

HISTORIC AND DESIGN REVIEW COMMISSION

June 29, 2022

HDRC CASE NO: 2022-352
ADDRESS: 609 HAYS ST
LEGAL DESCRIPTION: NCB 530 BLK 14 A5 EXC NW IRR 34.88 FT BY 68 FT
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Allison Hu/BRADSHAW NICHOLAS & ALLISON MAY HU
OWNER: Allison Hu/BRADSHAW NICHOLAS & ALLISON MAY HU
TYPE OF WORK: Exterior modifications, site work, fencing, porch construction, porch modifications, rehabilitation

APPLICATION RECEIVED: June 03, 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:

1. Perform rehabilitative scopes of work including repairing the existing wood soffit, fascia, and moulding, and painting. The applicant has also proposed to install new metal gutters.
2. Remove an existing, non-contributing addition that was constructed circa 1980.
3. Perform rehabilitative scopes of work to the front porch including the installation of a new pier and beam deck above the existing porch structure, and the installation of deck boards.
4. Reduce the profile of the existing, west porch, and install a new pier and beam deck above the existing porch structure. The applicant has also proposed to install porch columns, stairs, skirting and railings.
5. Construct a rear porch to feature a footprint of 256 square feet. The proposed porch will be constructed of wood with a pier and beam foundation, wood decking, skirting and stairs. The porch roof will be standing seam metal.
6. Construct a new porch on the east façade to feature a footprint of 30 square feet at the location of the side door. The proposed porch wood with a pier and beam foundation, wood decking, skirting and stairs. The porch roof will be standing seam metal.
7. Regrade the yard to maintain a two percent slope away from the historic structure and install side yard fencing.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for 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. Hardboard 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.

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

A. MAINTENANCE (PRESERVATION)

i. Existing porches, balconies, and porte-cocheres—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.

ii. Balusters—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.

iii. Floors—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. Front porches—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.

ii. Side and rear porches—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

iii. Replacement—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

iv. Adding elements—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

v. Reconstruction—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

i. Preserve—Retain historic fences and walls.

ii. Repair and replacement—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.

iii. Application of paint and cementitious coatings—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

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.

vi. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

FINDINGS:

- a. The historic structure at 609 Hays was constructed circa 1900 and is first found on the 1904 Sanborn Map. The structure features a traditional L-plan with Folk Victorian architectural elements.
- b. REHABILITATION – The applicant has proposed to perform rehabilitative scopes of work to the historic structure that include repairing the existing wood soffit, fascia, and moulding, and painting. The applicant has also proposed to install new metal gutters. Staff finds the proposed repair work to be appropriate; however, staff finds that wood should be repaired with period appropriate profiles. Cedar shiplap would not have been installed historically as soffit material. Additionally, staff finds that the proposed gutters should be submitted for review and approval.
- c. NON-CONTRIBUTING ADDITION REMOVAL – The applicant has proposed to remove an existing, non-contributing addition that was constructed circa 1980. The current addition is in the location of a structure that is found on the 1904, 1924, and 1952 Sanborn Maps; however, their overall footprint is inconsistent with the current structure’s footprint. The current structure features 2x4 framing. Staff finds this removal to be appropriate.
- d. FRONT PORCH – The applicant has proposed to perform rehabilitative scopes of work to the front porch including the installation of a new pier and beam deck above the existing concrete porch structure, and the installation of deck boards. The applicant has also proposed to level the non-original concrete porch. Generally, staff finds the proposed scope of work to be appropriate; however, staff finds that the proposed replacement porch decking should feature 1x3 tongue and groove decking, installed perpendicular to the front façade. Standing seam metal roofs should feature smooth panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and standard galvalume finish.
- e. WEST PORCH – The applicant has proposed to modify the profile of the west porch by reducing it in depth by six (6) feet. The applicant has also proposed to install a new pier and beam deck above the existing concrete porch, install porch columns, railings, skirting and decking. The existing porch features a shed roof, and was constructed after 1994, per a 1994 survey photo. Given that the existing, porch structure is not original in its current form and is not found on the 1904 and 1952 Sanborn Maps, staff finds it’s modification to be appropriate. Generally, staff finds its proposed form and profile to be original; however, staff finds that the applicant should submit a porch railing detail and a section noting column dimensions, beam dimensions and soffit and fascia profiles. Columns should be six inches square with capital and base trim. Staff finds that the proposed replacement porch decking should feature 1x3 tongue and groove decking, installed perpendicular to the front façade. Standing seam metal roofs should feature smooth panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and standard galvalume finish.
- f. REAR PORCH – The applicant has proposed to construct a new rear porch to feature a footprint of 256 square feet. The proposed porch will be constructed of wood with a pier and beam foundation, wood decking, skirting and stairs. The porch roof will be standing seam metal. Staff finds the proposed construction of the rear porch to be appropriate and consistent with the Guidelines; however, staff finds that columns should be six inches square with capital and base trim. Staff finds that the proposed porch decking should feature 1x3 tongue and groove decking, installed perpendicular to the rear façade. Standing seam metal roofs should feature smooth panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and standard galvalume finish.
- g. SIDE PORCH – The applicant has proposed to construct a new porch on the east façade to feature a footprint of 30 square feet at the location of the existing side door. The proposed porch wood with a pier and beam foundation, wood decking, skirting and stairs. The porch roof will be standing seam metal. Per the 1904, 1924,

