HISTORIC AND DESIGN REVIEW COMMISSION
April 20, 2022

HDRC CASE NO:	**2022-181**
ADDRESS:	1115 WYOMING ST
LEGAL DESCRIPTION:	NCB 611 BLK E 1-2 14 LOT 15
ZONING:	RM-4, H
CITY COUNCIL DIST.:	2
APPLICANT:	Juan Scott/Dillard Architect Group
OWNER:	Tony Gradney/GRADNEY GROUP LLC
TYPE OF WORK:	Construction of a rear addition, repair and maintenance, window replacement, column replacement, fenestration modifications
APPLICATION RECEIVED:	March 21, 2022
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Hannah Leighner

REQUEST:

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

1. Construct a rear addition of approximately 1000sqft.
2. Reconstruct the front porch to replace the existing concrete porch with wood construction and flooring, replace the existing steel columns with new round, Doric-style columns, and install front stair hand rails.
3. Perform fenestration modifications to the existing north, east, and west elevations.
4. Replace all of the existing wood windows with new wood windows.
5. Perform various repairs and maintenance to include replacement of deteriorated wood siding, foundation and in-kind skirting repair, and in-kind shingle roof replacement

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork
A. MAINTENANCE (PRESERVATION)
i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.

iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

3. Materials: Roofs
A. MAINTENANCE (PRESERVATION)
i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

6. Architectural Features: Doors, Windows, and Screens
A. MAINTENANCE (PRESERVATION)
i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
iv. *Screens and shutters*—Preserve historic window screens and shutters.
v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
viii. *Security bars*—Install security bars only on the interior of windows and doors.
ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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

8. Architectural Features: Foundations
A. MAINTENANCE (PRESERVATION)
i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL
i. Minimize visual impact—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
ii. Historic context—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
iii. Similar roof form—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
iv. Transitions between old and new—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
B. SCALE, MASSING, AND FORM
i. Subordinate to principal facade—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
ii. Rooftop additions—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
iii. Dormers—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
iv. Footprint—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

2. Massing and Form of Non-Residential and Mixed-Use 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.

OHP Window Policy Document
Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:
· Match the original materials;
· Maintain the original dimension and profile;
· Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
· Maintain the original appearance of window trim or sill detail.

FINDINGS:

a. The structure at 1115 Wyoming is a single-story Queen Anne residence built in 1898. It is located in the Denver Heights neighborhood. The property was approved for historic landmark designation at HDRC on July 21, 2021.
b. REAR ADDITION – The applicant has proposed to construct a rear addition to feature approximately 1,000 square feet with an attached rear covered porch area.
c. REAR ADDITION – The Guidelines for Additions 1.A. notes that additions should be sited to minimize view from the public right of way, should be designed to be in keeping with the existing, historic context of the block, should feature similar roof forms, and should feature a transition to differentiate the new addition from the historic structure. Additionally, the Guidelines for Additions 1.B notes that additions should be subordinate to the principal façade of the historic structure, should feature a footprint that responds to the size of the lot, and should feature an overall height that is generally consistent with that of the historic structure. Generally, staff finds that the proposed addition is consistent with the Guidelines.
d. REAR ADDITION (MATERIALS) – The applicant has proposed materials that include the installation of a shingled roof and wood siding to match the historic part of the structure. Staff finds the proposed materials for the addition to be appropriate. ‘
e. REAR ADDITION (WINDOWS) – The applicant is requesting to install new wood windows on the addition to include three one-over-one style windows on the side elevations, seven transom style windows on the rear and west elevations, and an additional casement window on the rear elevation. The Guidelines for Additions 4.A.ii states that new architectural features should be in keeping with the architectural style of the original structure, simple in design, and compliment the character of the original structure. Staff finds that the proposed transom and casement windows are not consistent with these guidelines, and that single, one-over-one windows would be appropriate.
f. FRONT PORCH RECONSTRCUTION: The applicant is proposing to reconstruct the front porch in wood construction with wood flooring and skirting. The front porch will feature wood, Doric-style columns and stair hand rails. The porch footprint, profile, and roof form will not be altered. The Historic Guideline for Exterior Maintenance and Alterations 7.B iii. notes that the design of replacement features should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish. Additionally, the Guidelines note that replacement elements should be simple so as to not distract from the historic character of the building, and should not create a false historic appearance. Guideline 7.B.v for porch reconstruction states that the design should be based on the

architectural style of the building and historic patterns. Staff finds the design of the front porch to be consistent with the guidelines, and appropriate for the architectural style of the house.

g. FENESTRATION MODIFICATIONS – The applicant is requesting to perform various fenestration modifications to include removal of three existing one-over-one windows from the east elevation and the installation of a small, square window on the east side of the original structure, and the removal of one window on the west side elevation. A total of four (4) windows will be removed from their original fenestration pattern on the side elevations. The Historic Design Guidelines for Exterior Maintenance and Alterations 6A.i states that existing window and door openings should be preserved, and that filling in window openings should be avoided. Staff finds the proposed fenestration modifications to be inconsistent with these guidelines.

h. WINDOW REPLACEMENT: WOOD WINDOWS – The applicant has proposed to replace eight (8) existing wood windows with new wood windows at the south, east, and west elevations. According to the Historic Design Guidelines, wood windows should be repaired in place and restored whenever possible, unless there is substantial evidence that the windows are deteriorated beyond repair. The Historic Design Guideline 6.B.iv for Exterior Maintenance and Alterations states that new windows should be installed 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.

i. WINDOW REPLACEMENT: EXISTING CONDITION – Staff performed a site visit on November 22, 2021, to assess the condition of the windows requested for replacement. From the photos submitted to date and the site visit, the wood windows proposed for replacement appear to be of historic-age, fully wood one-over-one windows. The windows are in a general state of disrepair. The windows show evidence of dry rot, however, are not severely damaged or deteriorated; some window sashes are crooked indicating a previous poor repair, many window panes are cracked or missing, and some window weights and cords are broken or missing. Staff finds that the wood windows are in repairable condition based on the documentation provided, with most requiring repair and intervention such as the reworking of the sashes and re-glazing, along with refitting into the trim and frames and replacement of the deteriorated windowsills and trim.

j. WINDOW REPLACEMENT: WASTE AND LIFESPAN – Over 112 million windows end up in landfills each year, and about half are under 20 years old. Historic wood windows were constructed to last 100+ years with old growth wood, which is substantially more durable than modern wood and clad products, and original windows that are restored and maintained over time can last for decades. Replacement window products have a much shorter lifespan, around 10-20 years, and cannot be repaired once they fail. On average, over the lifetime of an original wood window, replacement windows will need to be again replaced at least 4 times. The total lifecycle cost of replacement windows is also much more energy intensive than the restoration of existing windows, including material sourcing and the depletion of natural resources and forests, petroleum-heavy manufacturing methods, transportation, and installation. Finally, window repair and restoration utilize the local labor and expertise of craftspeople versus off-the-shelf, non- custom composite products. Staff generally encourages the repair and restoration of original windows whenever possible.

