide variety of needs.



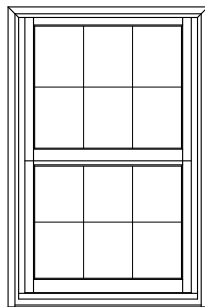


LITE CUT INFORMATION

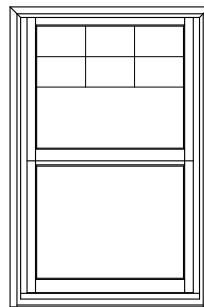
Lite Cut Options

W-2500 Wood Double-Hung windows are available with removable Grilles, Grilles Between Glass (GBG), or Simulated Divided Lites (SDL) in various widths and styles. The standard grid patterns are shown below.

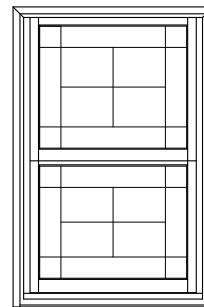
Special lite cut patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.



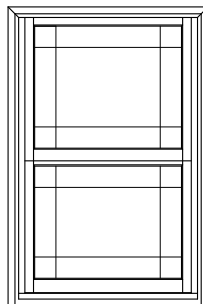
Colonial



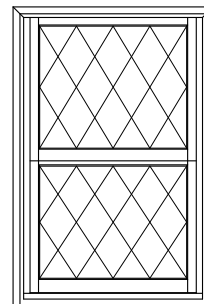
Colonial From
Top Down



Uneven



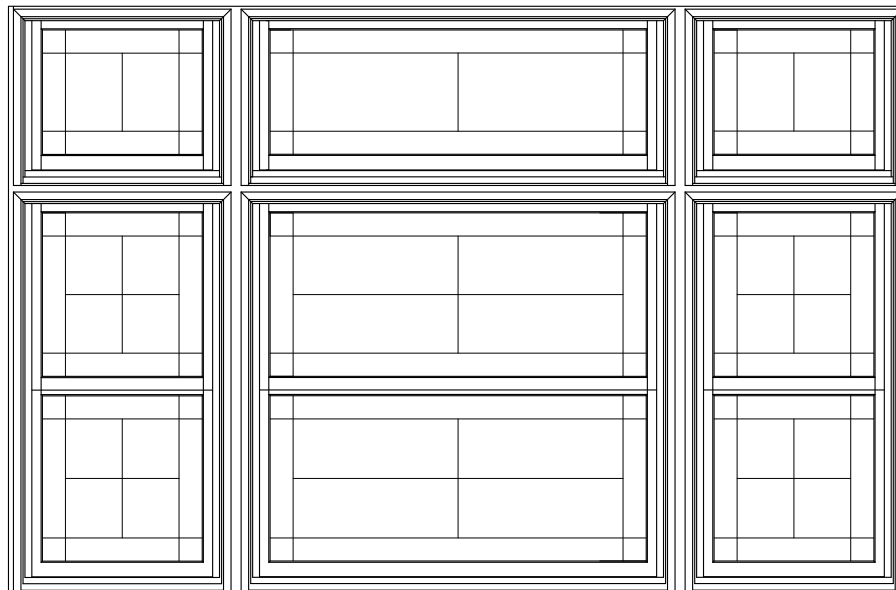
Prairie



Diamond

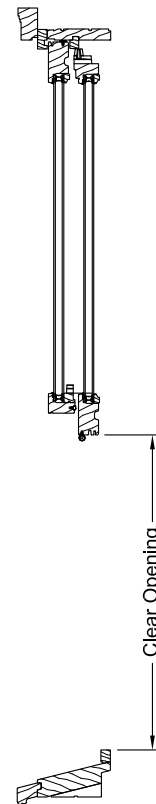
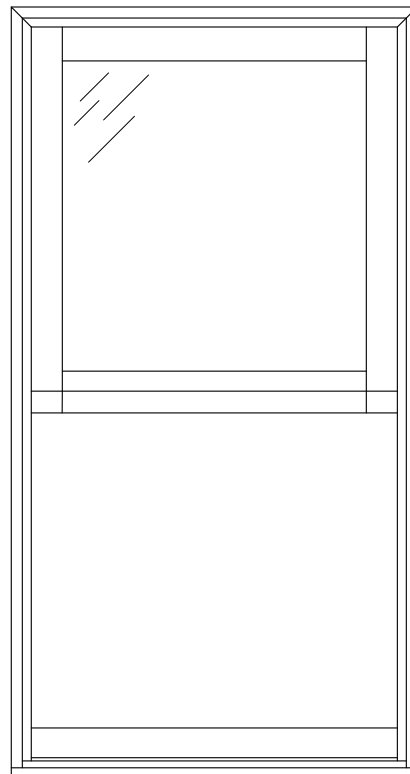
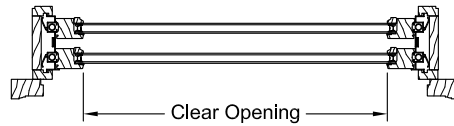
Bar Alignment

Alignment of divided lite muntin bars from one window to the next is often required by fine architectural design. Wood grilles, GBG, and SDL's may be specified with muntin bars aligned.