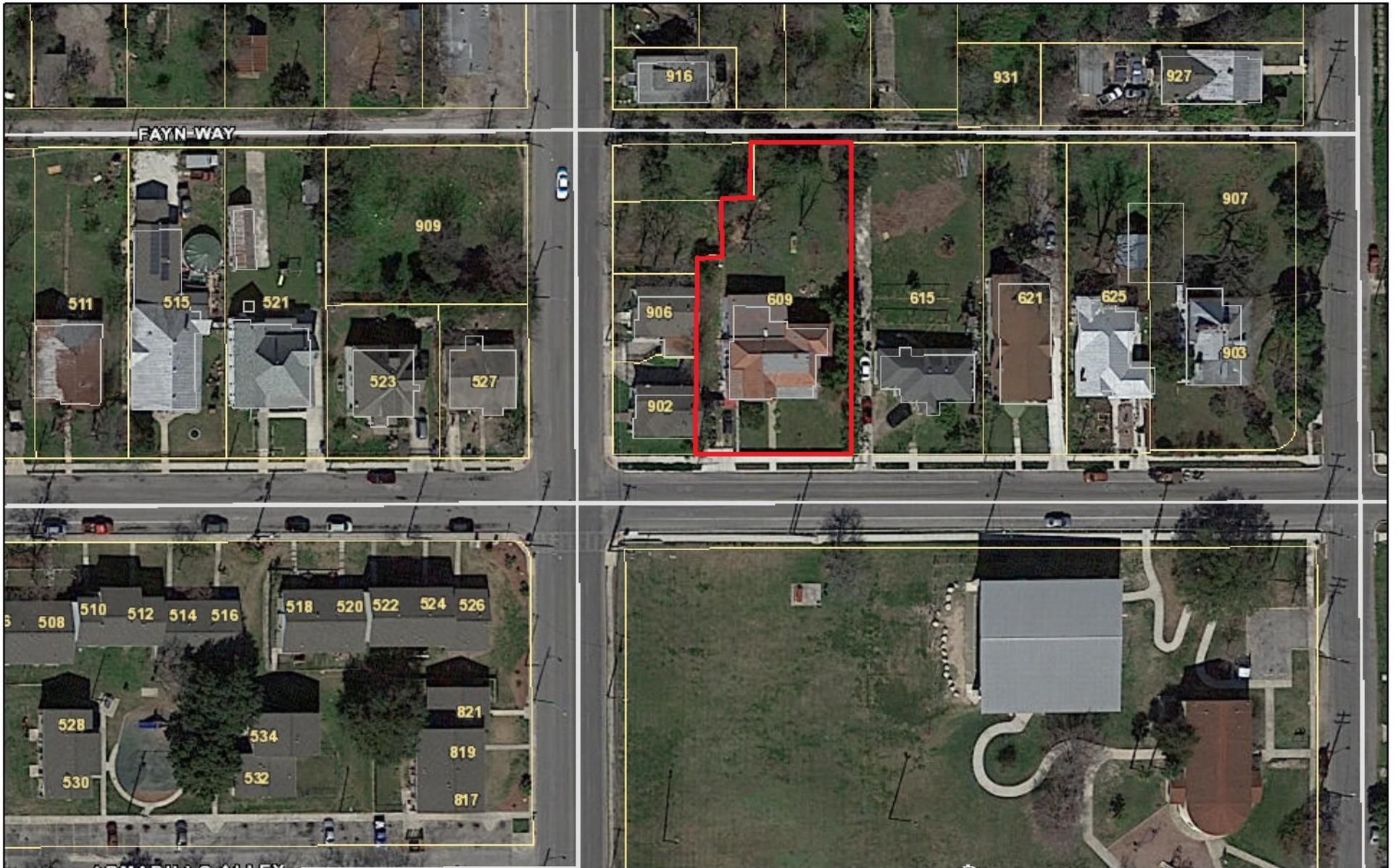
and 1951 Sanborn Maps, this location never featured a porch. The location of the proposed porch is set back from the front façade. Generally, staff finds that the construction of a small porch at this location would be appropriate; however, staff finds that columns should be six inches square with capital and base trim. Staff finds that the proposed porch decking should feature 1x3 tongue and groove decking, installed perpendicular to the rear façade. Standing seam metal roofs should feature smooth panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and standard galvalume finish.

- h. LANDSCAPING/FENCING – The applicant has proposed to regrade the site to maintain a two percent slope away from the historic structure, and to install fencing within the site. The proposed fencing will be set back from the front façade approximately five (5) feet, will feature cedar fence pickets, and will range from 3' – 0" to 5' – 6" in height. Staff finds the proposed site work and fencing to be appropriate.

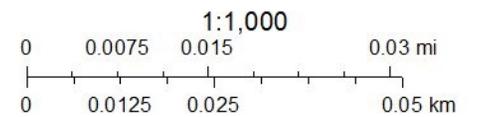
RECOMMENDATION:

1. Staff recommends approval of item #1, based on finding b with the following stipulations:
 - i. That the applicant submit gutter details to OHP staff for review and approval.
 - ii. That wood feature period appropriate profiles. Cedar should be eliminated for a period appropriate soffit profile.
2. Staff recommends approval of item #2, the demolition of the non-contributing 1980's addition based on finding c.
3. Staff recommends approval of item #3, rehabilitative scopes of work to the front porch based on finding d with the following stipulations:
 - i. That the proposed porch decking feature 1x3 tongue and groove decking, installed perpendicular to the front façade.
 - ii. That standing seam metal roofs should feature smooth panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and standard galvalume finish.
4. Staff recommends approval of item #4, modifications to the west porch based on finding e with the following stipulations:
 - i. That the applicant submit a porch railing detail and a section noting column dimensions, beam dimensions and soffit and fascia profiles.
 - ii. That columns feature six inches square with capital and base trim and chamfered corners.
 - iii. That the proposed porch decking feature 1x3 tongue and groove decking, installed perpendicular to the front façade.
 - iv. That standing seam metal roofs should feature smooth panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and standard galvalume finish.
5. Staff recommend approval of item #5, the construction of a rear porch based on finding f with the following stipulations:
 - i. That the applicant submit a porch railing detail and a section noting column dimensions, beam dimensions and soffit and fascia profiles.
 - ii. That columns feature six inches square with capital and base trim and chamfered corners.
 - iii. That the proposed porch decking feature 1x3 tongue and groove decking, installed perpendicular to the front façade.
 - iv. That standing seam metal roofs should feature smooth panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and standard galvalume finish.
6. Staff recommends approval of item #6, the construction of a side porch based on finding g, with the following stipulations:
 - i. That columns feature six inches square with capital and base trim and chamfered corners.
 - ii. That the proposed porch decking feature 1x3 tongue and groove decking, installed perpendicular to the front façade.
 - iii. That standing seam metal roofs should feature smooth panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and standard galvalume finish.
7. Staff recommends approval of item #7, site work and fencing based on finding h, as submitted.

City of San Antonio One Stop

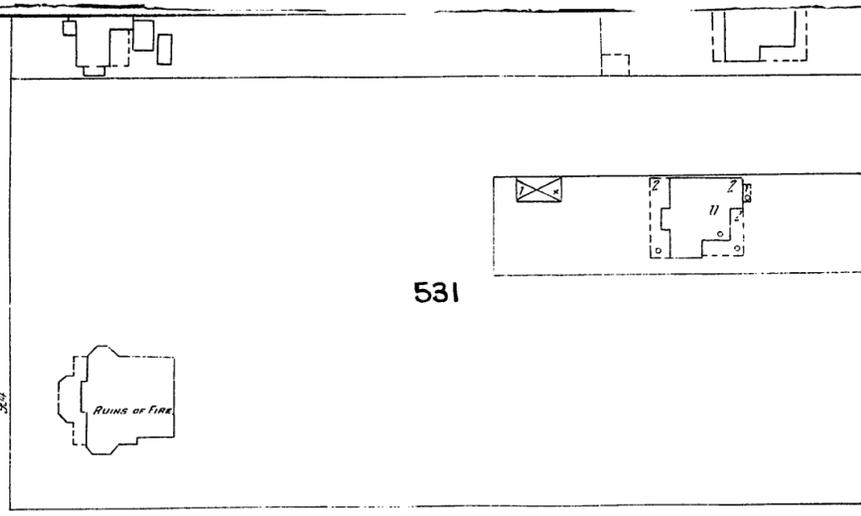
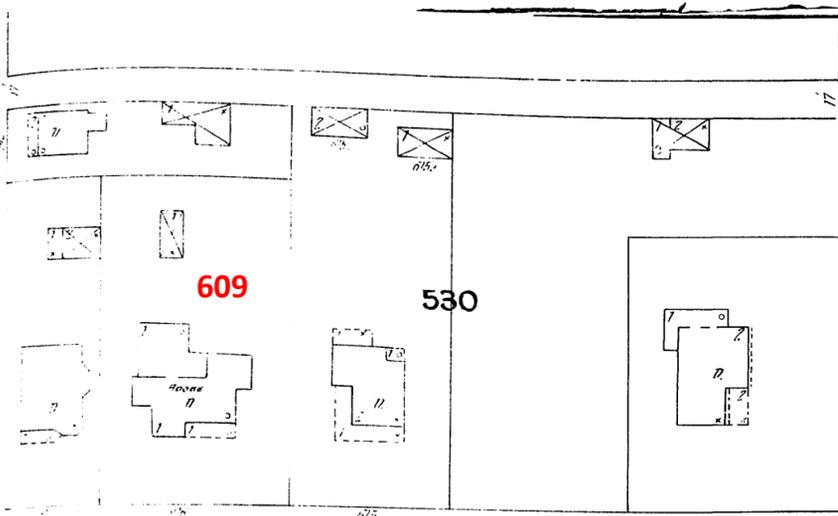