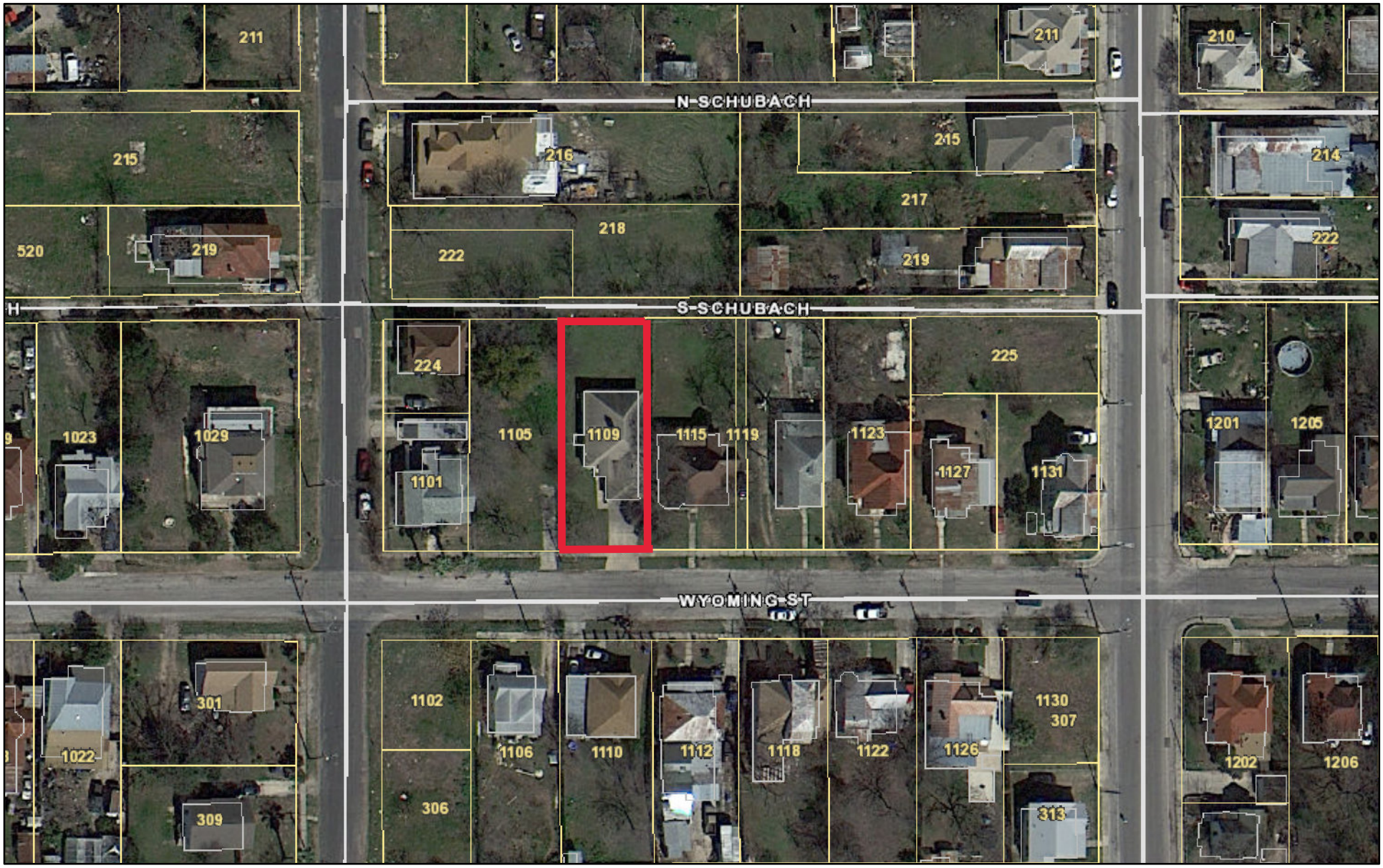
k. WINDOW REPLACEMENT: ENERGY EFFICIENCY AND MAINTENANCE – In terms of efficiency, in most cases, windows only account for a fraction of heat gain/loss in a building. Improving the energy efficiency of historic windows should be considered only after other options have been explored such as improving attic and wall insulation. The original windows feature single-pane glass which is subject to radiant heat transfer. Products are available to reduce heat transfer such as window films, interior storm windows, and thermal shades. Additionally, air infiltration can be mitigated through weather-stripping or readjusting the window assembly within the frame, as assemblies can settle or shift over time. The wood windows were designed specifically for this structure and can accommodate the natural settling and movement of the structure as a whole throughout seasons. Modern replacement products are extremely rigid, often resulting in the creation of gaps, cracks, and major points of air infiltration at the window frames and other areas of the exterior wall plane over time due to material incompatibility when considering the structure as whole integrated system.

l. REHABILITATION – The applicant has proposed a number of rehabilitative scopes of work including the replacement of deteriorated wood siding, foundation repair and in-kind skirting repair, and in-kind shingle roof replacement. Staff finds the proposed scopes of work to be appropriate provided that all work is done in-kind with like materials. Wholesale siding replacement should not occur.

RECOMMENDATION:

1. Staff recommends approval of item 1, construction of a rear addition, based on findings b – d with the following stipulations:
    i. That the applicant reuse and reincorporate the historic windows that are enclosed at the rear façade into the rear addition.
    ii. That the rear addition feature traditionally sized windows with a one over one profile and that all rectangular windows be modified to feature traditional sized. Large, picture windows should be modified to feature openings that are consistent with the historic structure's original openings. Windows should be consistent with staff's standards for windows in additions and new construction.
2. Staff recommends approval of item 2, front porch modifications based on finding e, with the following stipulations:
    i. That the front porch feature 1x3, tongue and groove decking installed perpendicular to the porch walls.
    ii. That column details be submitted to OHP staff for review and approval.
3. Staff does not recommend approval of item 3, fenestration modifications, based on finding g. Staff recommends that all original windows remain in their original position on the historic part of the structure, with exception to the rear elevation. Staff recommends that windows that are enclosed by the new rear addition be reincorporated into the new, rear addition.
4. Staff does not recommend approval of item 4, replacement of all existing windows with new wood windows, based on findings h – k. If the HDRC is compelled to approve window replacement, staff recommends the following stipulations:
    i. MATERIALS: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
    ii. SASHES: 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.
    iii. 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.
    iv. TRIM: Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening. GLAZING: Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
    v. COLOR: Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
    vi. INSTALLATION: Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
5. Staff recommends approval of item 5, rehabilitative scopes of work based on finding l with the stipulation that all work be done in-kind and that wholesale siding replacement does not occur without additional information being provided to staff regarding the condition of the current siding.

City of San Antonio One Stop



April 14, 2022

User drawn lines

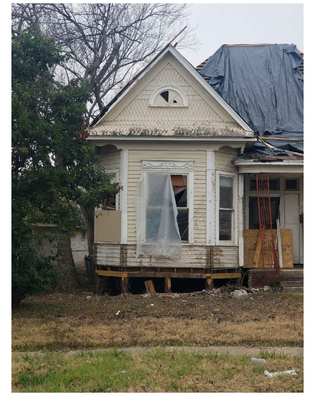
1:1,000

0 0.0075 0.015 0.03 mi

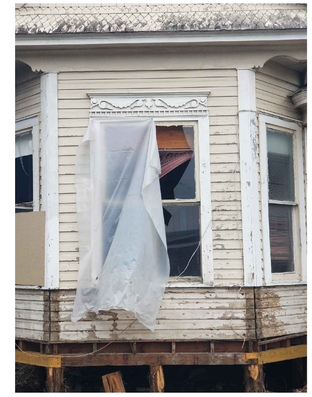
0 0.0125 0.025 0.05 km

1115 WYOMING STREET HDRC- REVIEW

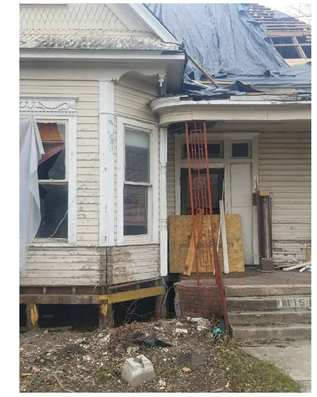
1 EXISITING FRONT ELEVATION PHOTO
Scale: N.T.S.



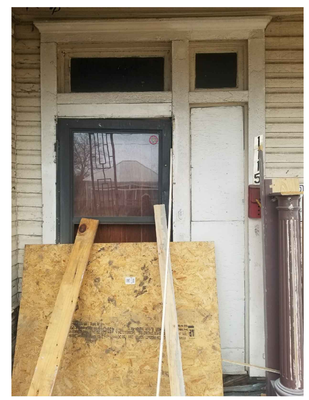
2 FRONT ELEVATION PHOTO
Scale: N.T.S.



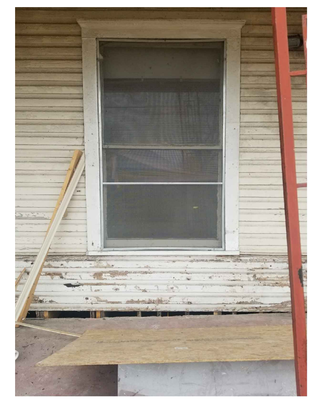
3 FRONT ELEVATION PHOTO
Scale: N.T.S.



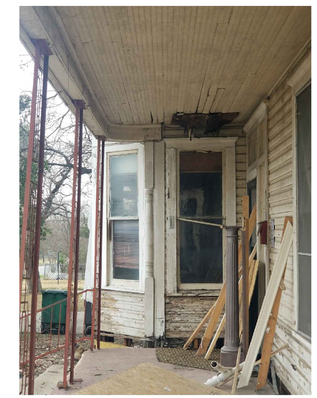
4 FRONT ELEVATION PHOTO
Scale: N.T.S.