CLEAR OPENING FORMULAS



Double-Hung (Even Divide)

Vertical = (Frame Height / 2) - 3 9/16"

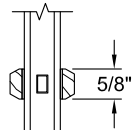
Horizontal = Frame Width - 3 3/4"



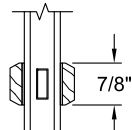
GRID OPTIONS

Exterior ← → Interior

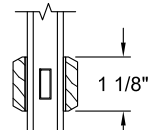
SDL Options



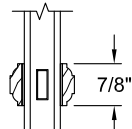
5/8"
Putty



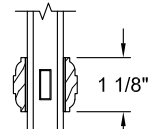
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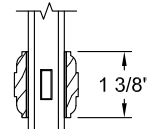
1 1/8"
Putty



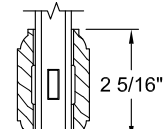
7/8"
Bead



1 1/8"
Bead



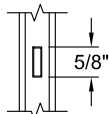
1 3/8"
Bead



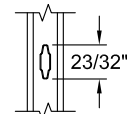
2 5/16"
Bead

Note: Various Combinations of the SDL Bars Shown are Available

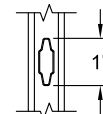
GBG Options



5/8" Flat

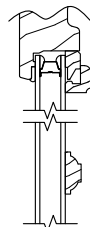


23/32"
Contour

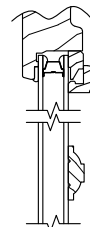


1" Contour

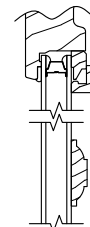
Grille Options



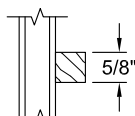
7/8"
Full Surround



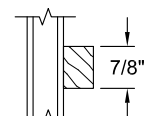
1 1/8"
Full Surround



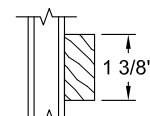
1 3/8"
Full Surround



5/8"
Wood Grille



7/8"
Wood Grille



1 3/8"
Wood Grille



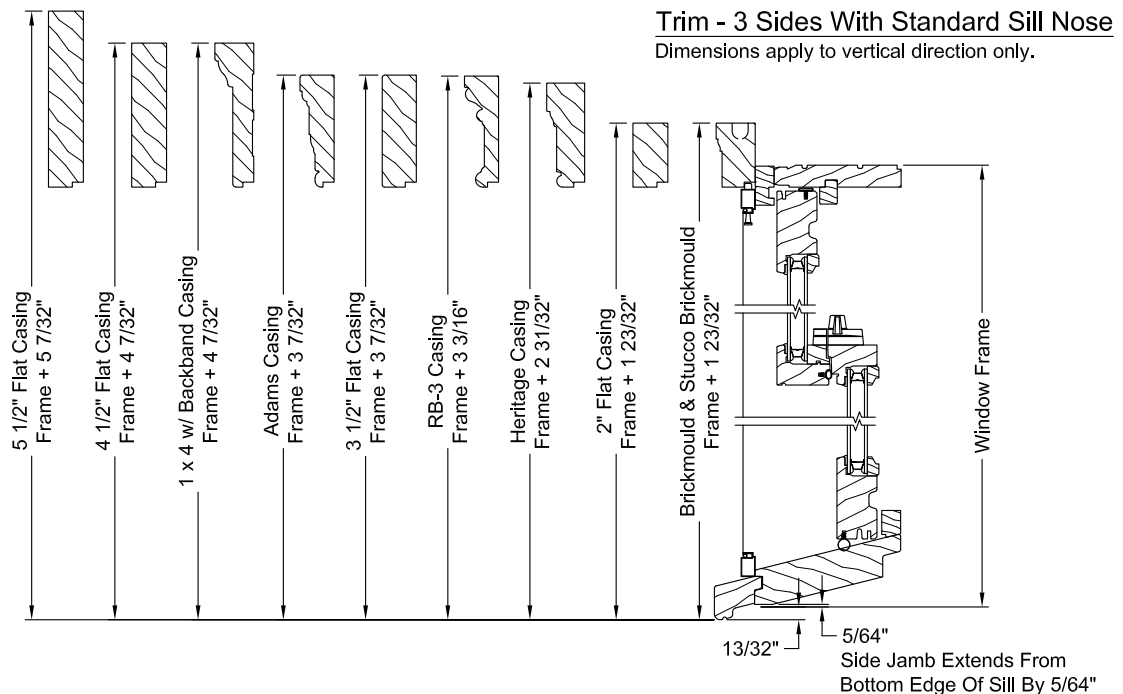
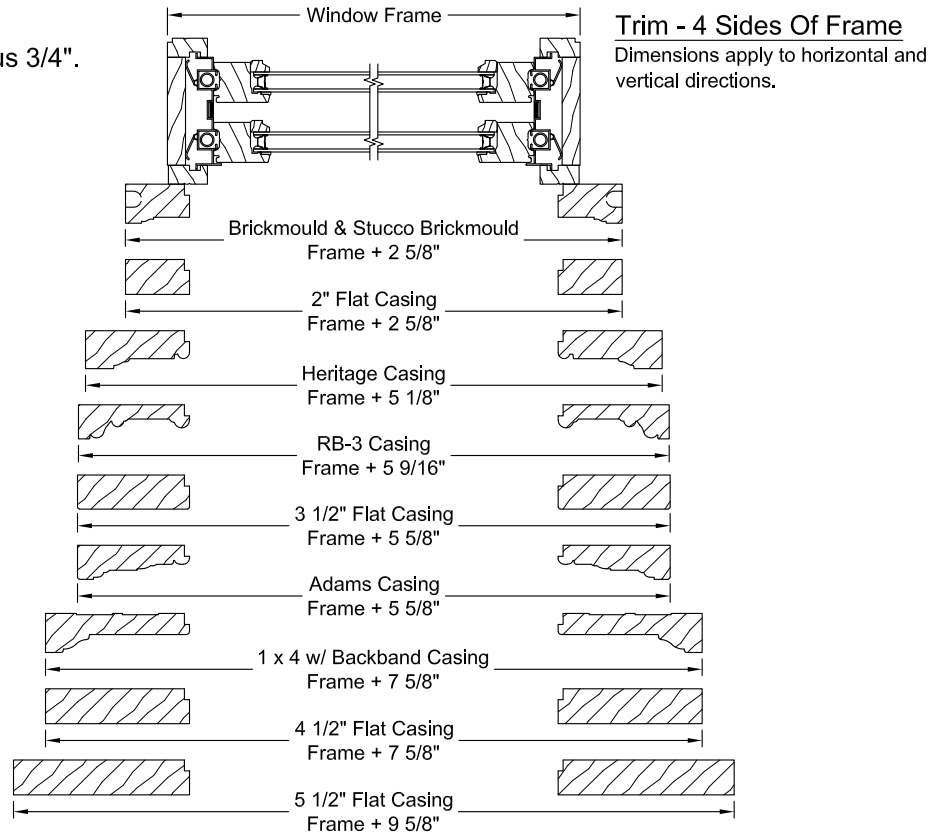
UNIT SIZING