June 23, 2022



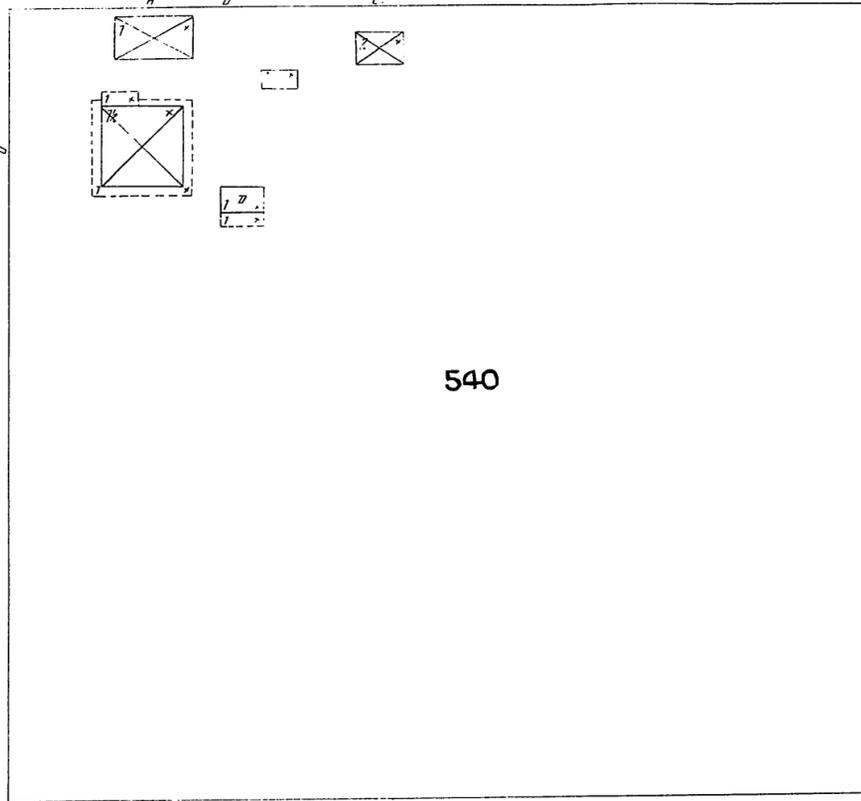
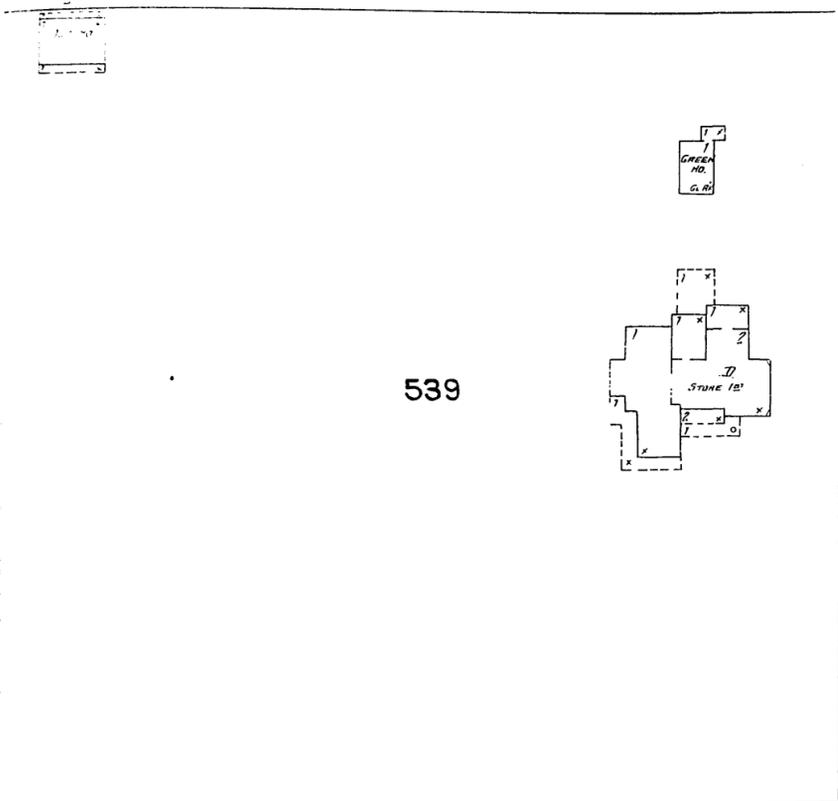
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HAYS