5 FRONT ELEVATION PHOTO
Scale: N.T.S.



6 FRONT ELEVATION PHOTO
Scale: N.T.S.

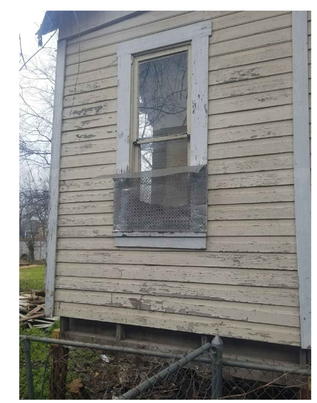


7 FRONT ELEVATION PHOTO
Scale: N.T.S.

8 SIDE ELEVATION PHOTO
Scale: N.T.S.

9 SIDE ELEVATION PHOTO
Scale: N.T.S.

10 SIDE ELEVATION PHOTO
Scale: N.T.S.



11 SIDE ELEVATION PHOTO
Scale: N.T.S.

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Seal:

REGISTERED ARCHITECT
DAVID C. DILLARD
8228
STATE OF TEXAS

Date: 02/23/22

Project Name and Address

GRUMBLES HISTORIC RESIDENCE
1115 WYOMING STREET
SAN ANTONIO, TX 78203

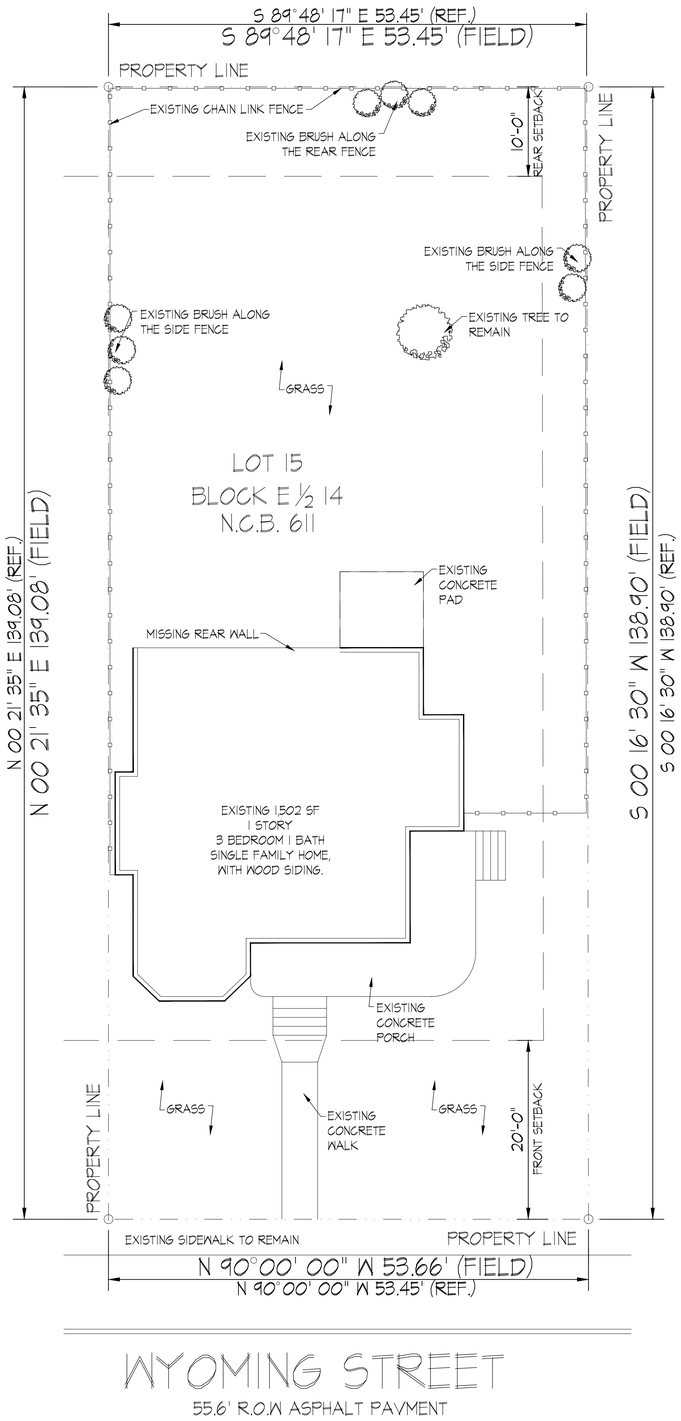
No.:	Revision/Issue:	Date:

Sheet Name:

EXHIBIT "A"

Drawn By: J.SCOTT	Date: 02/23/22	Sheet No.: EX-A
Checked By:		
Sheet Date:		
Project No.:		Sheet: Of:

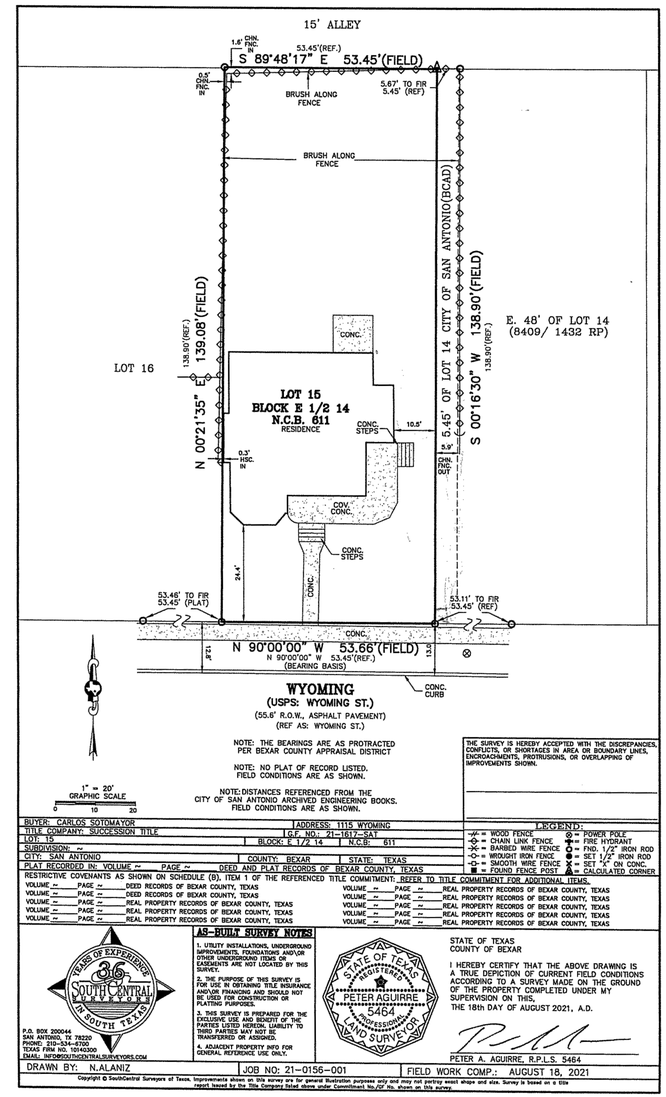
1115 WYOMING STREET HDRC- REVIEW



TRUE NORTH

① EXISITING CONDITION SITE PLAN

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



NOTE: THE BEARINGS ARE AS PROTRACTED PER BEXAR COUNTY APPRAISAL DISTRICT

NOTE: NO PLAT OF RECORD LISTED. FIELD CONDITIONS ARE AS SHOWN.

NOTE: DISTANCES REFERENCED FROM THE CITY OF SAN ANTONIO ARCHIVED ENGINEERING BOOKS. FIELD CONDITIONS ARE AS SHOWN.

THE SURVEY IS HEREBY ACCEPTED WITH THE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, ENCROACHMENTS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS SHOWN.

BUYER: CARLOS SOTOMAYOR
ADDRESS: 1115 WYOMING
TITLE COMPANY: SUCCESSION TITLE
G.F. NO.: 21-1617-SAT
LOT: 15
BLOCK: E 1/2 14
N.C.B: 611
SUBDIVISION: ~
CITY: SAN ANTONIO
COUNTY: BEXAR
STATE: TEXAS
PLAT RECORDED IN: VOLUME ~ PAGE ~ DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

LEGEND:

-/- = WOOD FENCE	⊗ = POWER POLE
-◇- = CHAIN LINK FENCE	✚ = FIRE HYDRANT
-✕- = BARBED WIRE FENCE	○ = FND. 1/2" IRON ROD
-○- = WROUGHT IRON FENCE	● = SET 1/2" IRON ROD
-□- = SMOOTH WIRE FENCE	✕ = SET "X" ON CONC.
■ = FOUND FENCE POST	△ = CALCULATED CORNER

RESTRICTIVE COVENANTS AS SHOWN ON SCHEDULE (B), ITEM 1 OF THE REFERENCED TITLE COMMITMENT: REFER TO TITLE COMMITMENT FOR ADDITIONAL ITEMS.

VOLUME ~ PAGE ~ DEED RECORDS OF BEXAR COUNTY, TEXAS
VOLUME ~ PAGE ~ DEED RECORDS OF BEXAR COUNTY, TEXAS
VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
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VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS

36 YEARS OF EXPERIENCE
SOUTH CENTRAL SURVEYORS
IN SOUTH TEXAS

P.O. BOX 200044
SAN ANTONIO, TX 78220
PHONE: 210-534-6700
TEXAS FIRM NO. 10140300
EMAIL: INFO@SOUTHCENTRALSURVEYORS.COM

AS-BUILT SURVEY NOTES

1. UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND\OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.
2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND\OR FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION OR PLATTING PURPOSES.
3. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
4. ADJACENT PROPERTY INFO FOR GENERAL REFERENCE USE ONLY.