Rough Opening

The frame size of the window plus 3/4".

Masonry Opening

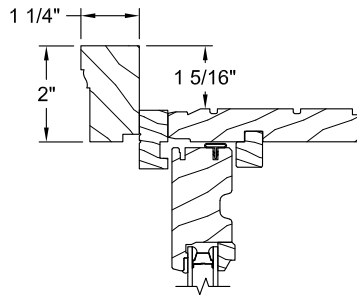
The overall size of the window, including trim, plus 1/2".



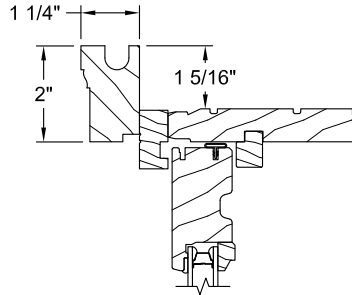


TRIM & SILL OPTIONS

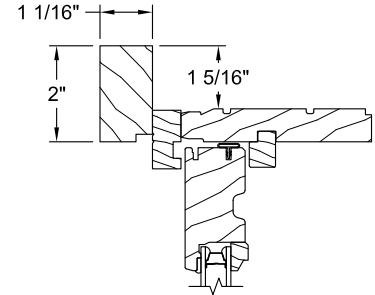
Trim Options



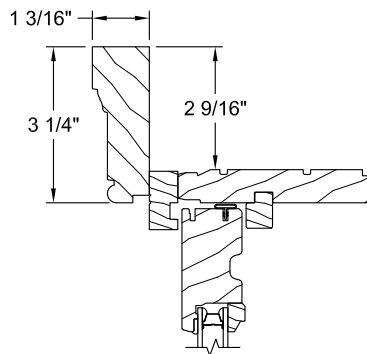
Brickmould



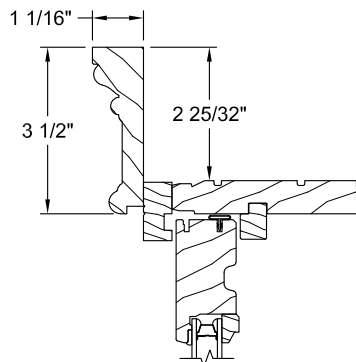
Stucco Brickmould



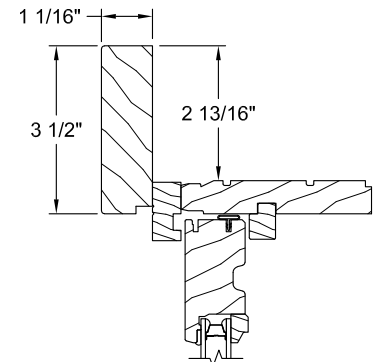
2" Flat Casing



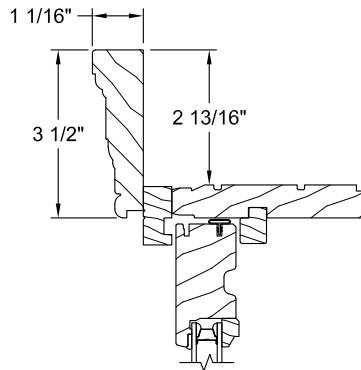
Heritage Casing



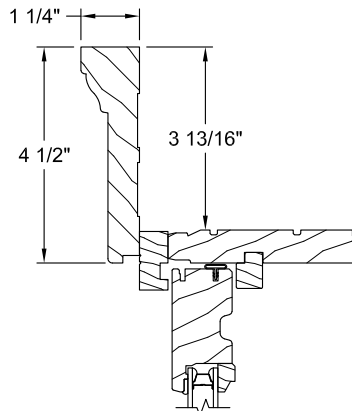
RB-3 Casing



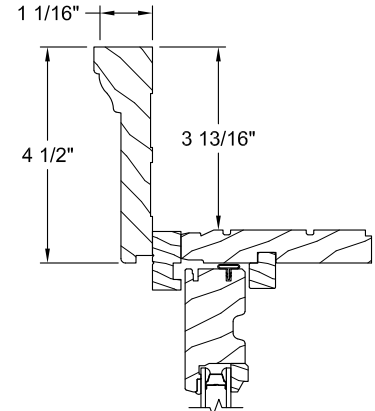
3 1/2" Flat Casing



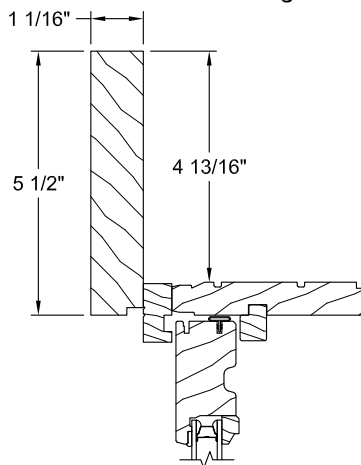
Adams Casing



1 x 4 w/ Backband Casing

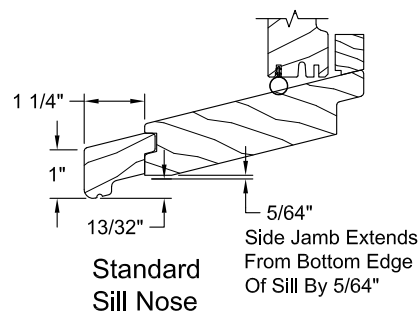


4 1/2" Casing

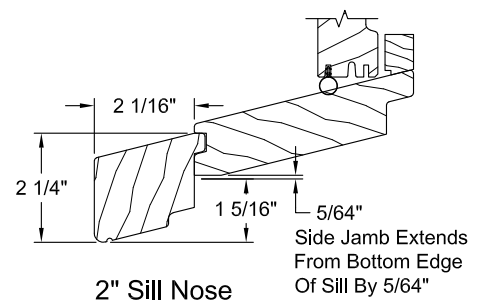