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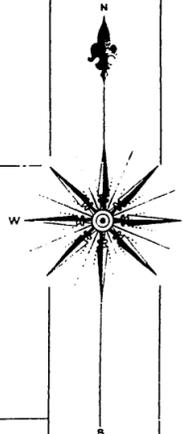
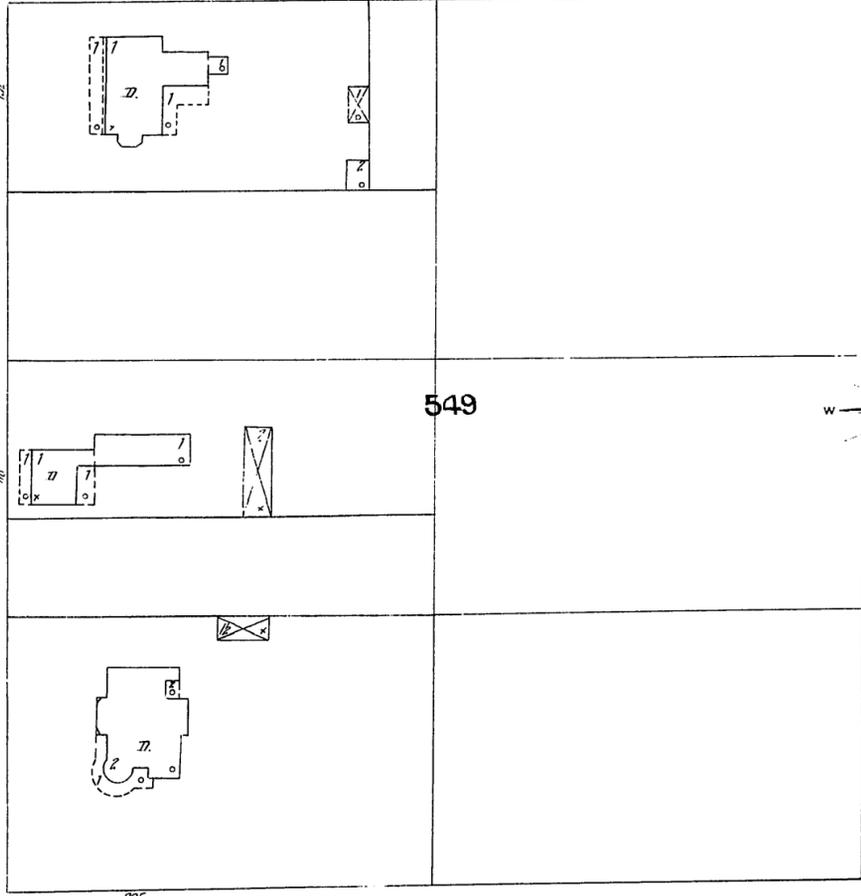
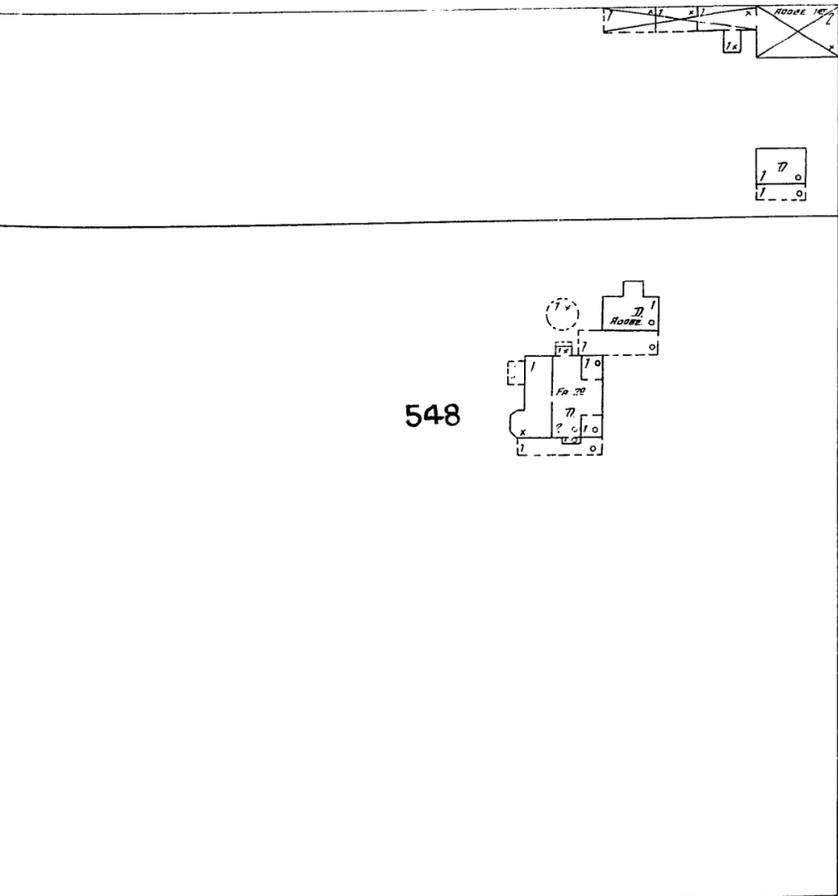
N. OLIVE

N. PINE

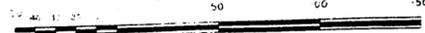
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BURNET

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Scale of Feet.