PETER AGUIRRE
5464

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE DEPICTION OF CURRENT FIELD CONDITIONS ACCORDING TO A SURVEY MADE ON THE GROUND OF THE PROPERTY COMPLETED UNDER MY SUPERVISION ON THIS, THE 18th DAY OF AUGUST 2021, A.D.

PETER A. AGUIRRE, R.P.L.S. 5464

DRAWN BY: N.ALANIZ
JOB NO: 21-0156-001
FIELD WORK COMP.: AUGUST 18, 2021

② PROPERTY SURVEY

Scale: N.T.S.

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Seal:

PORTER C. DILLARD, JR.
8228

Date: 02/23/22

Project Name and Address

GRUMBLES HISTORIC RESIDENCE
1115 WYOMING STREET
SAN ANTONIO, TX 78203

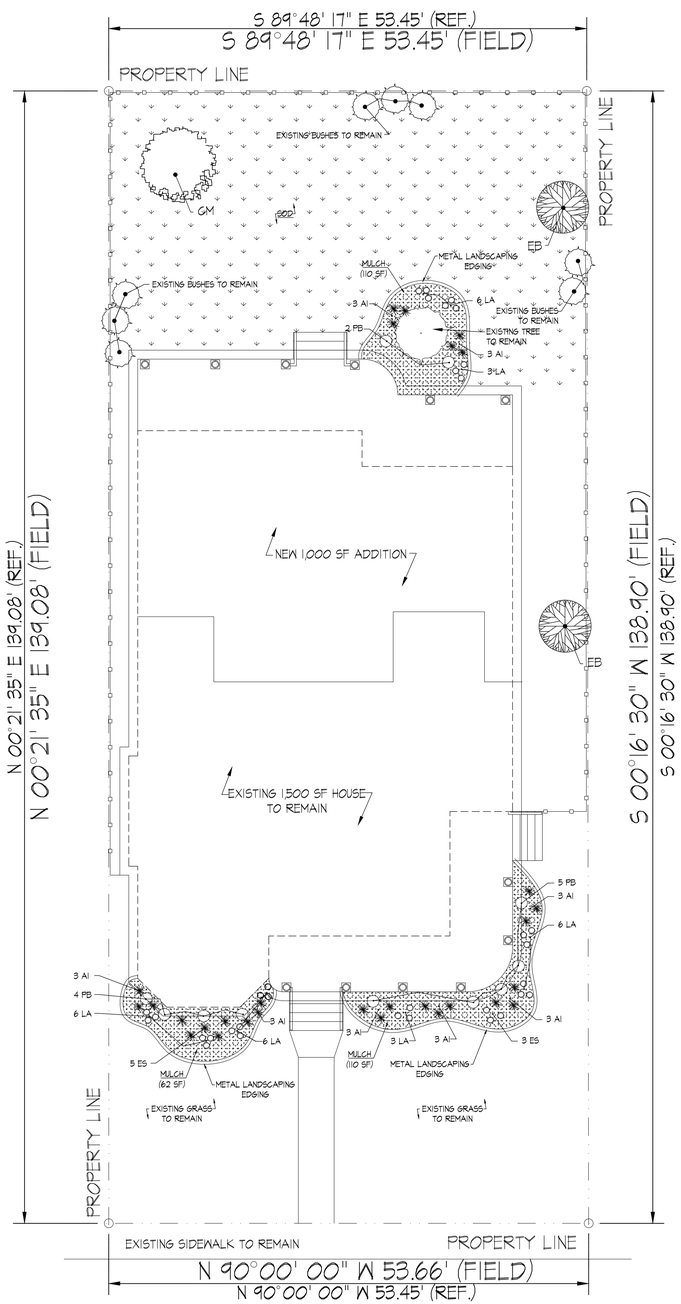
No.:	Revision/Issue:	Date:

Sheet Name:

SITE PLAN & PROPERTY SURVEY

Drawn By: J.SCOTT	Date: 02/23/22	Sheet No.: A-0.0
Checked By:		
Sheet Date:		
Project No.:		Sheet: Of:

1115 WYOMING STREET HDRC- REVIEW



1 PROPOSED LANDSCAPING PLAN
Scale: 1/4" = 1'-0"

PLAN LIST

TREES:

TAG	QUANTITY	COMMON NAME/ BOTANICAL NAME	SIZE	REMARKS
GM	1	CREPE MYRLTE	5 GAL.	
EB	2	EASTERN REDBUD	5 GAL.	

SHRUBS:

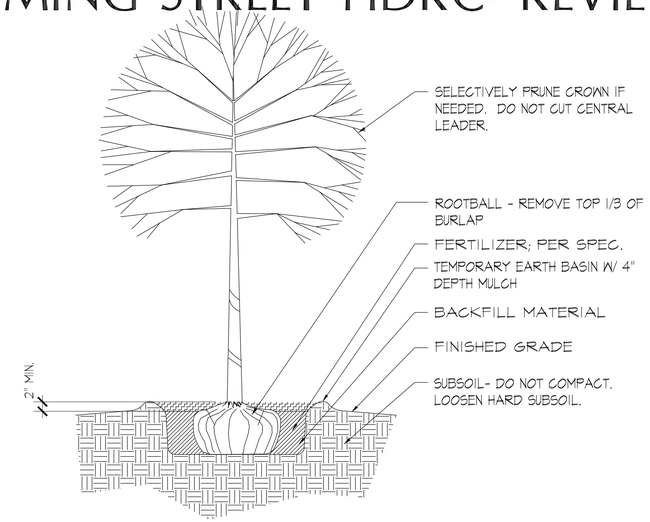
TAG	QUANTITY	COMMON NAME/ BOTANICAL NAME	SIZE	REMARKS
LA	18	LANTANA	1 GAL.	(GOLD) 3 PER GROUPING
ES	27	ESPERANZA	5 GAL.	
AI	18	AFRICAN IRIS	15 GAL.	
PB	11	PLUMBAGO	3 GAL.	

GROUNDCOVER:

TAG	QUANTITY	COMMON NAME/ BOTANICAL NAME	SIZE	REMARKS
SD	FIELD VERIFY	SOD	SOLID	
ML	REF. TO PLAN	MULCH	STANDARD	

PLANTING NOTES:

1. Contractor shall be responsible for making itself familiar with all underground utilities, pipes and structures.
2. Do not willingly proceed with construction as designed when it is obvious that unknown obstruction and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Landscape Architect. The Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
3. The Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.
4. If conflicts arise between size of areas and plans, Contractor is to contact Architect for resolution. Failure to make such conflicts known will result in Contractor's liability to relocate the materials.
5. TOPSOIL: Fertile agricultural sandy loam free of all roots, rocks and debris over 1/2" in diameter/size. If acceptable to Architect, topsoil stripped from site may be used after removal of all vegetative matter from the top 4". Prior to placement of topsoil stripped from site, screen topsoil to remove all rocks and miscellaneous debris larger than 1/2" diameter.
6. TOPSOIL PLACEMENT: Place topsoil in turf areas to 6" depth minimum; within planting beds at 12" minimum. Prior to placement, cultivate subgrade to depth of 6" to alleviate compaction. Finish grade of topsoil to be 1" below paving/top of curb. Spray all existing grass/vegetation in planting/turf areas with Roundup to provide complete kill and removal prior to placement of topsoil.
7. SOIL PREPARATION:
   Turf Areas: Prior to placing turf, rake surface to remove all rocks and misc. debris 1/2" diameter and larger. Roll surface to provide even/smooth surface to satisfaction of Landscape Architect.
   Planting Bed: Till 4" of organic weed free compost to provide planting mix to 12" depth. Rake surface to provide even/smooth finish grade to satisfaction of Landscape Architect.
8. HYDROMULCH SEEDING BERMUDAGRASS: Apply slurry to areas indicated and areas disturbed by construction operations. Slurry to consist of:
   45#'s/1000 sf virgin wood fiber mulch; Silva Fiber by Weyerhauser or equal.
   20#'s/1000 sf 13-13-13 water soluable fertilizer.
   2#'s PLS/1000 sf hulled common bermudagrass.
   Contractor responsible to provide 100% coverage and establishment of turf areas. Following 30 days after establishment, apply Premium Plant Care Fertilizer by Agrigro to provide 1#/1000 sf nitrogen; water in after placement to disolve fertizer.
   Spray all existing grass/vegetation in turf areas with Roundup to provide complete kill and removal prior to seeding operations.
9. PLANTING: Plant material shall be located as indicated on plan; triangular spaced unless indicated otherwise. Spray all existing grass/vegetation in planting areas with Roundup to provide complete kill and removal prior to planting operations. Prior to placement of weed barrier fabric and mulch, apply pre-emergent herbicides per manufacturer's recommendations over entire mulched area.
10. STEEL EDGING: NONE USED
11. PLANT FERTILIZER: Fertilize all plant material with Agriform 21 gram tablets (20-10--5) by Sierra Chemical Co. at rate of 3- tablets per 5 gallon size plant and 8- tablets per tree.
12. DG MULCH: Install 4" of decomposed granite as mulch placed over weed barrier fabric over all planting or where indicated.
13. WOOD MULCH: Install shredded hardwood mulch, at minimum depth of 4" over weed barrier fabric overall planting beds or where indicated on plan.
14. MAINTENANCE: Begin maintenance immediately after planting operations and continue to final acceptance of project.
    Maintain plant material by pruning removal of dead wood, watering and weeding. Restore planting saucers at trees in turf areas. Tighten and repair stake and guy supports and reset trees to proper grades or vertical position as required. Spray as required to keep plant materials free of insects and disease.
    Maintain turf by watering, fertilizing, weeding, mowing, trimming and other operations such as regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas. Mowing shall be accomplished to maintain grass height of 1 3/8"- 1 1/2". Mowing shall not remove more than 1/3 height of the grass at each mowing.
15. WARRANTY:
    Turf: Guarantee at end of 30 days following final acceptance, all turf areas have established grass, uniform color and quality and reasonably free from visible imperfections. Deficiencies noted after 30 day period are to be corrected.
    Trees and Shrubs: Warranty for a period of one (1) year following date of final acceptance to be alive and of satisfactory growth. Plants damaged or killed as a result of hail, winds over 75 miles per hour, lightning, fire, winter kill caused by extreme cold and severe winter conditions not typical of the locale, theft, vandalism, occupancy of the building, or Owner neglect of the locale, theft, vandalism, occupancy of the building, or Owner neglect of proper maintenance are not covered by the warranty.
16. CONTRUCTION STAGING AREA: The constrution staging area for this project will be determined after the project has been anarded. The location of the staging area will be coordinated between Contractor and Owner's Representative. Contractor will insure protection for all trees and significant landscaping which fall within the selected boundaries of the staging area by barricading the areas beneath all existing tree canopies and landscaping. Refer to tree preservation details for Root Protection Zone, Tree Barricade Fencing and Tree Armor. There will be no building materials or equipment placed, or stored, within the above mentioned barricaded areas.