5 1/2" Casing

Sill Options



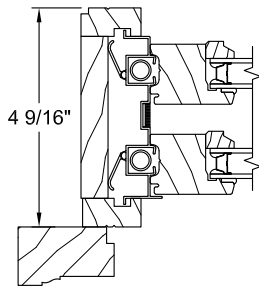
Standard
Sill Nose



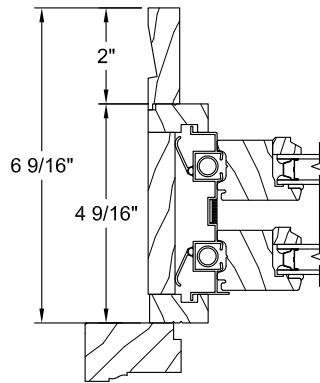
2" Sill Nose



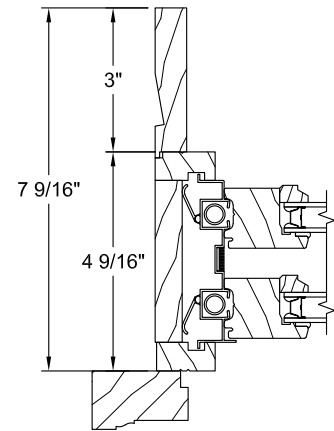
JAMB EXTENDER & PREP FOR STOOL OPTIONS



4 9/16" Jamb Width



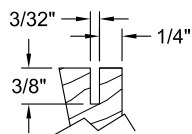
6 9/16" Jamb Width



7 9/16" Jamb Width

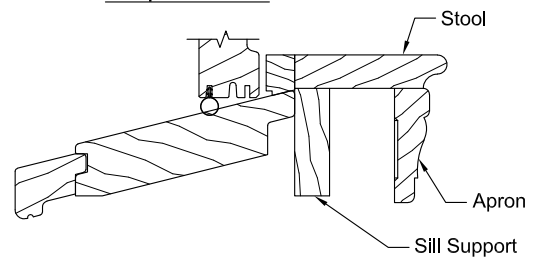
Return Kerf:

Generally located from first visible interior frame line. Kerfed option available on all jamb extender sizes.



4/4 Jamb Typ.

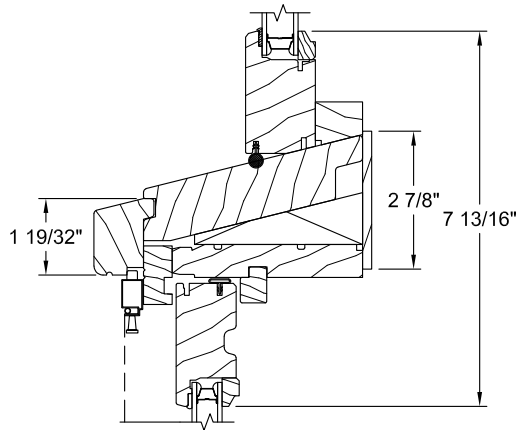
Prep for Stool



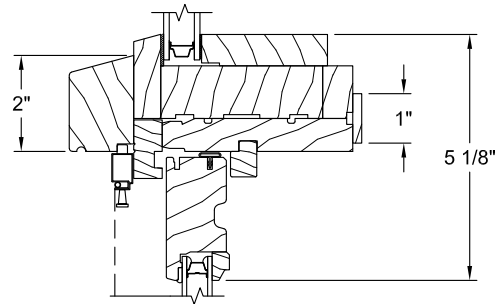
Note: Stool, apron, and sill support are applied by trim carpenter after window is installed and are not provided by JELD-WEN. Unit is shipped without sill jamb extenders.