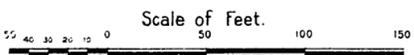
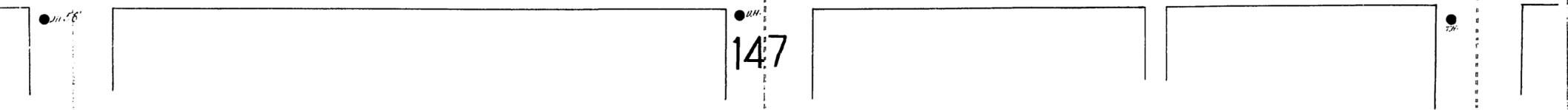
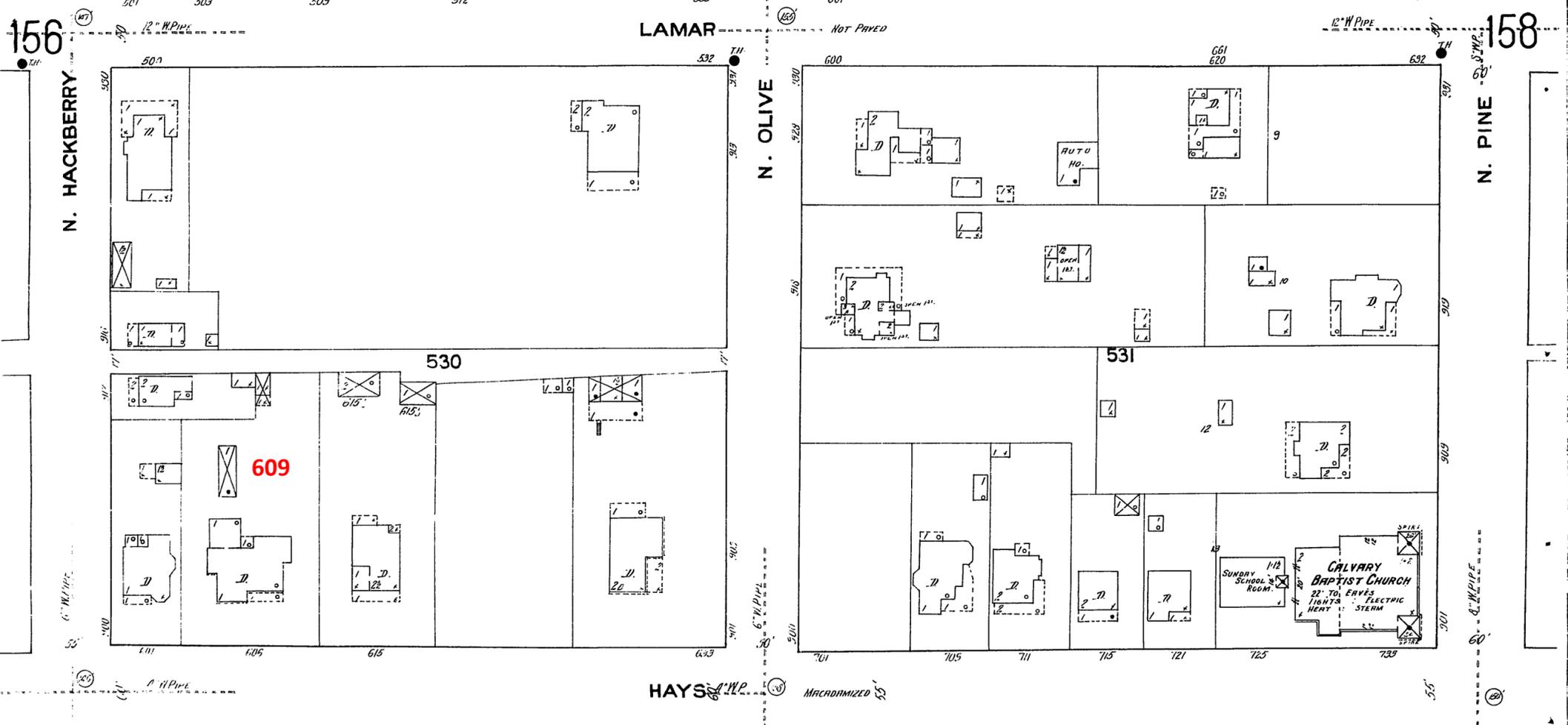
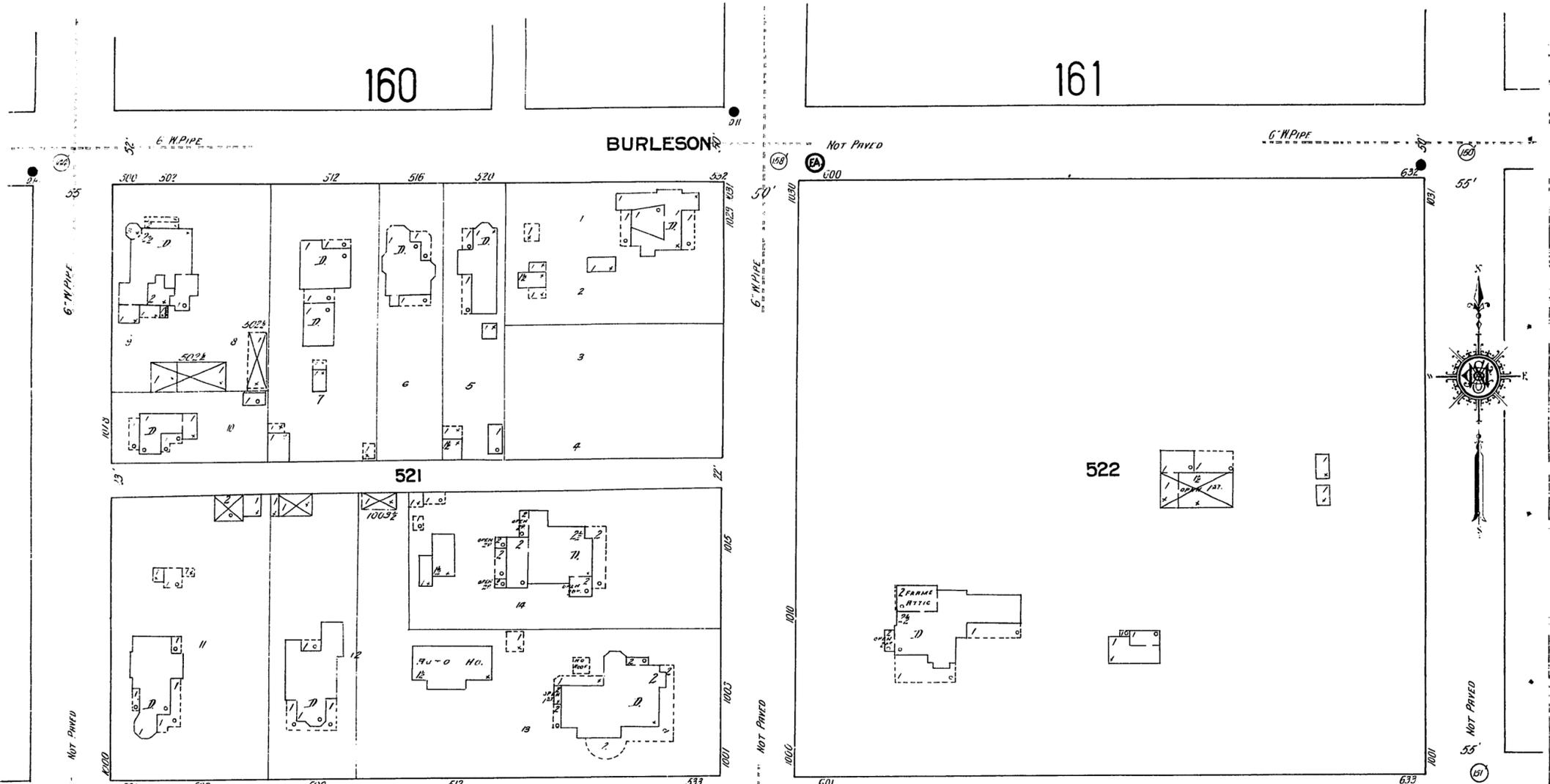


NOLAN

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MACHORMIZED.

6\"/>



N. PINE

N. HACKBERRY

N. OLIVE

LAMAR

HAYS

BURLESON

160

161

521

522

530

531

609

147

158

CALVARY BAPTIST CHURCH
22' 70' ERYES
LIGHTS ELECTRIC
HEAT STEAM

SUNDAY SCHOOL ROOM

OPEN

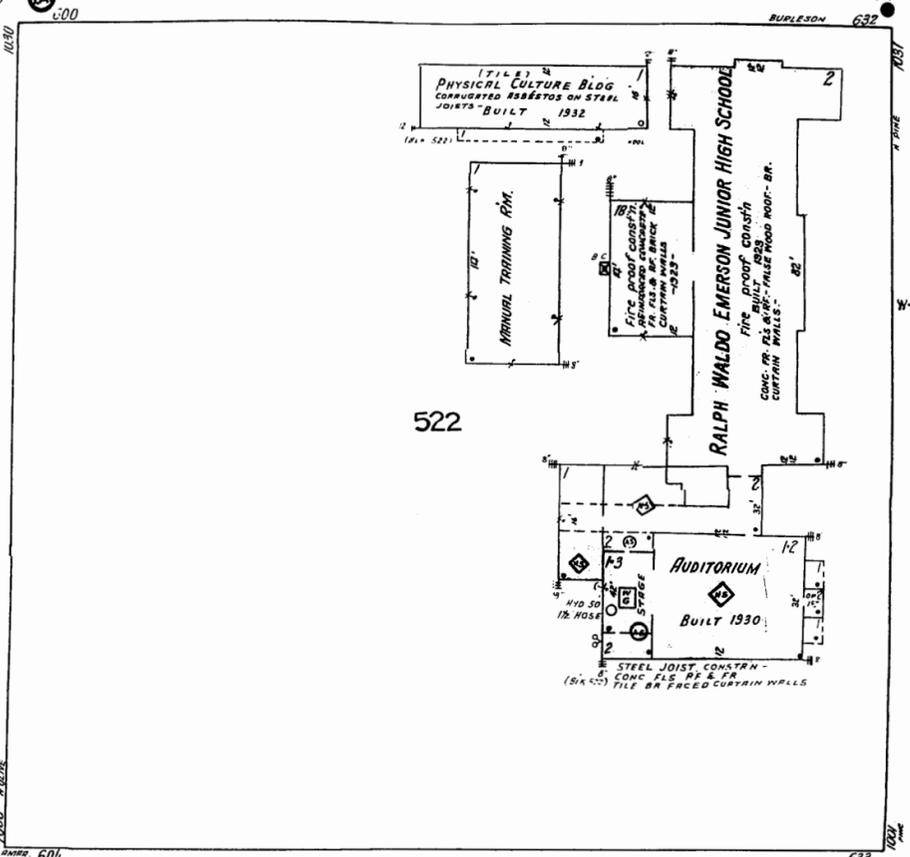
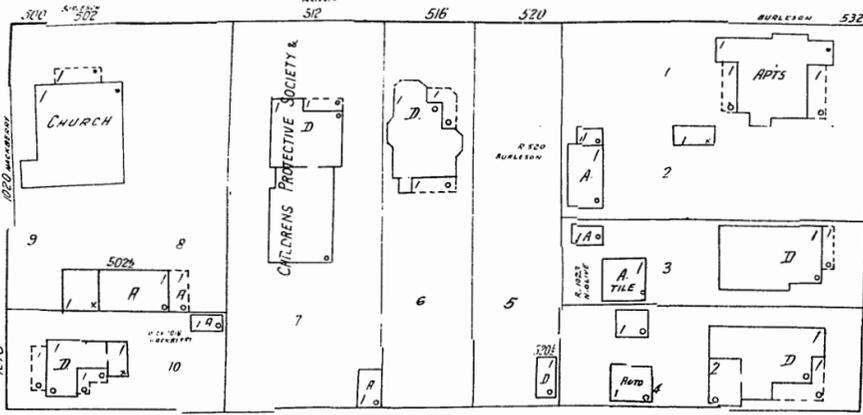
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161