TREE PLANTING DETAIL

SCALE: NONE

TREE NOTES:

1. PIT SIZE: EXTEND TO TWICE WIDTH OF ROOTBALL AT OUTSIDE EDGE PLANTINGS.
2. PLANTING DEPTH: TOP OF ROOT BALL 2 INCHES MIN/4" MAX. ABOVE FIN. GRADE.
3. BACKFILL MATERIAL: 3 PARTS APPROVED TOPSOIL (SOIL EXCAVATED FROM PIT), 2 PARTS SOIL CONDITIONER AND 1 PART ORANGE SAND. TAMP LIGHTLY TO REDUCE SETTLING.
4. FERTILIZER: SLOW-RELEASE LIQUID INJECTED PER SPEC.
5. EARTH BASIN: 12" DIA. LARGER THAN ROOT BALL AT OUTSIDE EDGE OF PLANTING AREA.
6. MULCH: SHREDDED HARDWOOD; 4" MIN DEPTH.

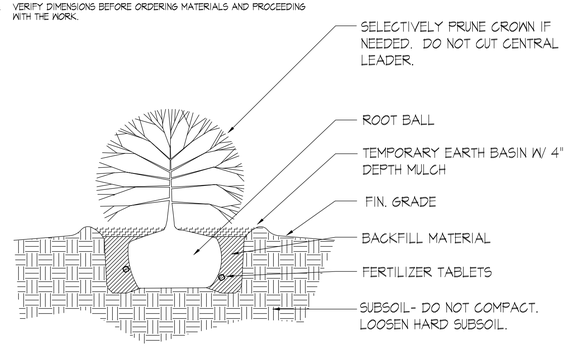
* SPECIFY TREES TO BE 3" CAL. MIN.; B&B TREES MAY BE USED IF PLANTED ONLY WIHTIN PERIOD BETWEEN SEPT. - MAR.; APR. - AUGUST REQUIRES CONTAINER GROWN TREES. NOTE: PREFERENCE IS CONTAINER GROWN TREES.

SHRUB NOTES:

1. PIT SIZE: EXTEND TO TWICE WIDTH OF ROOTBALL AT OUTSIDE EDGE PLANTINGS.
2. PLANTING DEPTH: TOP OF ROOT BALL 2 INCHES ABOVE FIN. GRADE.
3. BACKFILL MATERIAL: 3 PARTS APPROVED TOPSOIL, 2 PARTS SOIL CONDITIONER AND 1 PART ORANGE SAND. TAMP LIGHTLY TO REDUCE SETTLING.
4. PLANTING TABLETS: 21 GRAM AGRIFORM TABLETS (20-10-5), OR APPROVED EQUAL; SCHEDULE NUMBER OF TABLETS PER SPEC.
5. EARTH BASIN: 12" DIA. LARGER THAN ROOT BALL AT OUTSIDE EDGE OF PLANTING AREA.
6. MULCH: SHREDDED HARDWOOD; 4" MIN DEPTH.
7. ROOT STIMULATOR (B&B Plant Material): GREENLITE ROOT STIMULATOR, OR EQUAL. APPLY AS PER MANUFACTURER'S INSTRUCTIONS (3 TIMES AT 2 WEEK INTERVALS).

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING THE WORK.
2. NOTIFY ARCHITECT OF ANY VARIATION REQUIRED IN THE DIMENSIONS NOTED FOR INSTALLATION OF EQUIPMENT BEFORE CONTINUING WITH THE WORK.
3. VERIFY DIMENSIONS BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK.



SHRUB PLANTING DETAIL

SCALE: NONE

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Date: 02/23/22

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SAN ANTONIO, TX 78203

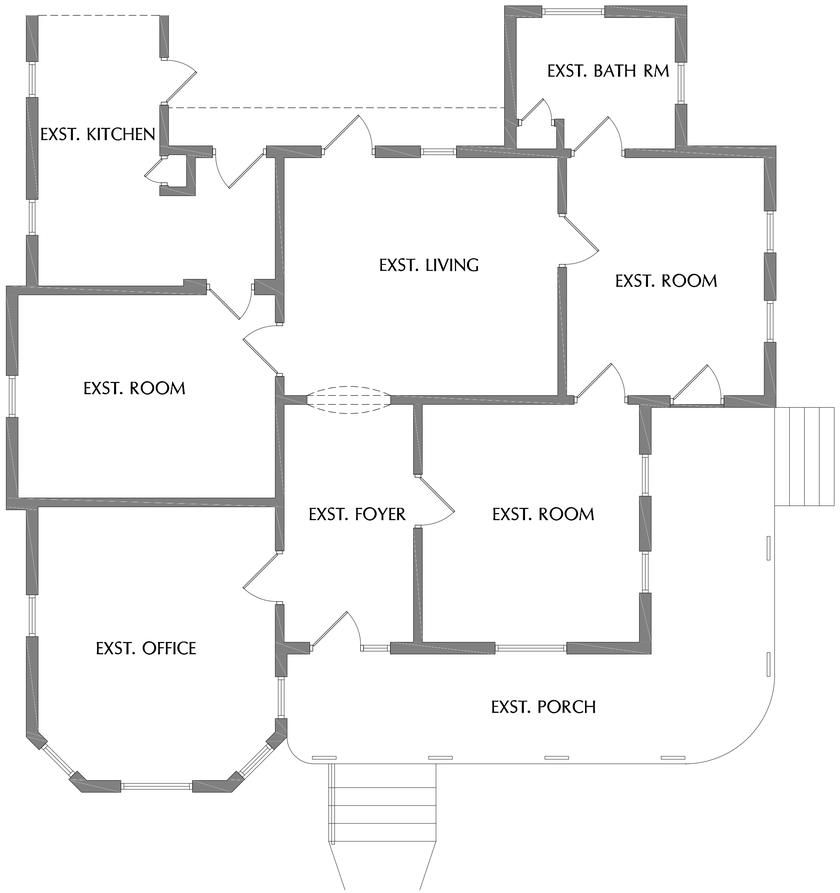
No.:	Revision/Issue:	Date:

Sheet Name:

EXHIBIT "H"
PROPOSED LANDSCAPING PLAN

Drawn By:	J.SCOTT	Date: 02/23/22	Sheet No.:
Checked By:			EX-H
Sheet Date:			
Project No.:			Sheet: Of:

1115 WYOMING STREET HDRC- REVIEW



1 EXISITING FLOOR PLAN
Scale: 1/4" = 1'-0"

3 EXISITING SIDE ELEVATION
Scale: 1/4" = 1'-0"

4 EXISITING REAR ELEVATION
Scale: 1/4" = 1'-0"

2 EXISITING FRONT ELEVATION
Scale: 1/4" = 1'-0"

5 EXISITING SIDE ELEVATION
Scale: 1/4" = 1'-0"

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SAN ANTONIO, TX 78203

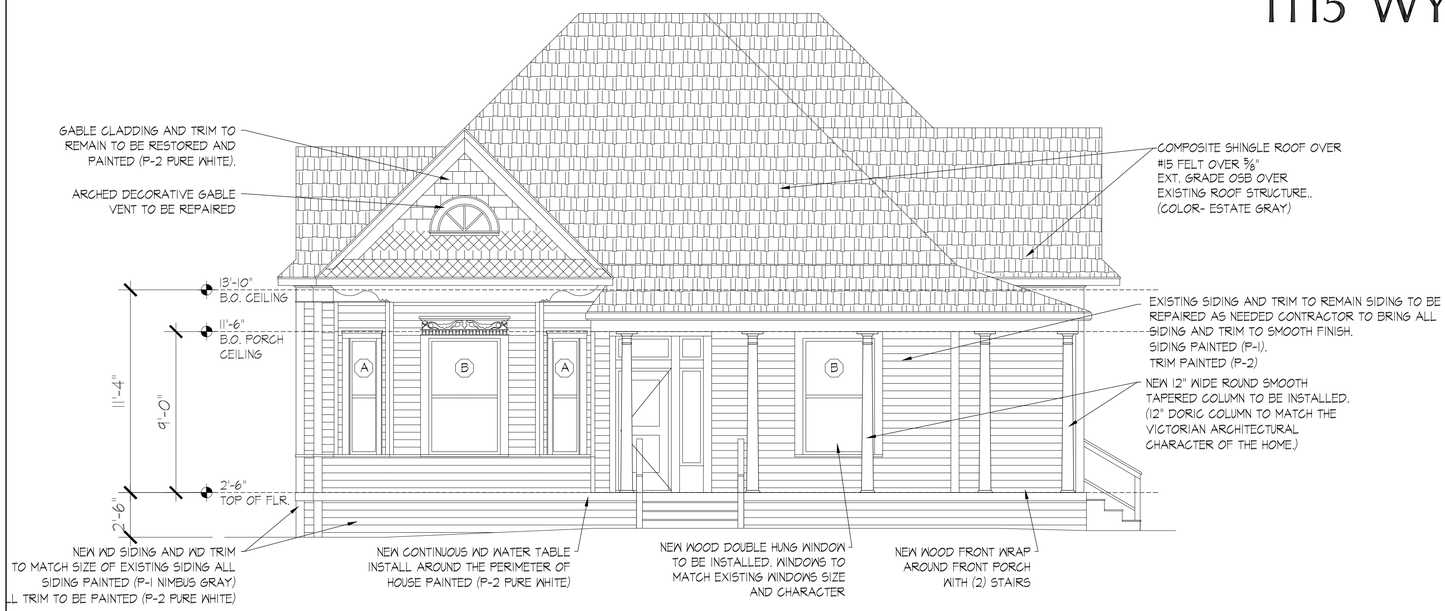
No.:	Revision/Issue:	Date:

Sheet Name:

EXHIBIT "C"
EXISTING FLOOR PLAN
AND ELEVATIONS

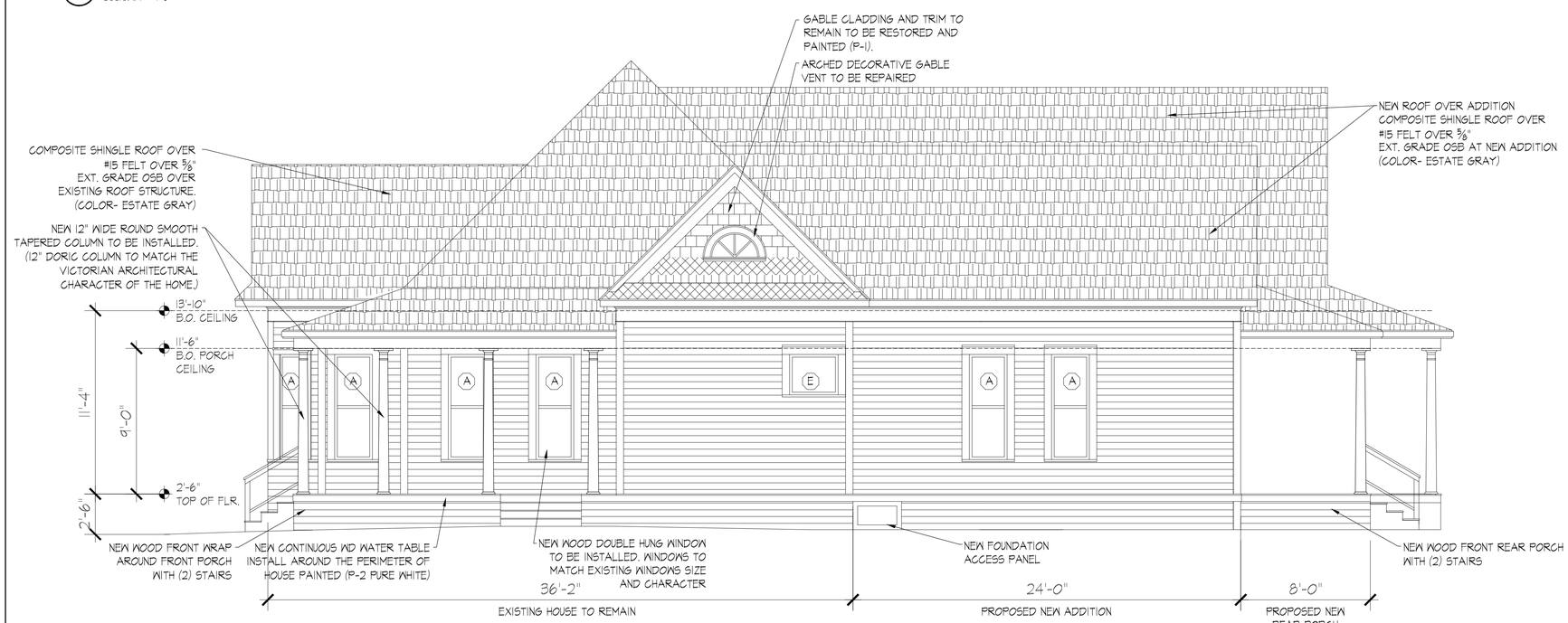
Drawn By: JSCOTT	Date: 02/23/22	Sheet No.: EX-C
Checked By:		
Sheet Date:		
Project No.:		Sheet: Of:

1115 WYOMING STREET HDRC- REVIEW



1 PROPOSED FRONT ELEVATION

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



2 SIDE FRONT ELEVATION

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

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Seal:

Date: 02/23/22

Project Name and Address

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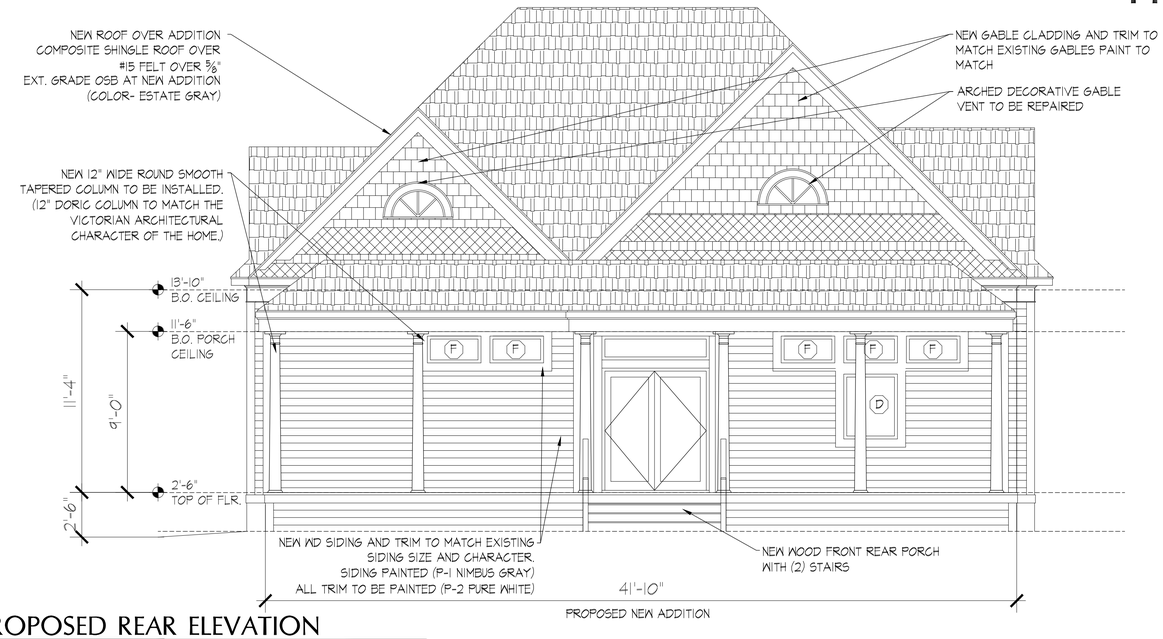
No.:	Revision/Issue:	Date:

Sheet Name:

EXHIBIT "F"
PROPOSED ELEVATIONS

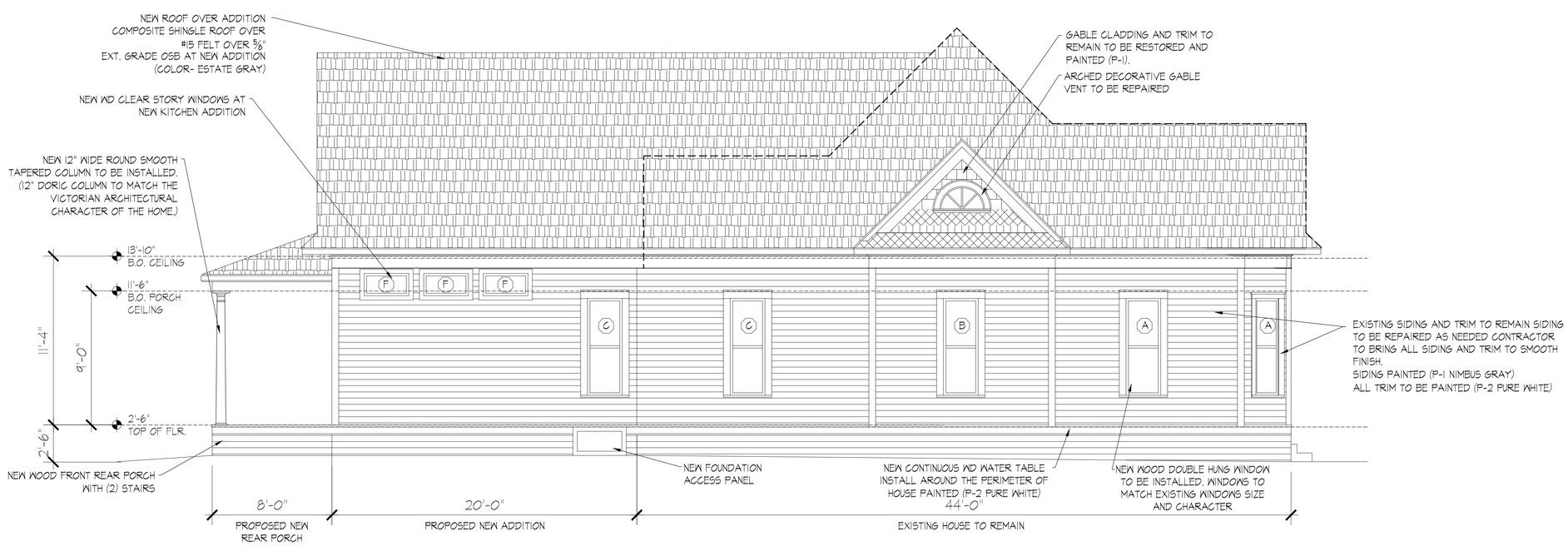
Drawn By: J.SCOTT	Date: 02/23/22	Sheet No.: EX-E
Checked By:		
Sheet Date:		
Project No.:		Sheet: Of:

1115 WYOMING STREET HDRC- REVIEW



1 PROPOSED REAR ELEVATION

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



2 PROPOSED SIDE ELEVATION

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

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PORTER E. DILLARD
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SAN ANTONIO, TX 78203

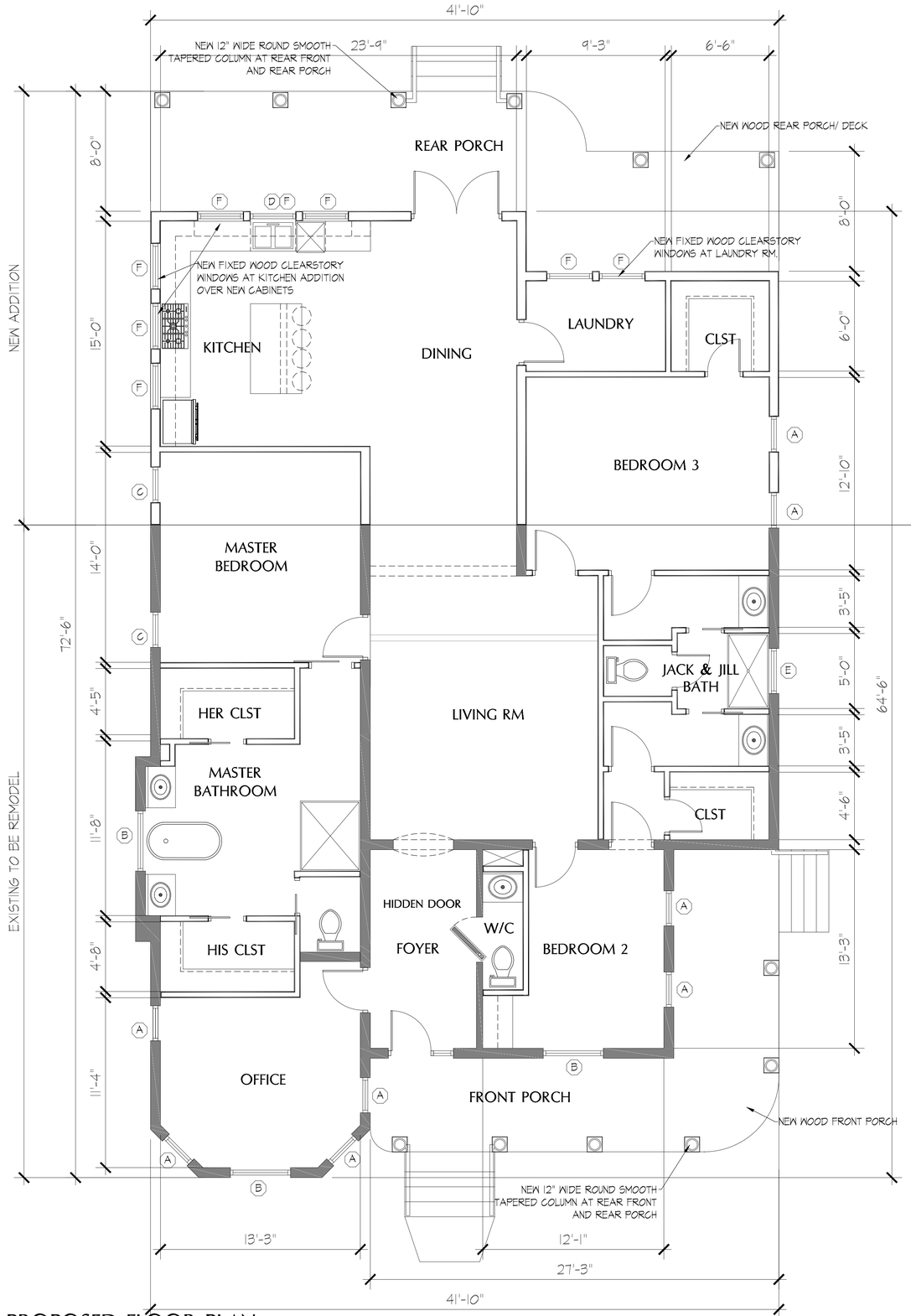
No.:	Revision/Issue:	Date:

Sheet Name:

EXHIBIT "E"
PROPOSED ELEVATIONS

Drawn By: J.SCOTT	Date: 02/23/22	Sheet No.: EX-F
Checked By:		
Sheet Date:		
Project No.:		Sheet: Of:

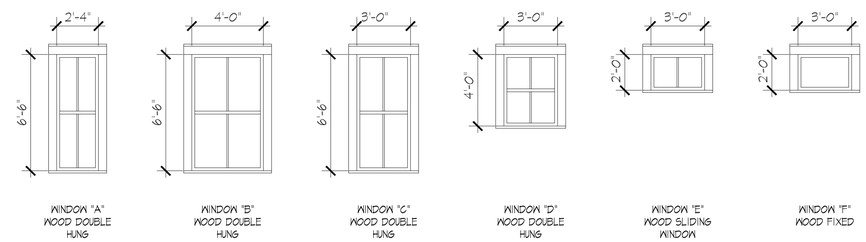
1115 WYOMING STREET HDRC- REVIEW



1 PROPOSED FLOOR PLAN
Scale: 1/4" = 1'-0"

WINDOW SCHEDULE

MARK	SIZE / TYPE	SILL HT.	SILL	HEAD	JAMB	REMARKS
A	28X78 - PELLA WD WINDOW	EXISTING	EX-D	EX-D	EX-D	
B	48X78 - PELLA WD WINDOW	EXISTING	EX-D	EX-D	EX-D	
C	36X78 - PELLA WD WINDOW	2'-0"	EX-D	EX-D	EX-D	
D	36X48 - PELLA WD WINDOW	3'-6"	EX-D	EX-D	EX-D	
E	36X24 - PELLA WD WINDOW	6'-0"	EX-D	EX-D	EX-D	
F	36X24 - PELLA WD WINDOW	8'-8"	EX-D	EX-D	EX-D	