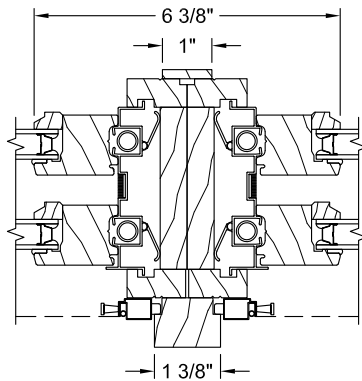
MULLION OPTIONS



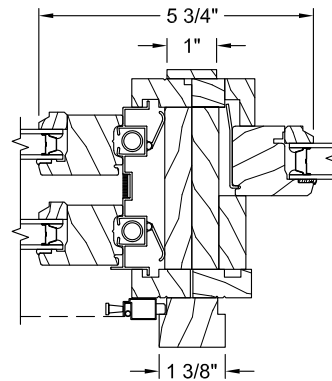
Geometric Insash Transom
Operator



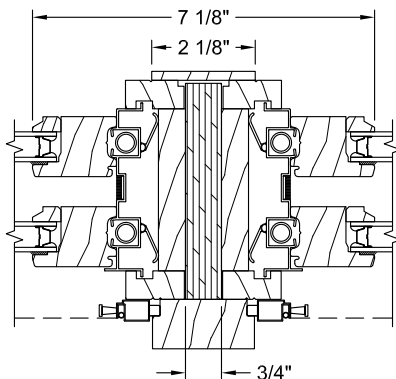
Geometric Direct Set
Operator



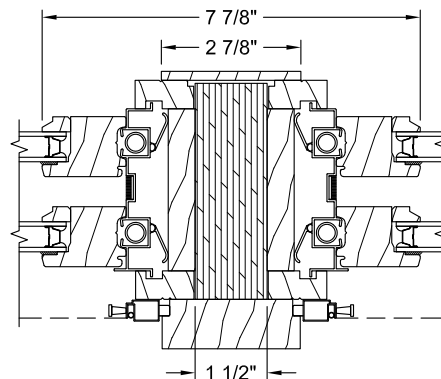
Operator / Operator



Operator / Geometric Insash



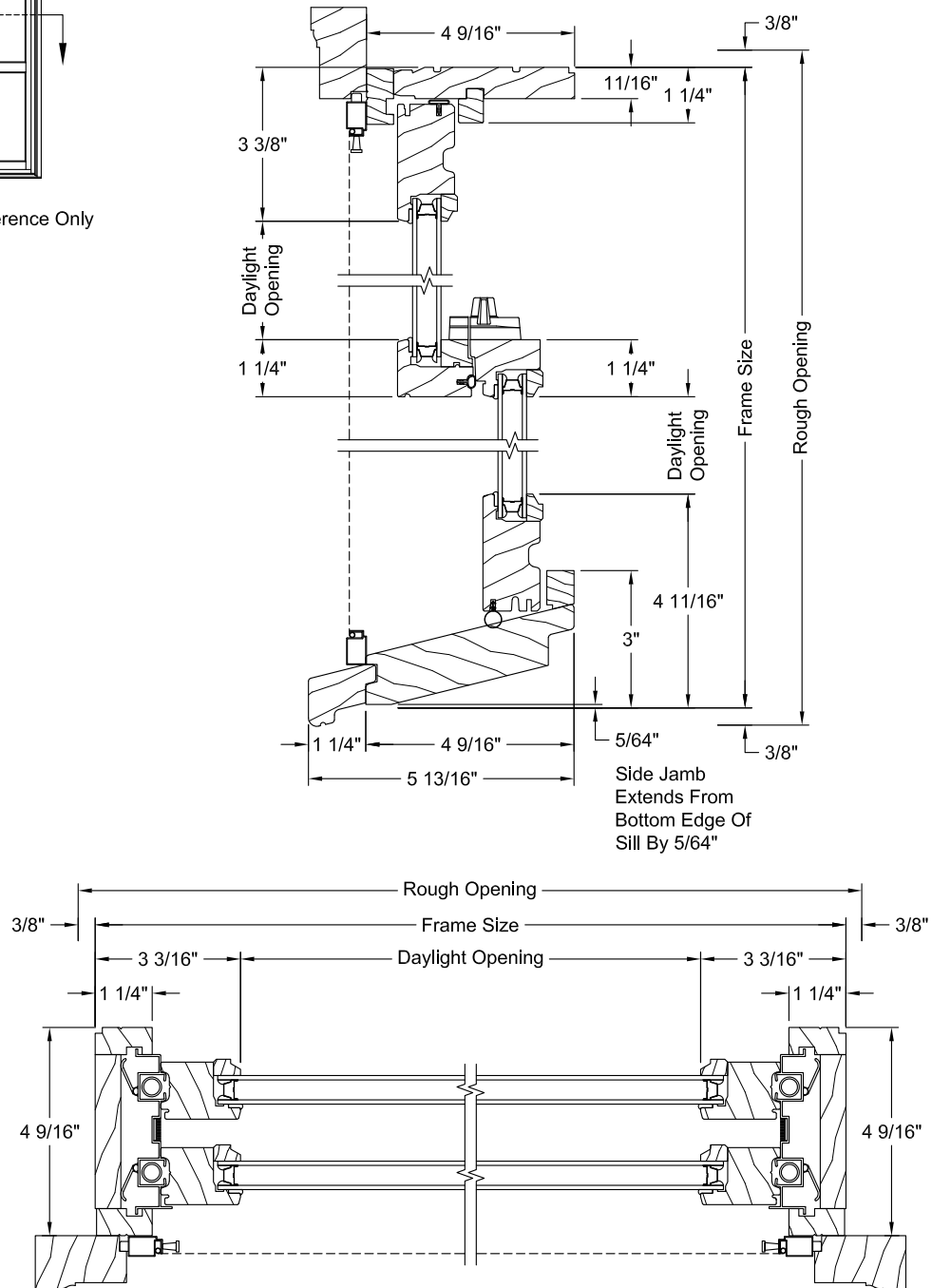
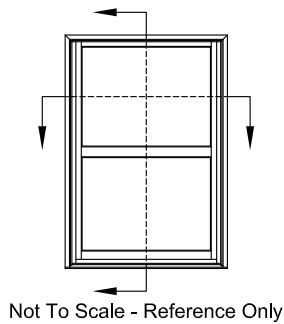
Operator / Operator
with 3/4" Wood Spread Mull