BURLESON

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6" W.P.I.P.E



521

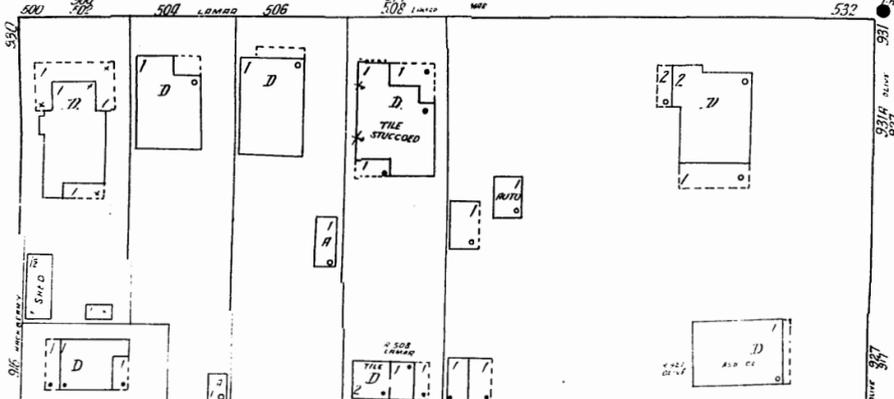
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156

LAMAR

12" W.P.I.P.E

158



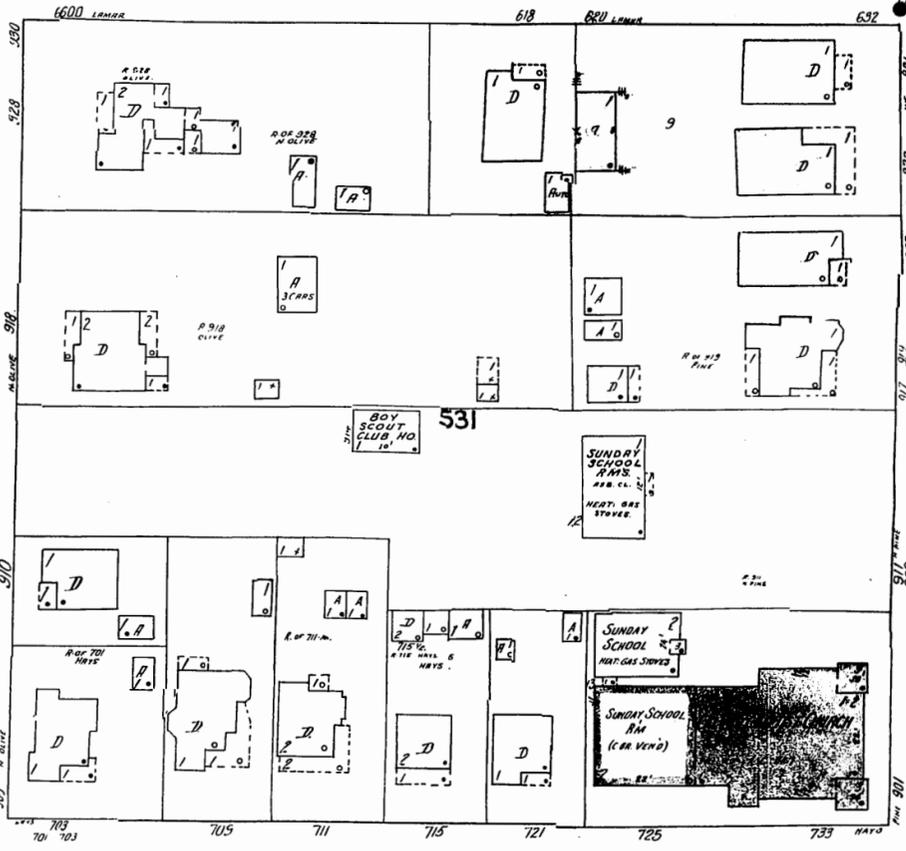
N. OLIVE

N. PINE

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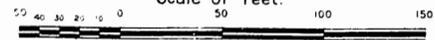
609



HAYS

147

Scale of Feet.



1994 SURVEY PHOTO



609 Hays Project Description for OHP approval

June 3, 2022

Submitted by owner, Allison Hu

Landscape:

Regrade soil to maintain 2% slope from house, per structural recommendations.

Exterior alterations include:

1. Fencing

Install a contextually-appropriate wood fence on East and West sides of house, from existing outer fence line to house, set back 5'+ from front facade. Fence will be comprised of 1x3 cedar wood-framed panels infilled with welded metal mesh, anchored to 4x4 wood posts. Within the new fence line, include 10' gate on West side and 4' gate on East side made of similar panel design. Top of fence will be 3' height from floor level of house, resulting in fence height that varies from 3' to 5'-6" from grade.

2. Repair / Maintenance

Replace and/or repair existing wood soffit, fascia and moulding along roof edge and existing front porch. Replace plywood soffit with cedar ship lap. Install new metal gutter** along horizontal roof edges with profile to match existing moulding profile and color. (Profile and placement will be similar to local folk-victorian precedent: "Best Quality Daughter" building.)

** Drainage recommendation from structural report by A-1 Engineering can be provided.

3. Painting

Paint porch and house trim with neutral colored, exterior-grade paint to match existing house: PPG "Delicate White" and "Evening Light," satin finish. Strip red paint from cornerstones and re-finish with non-tinted, historically-appropriate limewash to match existing house.

New-contributing demolition:

Demolish and remove non-historic addition at back of house. The present addition is of low-quality 2x4 wood stud construction from the 1980s with deteriorated blue stucco finish. Its foundation is unstable, inappropriate, and irreparable. Due to its position directly against the historic stone structure, the addition compromises the structural integrity of the historic building by simultaneously pulling on its back wall and pushing on its foundation, causing the wall to lean and crack, and it must be removed as soon as possible.

Covered porch/patios:

1. Existing South (front) porch

Damaged existing front porch slab will be replaced with a wood deck. Deck will consist of 6" wood planks and skirt of 4" vertical wood slats with narrow gaps between. Deck will be white washed and finished with clear sealer.