WINDOW "A" WOOD DOUBLE HUNG

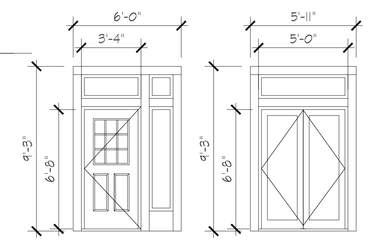
WINDOW "B" WOOD DOUBLE HUNG

WINDOW "C" WOOD DOUBLE HUNG

WINDOW "D" WOOD DOUBLE HUNG

WINDOW "E" WOOD SLIDING WINDOW

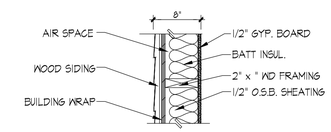
WINDOW "F" WOOD FIXED



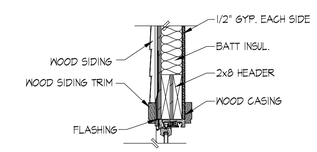
ENTRY DOOR "A"

FRENCH DOOR "B"

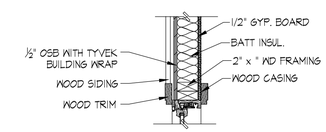
NOTE:
ALL WINDOWS TO BE NEW DOUBLE HUNG PELLA WOOD WINDOWS TO MATCH SIZE AND CHARACTER OF ORIGINAL WINDOWS.



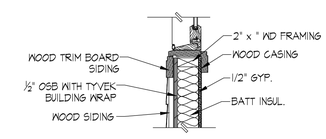
EXTERIOR WALL DTL.



WINDOW HEAD DTL.



WINDOW JAMB DTL.



WINDOW SILL DTL.

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Seal:

REGISTERED ARCHITECT PATTY E. DILLARD 8229 STATE OF TEXAS

Date: 02/23/22

Project Name and Address

GRUMBLES HISTORIC RESIDENCE
1115 WYOMING STREET
SAN ANTONIO, TX 78203

No.:	Revision/Issue:	Date:

Sheet Name:

EXHIBIT "D"
PROPOSED FLOOR PLAN

Drawn By: J.SCOTT	Date: 02/23/22	Sheet No.:	EX-D
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1115 WYOMING STREET HDRC- REVIEW

PROPOSED MATERIAL SELECTION FOR REMODEL

EXTERIOR

INTERIOR

PROPOSED WOOD WINDOW

MANUFACTURE: PELLA -ARCHITECT SERIES TRADITIONAL WD DOUBLE HUNG WINDOW (OR EQUAL)
MATERIAL : WOOD
INTERIOR : TBD
EXTERIOR : PAINTED PURE WHITE OC-64

PROPOSED EXTERIOR DOOR

MANUFACTURE : PELLA - 36"x80" 9 LITE 2 PANEL WOOD FRONT DOOR (OR EQUAL)
MATERIAL : WOOD
COLOR : UNFINISHED (TO BE PAINTED CALIENTE AF-290)

PROPOSED FRENCH DOOR

MANUFACTURE: PELLA ARCHITECT SERIES TRADITIONAL WD HINGED FRENCH PATIO DOOR (OR EQUAL)
MATERIAL : WOOD
COLOR : PURE WHITE OC-64

PROPOSED WOOD SIDING - TO MATCH EXISTING

MATERIAL: EXTERIOR GRADE WOOD
COLOR: PAINTED NIMBUS GRAY
FINISH: 5" EXPOSURE TO MATCH EXISTING

PROPOSED WOOD TRIM BOARD - TO MATCH EXISTING

MATERIAL: EXTERIOR GRADE WOOD
COLOR: PAINTED PURE WHITE OC-64
SIZE: 1X4, 1X6, 1X8 TO MATCH EXITING.

PROPOSED EXTERIOR PAINT COLORS

MANUFACTURE : BENJAMIN MOORE
COLOR : NIMBUS GRAY (2131-50)
LOCATION: EXTERIOR SIDING

PROPOSED ROOF SHINGLES

MANUFACTURE : OWENS CORNING OAKRIDGE
COLOR : ESTATE GRAY
MATERIAL : ASPHALT

PROPOSED SOFFIT AT FRONT AND REAR PORCH

MATERIAL: EXTERIOR GRADE WOOD
COLOR: PAINTED PURE WHITE OC-64
SIZE: 5¼" X 12'-0" BOARDS

PROPOSED EXTERIOR PAINT COLORS

MANUFACTURE : BENJAMIN MOORE
COLOR : PURE WHITE (OC-64)
LOCATION: EXTERIOR TRIM

PROPOSED EXTERIOR PAINT COLORS

MANUFACTURE : BENJAMIN MOORE
COLOR : CALIENTE (AF-290)
LOCATION: EXTERIOR FRONT DOOR

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MATERIAL SELECTIONS

Drawn By: J.SCOTT	Date: 02/23/22	Sheet No.: EX-G
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Sheet Date:		
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NARRATIVE - 1115 WYOMING STREET
THE GRUMBLES RESIDENCE

HISTORIC & DESIGN REVIEW COMMISSION - APPLICATION

GRUMBLES HISTORIC RESIDENCE
1115 WYOMING STREET
SAN ANTONIO TX. 78203

HISTORIC DESIGNATION:

THE HOUSE LOCATED AT 1115 WYOMING STREET, WAS THE HOME OF MR. JOHN A GRUMBLES ONE OF THE FOUNDING MEMBER OF THE SAN ANTONIO NAACP IN 1918. MR. GRUMBLES WAS THE FIRST PRESIDENT OF THE CHAPTER, HE ALONG WITH 503 OTHER MEMBERS FOUGHT TO ENSURE EQUAL RIGHT TO ALL AND PUT AN END TO RACIAL DISCRIMINATION.

THE ORIGINAL HOUSE IS A 100% WOOD FRAME STRUCTURE WITH SHIP LAP WOOD EXTERIOR SIDING AROUND ALL SIDES OF THE HOUSE. THE HOUSE FEATURES WOOD TRIM AT THE CORNERS AND EXTENSIVE WOOD TRIM DETAILING AT THE ROOF AND AROUND THE WINDOWS. THE HOUSE IS CHARACTERIZED AS QUEEN ANNE VICTORIAN ARCHITECTURAL STYLE. THE 3 BED ROOM 1 BATH 1,500 SF HOUSE WAS BUILT IN 1898, AND FEATURES A FRONT WRAP AROUND PORCH WITH TWO SETS OF STAIRS WITH EXISTING IRON COLUMNS SUPPORTING THE COVERED PORCH.

THE OWNER INTENDS TO PRESERVE AND RETURN THE HOUSE EXTERIOR TO THE ORIGINAL CHARACTER. MOST OF THE ROOFING SHINGLE ARE MISSING ALONG WITH HALF OF THE REAR ELEVATION. THE HOUSE HAS A PIER AND BEAM FOUNDATION THAT WILL NEED TO BE LEVELED. THE OWNERS SEEKS TO ADD AND ADDITIONAL 1,000 SF TO THE REAR OF THE HOUSE. RESULTING IN 3 BEDROOM 2½ BATHROOM HOUSE WITH NEW EAT-IN KITCHEN, LIVING ROOM, OFFICE, LAUNDRY ROOM AND NEW COVERED REAR PORCH.
THE ROOF WILL RETAIN THE CHARACTER, IT IS TO BE REPAIRED AS NEEDED AND READY TO RECEIVE NEW ROOF DECK AND SHINGLES. THE NEW REAR ELEVATION IS TO MIMIC THE ARCHITECTURE STYLE OF THE EXITING ELEVATIONS. THE IRON COLUMN ARE TO BE REPLACE WITH NEW ROUND TAPERED DORIC COLUMNS TO MATCH THE QUEEN ANNE VICTORIAN DESIGN OF THE HOUSE. ALL WINDOWS ARE TO BE REPLACED WITH PELLA DOUBLE HUNG WOOD WINDOWS TO MATCH STYLE AND LOOK OF EXISTING WINDOWS. NEW WOOD SIDING TO BE INSTALLED WHERE EXITING SIDING IS TO DAMAGED TO REPAIR AND BELOW WATER TABLE TO COVER AS SKIRTING TO COVER FOUNDATION.

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