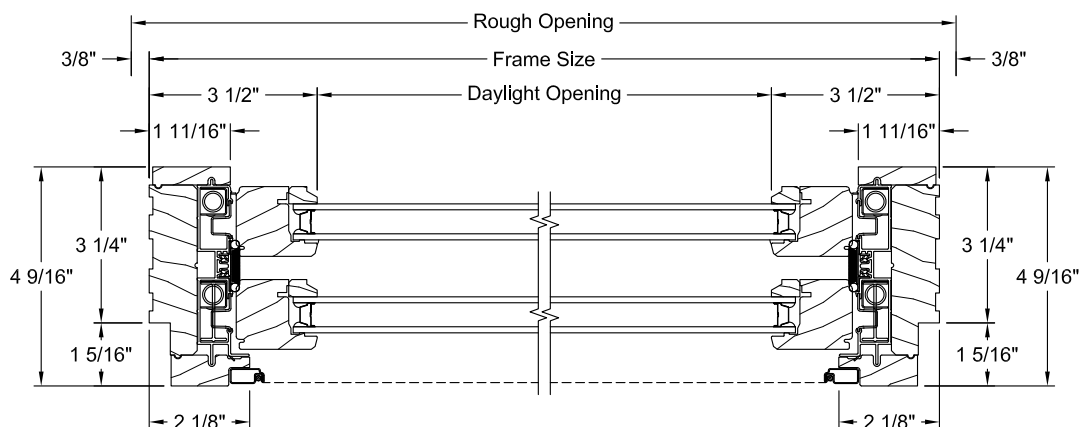
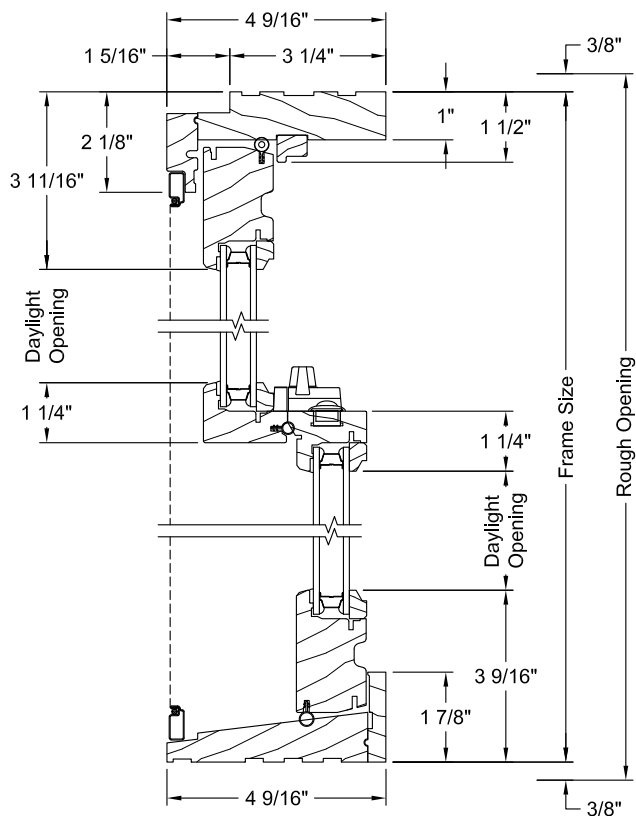
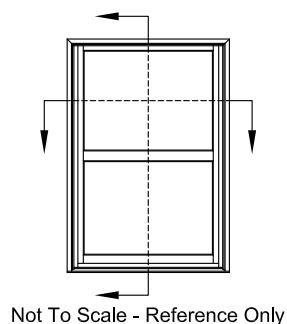
Operator / Operator
with 1 1/2" Wood Spread Mull



OPERATOR SECTIONS

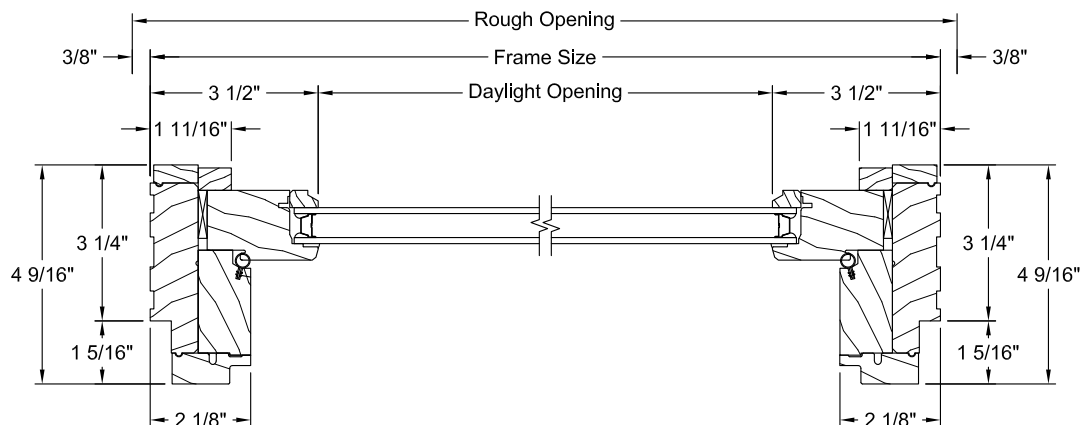
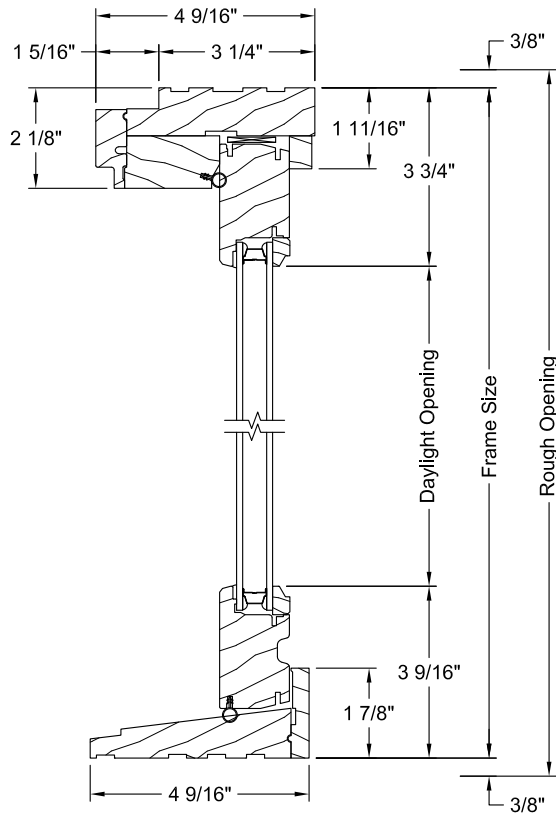
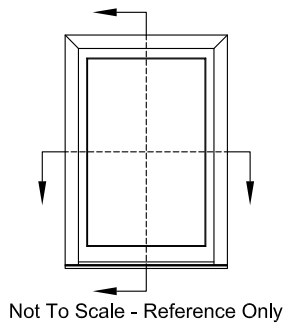


OPERATOR POCKET SECTIONS



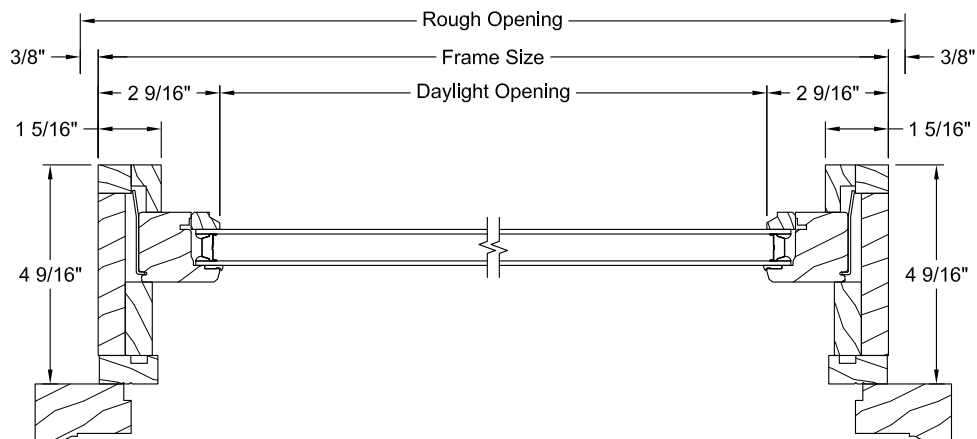
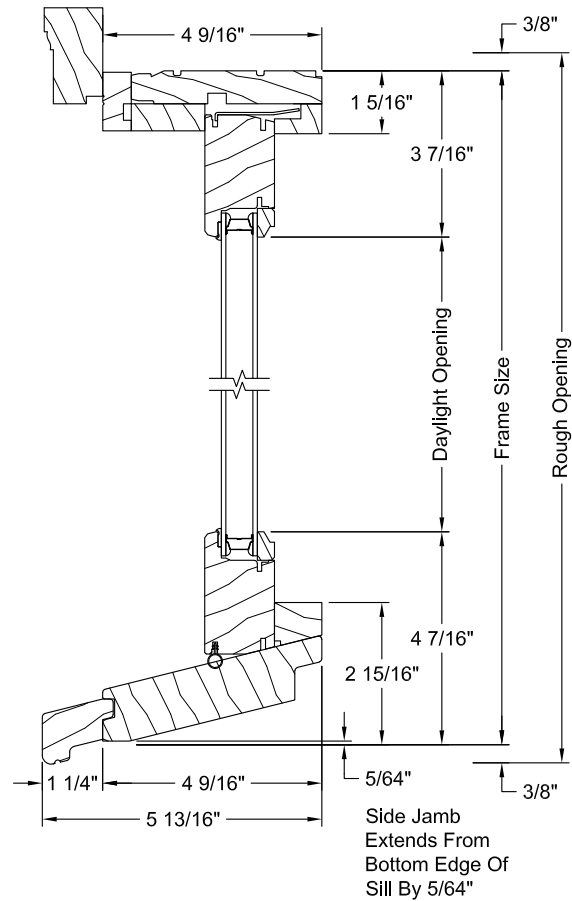
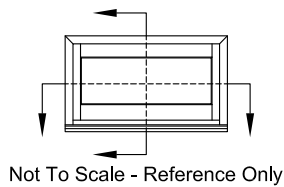


GEOMETRIC INSASH POCKET SECTIONS



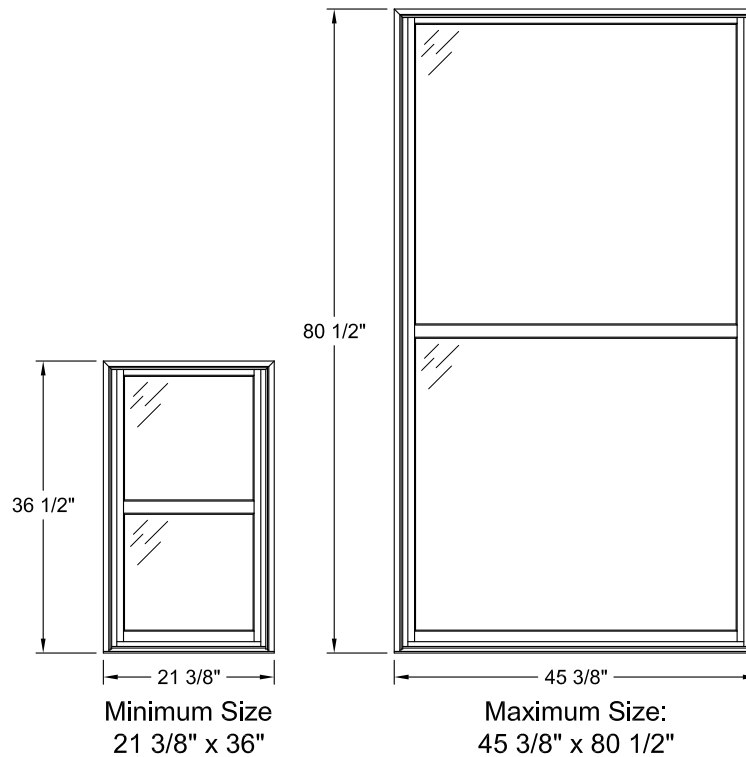


GEOMETRIC INSASH TRANSOM SECTIONS





MIN-MAX SIZING - OPERATOR

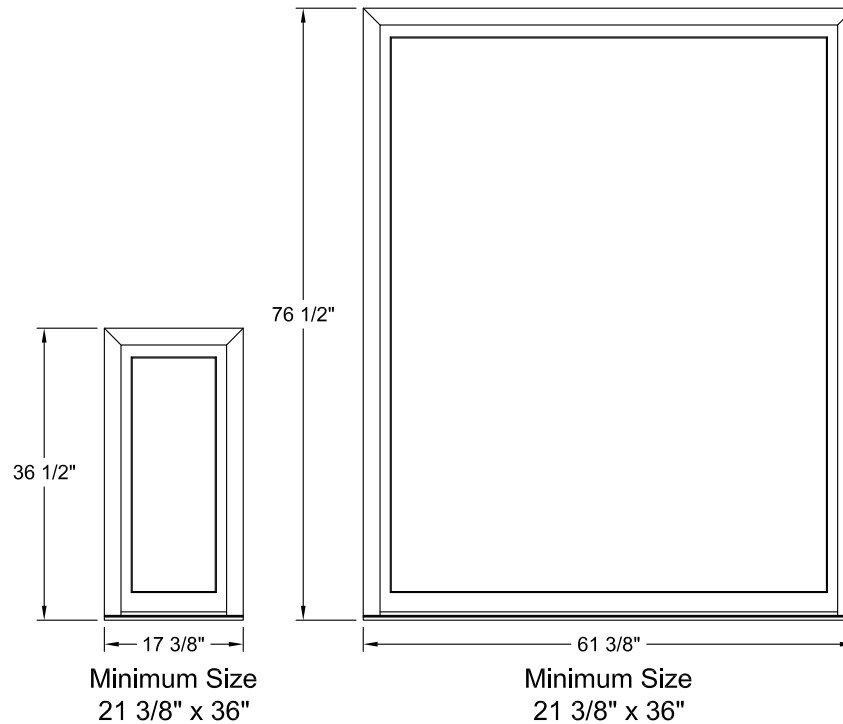


Window Width			
21 3/8"	25 3/8"	29 3/8"	31 3/8"
33 3/8"	35 3/8"	37 3/8"	41 3/8"
45 3/8"			
Window Height			
36 1/2"	40 1/2"	48 1/2"	52 1/2"
56 1/2"	60 1/2"	64 1/2"	68 1/2"
72 1/2"	76 1/2"	80 1/2"	



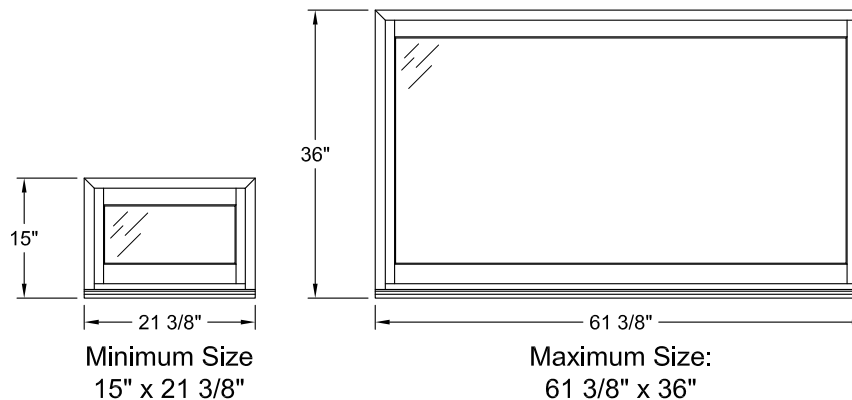
MIN-MAX SIZING - GEOMETRIC INSASH

Standard Sizing



Fixed Insash Width			
17 3/8"	21 3/8"	25 3/8"	29 3/8"
33 3/8"	37 3/8"	41 3/8"	45 3/8"
49 3/8"	53 3/8"	61 3/8"	
Fixed Insash Height			
36 1/2"	40 1/2"	48 1/2"	52 1/2"
56 1/2"	60 1/2"	64 1/2"	68 1/2"
72 1/2"	76 1/2"		

Transom Sizing



Transom Width			
21 3/8"	25 3/8"	29 3/8"	33 3/8"
37 3/8"	41 3/8"	42 3/4"	45 3/8"
49 3/8"	50 3/4"	53 3/8"	58 3/4"
61 3/8"			
Transom Height			
15"	18"	24"	36"