2. Existing West porch

Existing non-historic porch on West face of house will be reduced 6' in length so that it is recessed from front face of house. Deck will be rebuilt of wood planks. Skirt will be rebuilt of 4" vertical wood slats with narrow gaps between. Deck will be white washed and finished with clear sealer/finish. Columns will be replaced with clear-sealed cedar posts. Underside of porch cover will be sheathed with wood shiplap. Trim and railing will be re-painted to match existing house. New wood railing and stair will be installed. Stair will not be visible from street as it will be positioned behind wood fence.

3. New North (back) porch

New 8'x32' covered porch will be constructed on North face of house (less than 30" in height from grade), not visible from street. Depth of porch deck will not protrude beyond north-most wall of house. Porch will be constructed of wood pier and beam with wood deck, skirting, and stair treads. Porch cover roofing will be standing seam metal and underside will be wood shiplap. Wood will be finished with whitewash and clear sealer.

4. New East porch

New 6'x5' covered porch will be constructed on East face of house, (6" in height from grade) to provide minimal rain cover for side door entry. Porch will have low visibility from street due to being recessed 10+ feet from front facade and the veil of existing vegetation. Construction and finish will match that of back porch.



SOUTH (FRONT) FACADE



EAST FACADE

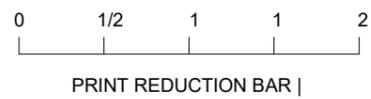


WEST FACADE



NORTH (BACK) FACADE

CLIENT: OWNER / SELF



Allison Hu, Owner
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San Antonio, TX 78202
ear@allisonhu.com

Re	AMENDMENT	DA

609 Hays Street Rehabilitation

FOR REVIEW ONLY - NOT FOR CONSTRUCTION - MEASURE IN FIELD ONLY

EXISTING SITE PHOTOS - EXTERIOR

SCALE:

REVISION



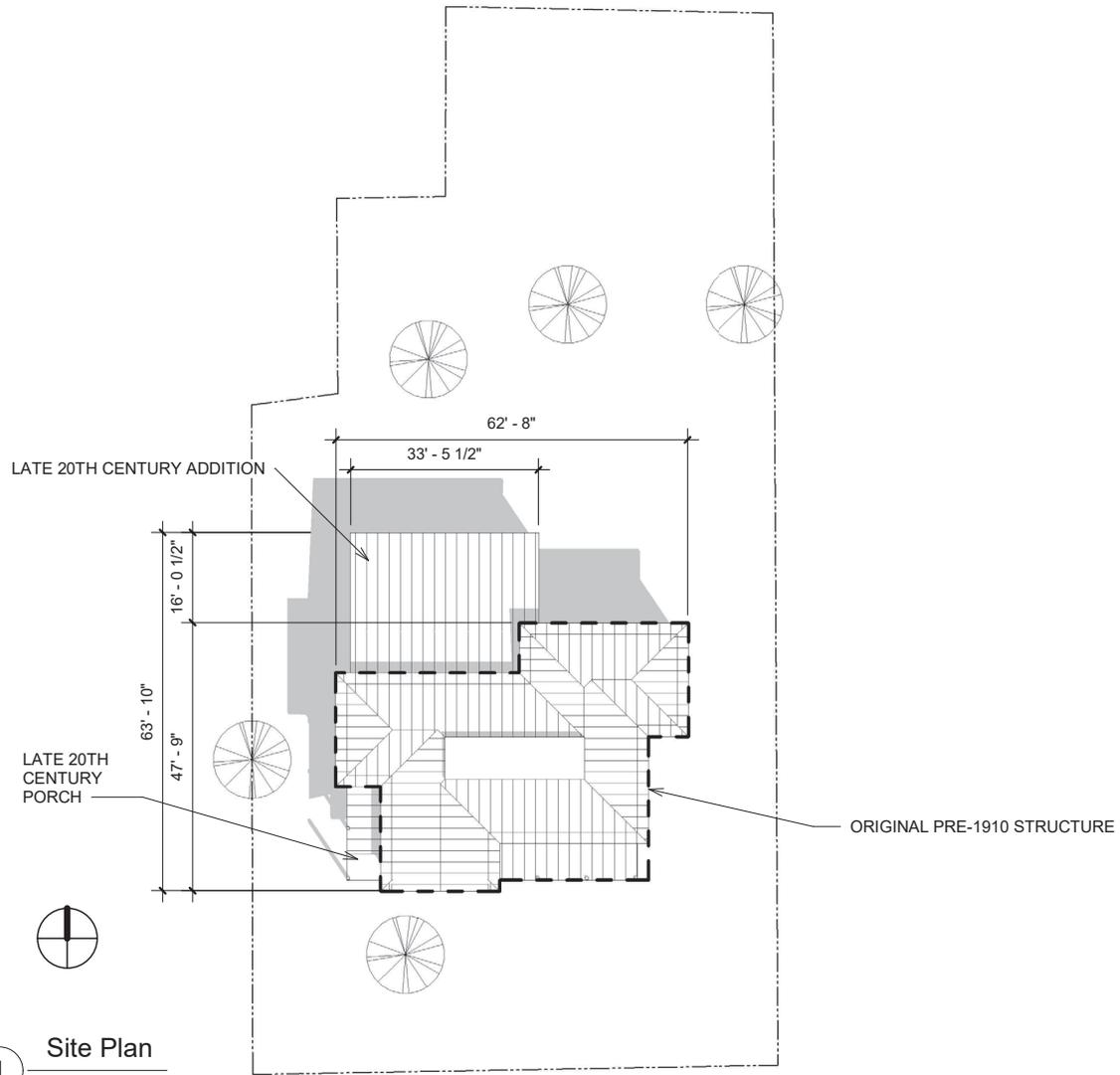




1963

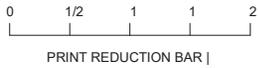






1 Site Plan
3/64" = 1'-0"

CLIENT: OWNER / SELF



Allison Hu, Owner
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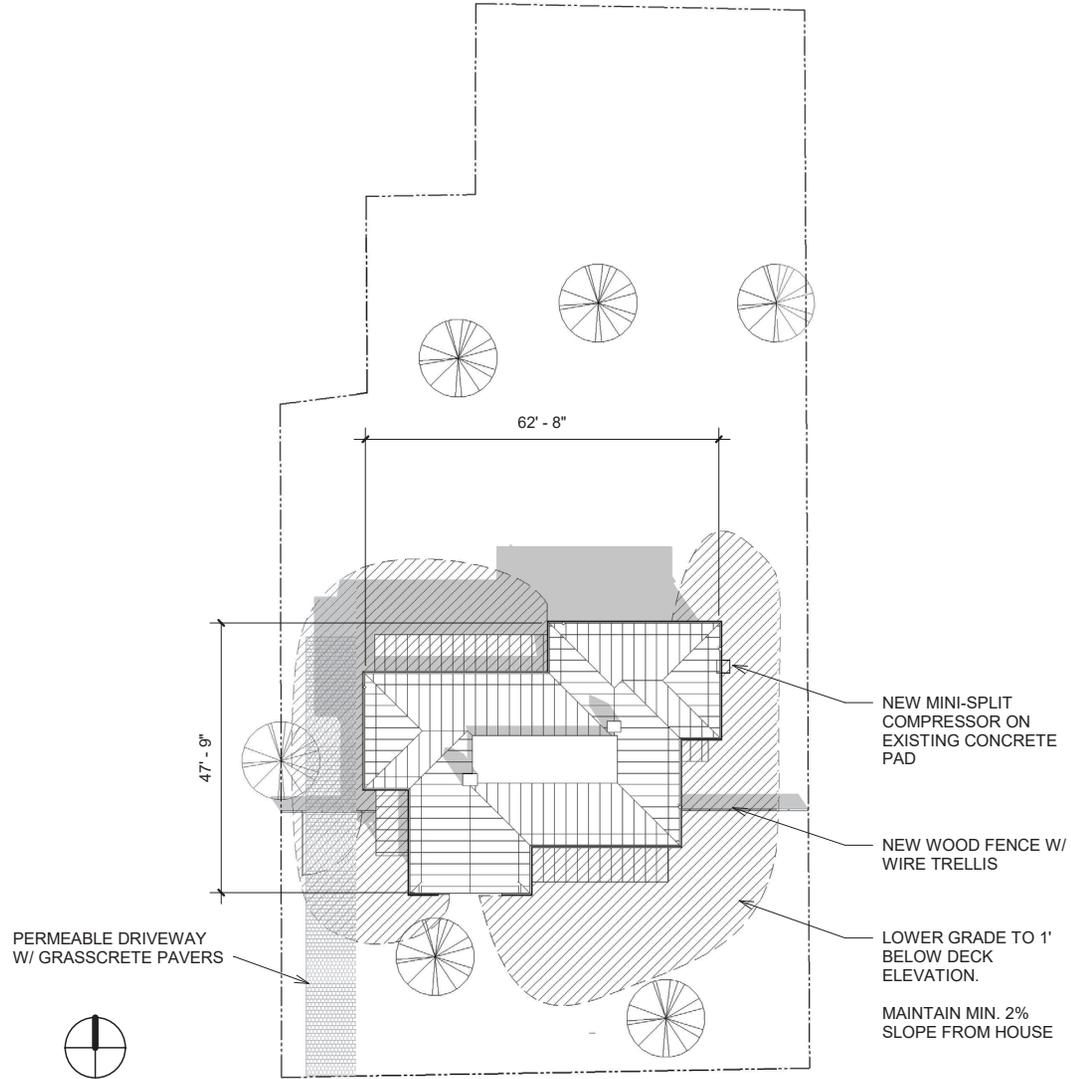
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609 Hays Street Rehabilitation
FOR REVIEW ONLY - NOT FOR CONSTRUCTION - MEASURE IN FIELD ONLY
EXISTING SITE PLAN

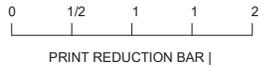
SCALE: 3/64" = 1'-0"

REVISION





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Re	AMENDMENT	DA

609 Hays Street Rehabilitation

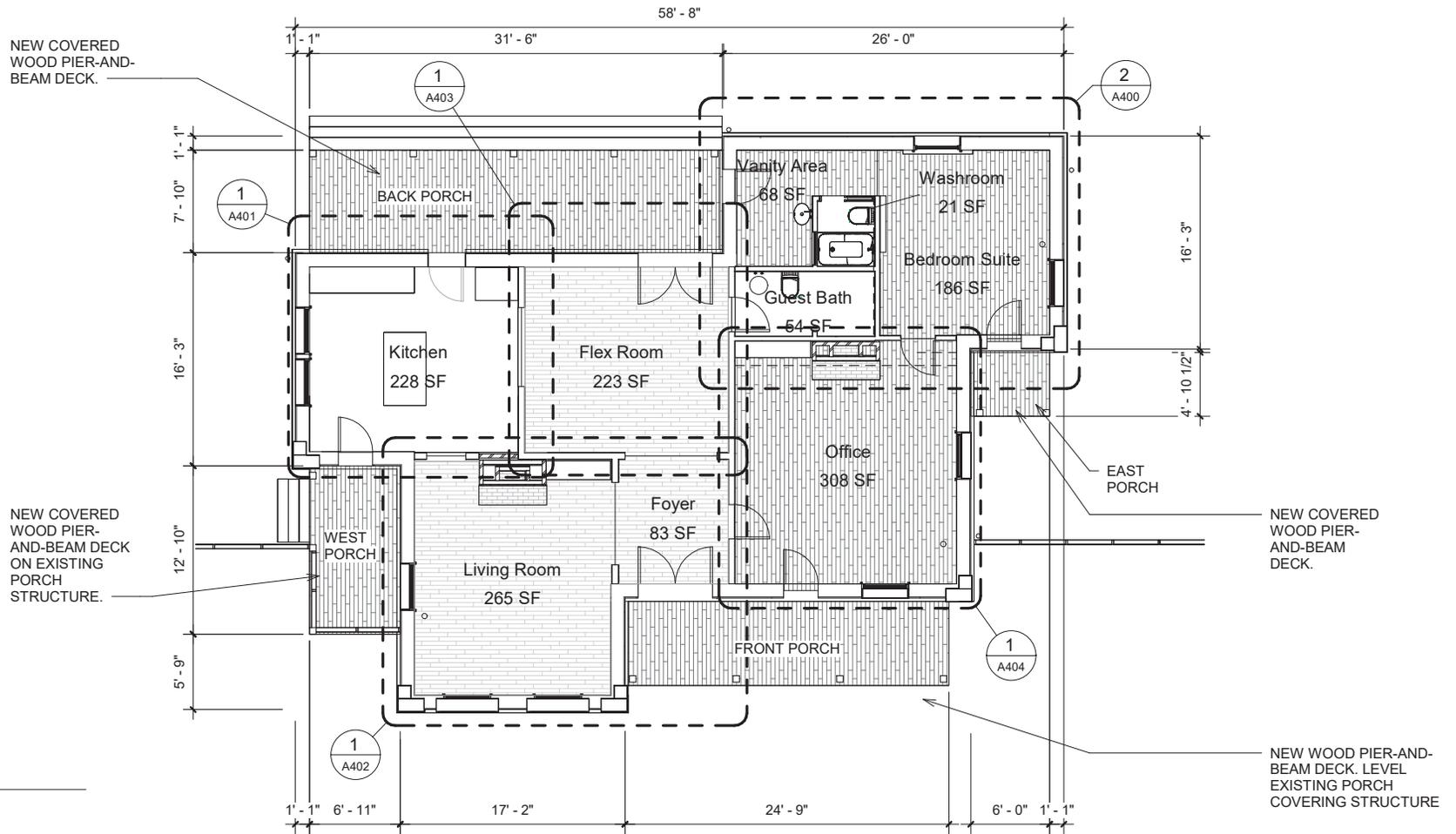
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NEW SITE PLAN

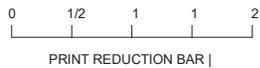
SCALE: 3/64" = 1'-0"

REVISION





CLIENT: OWNER / SELF



Allison Hu, Owner
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San Antonio, TX 78202
ear@allisonhu.com

Re	AMENDMENT	DA

609 Hays Street Rehabilitation

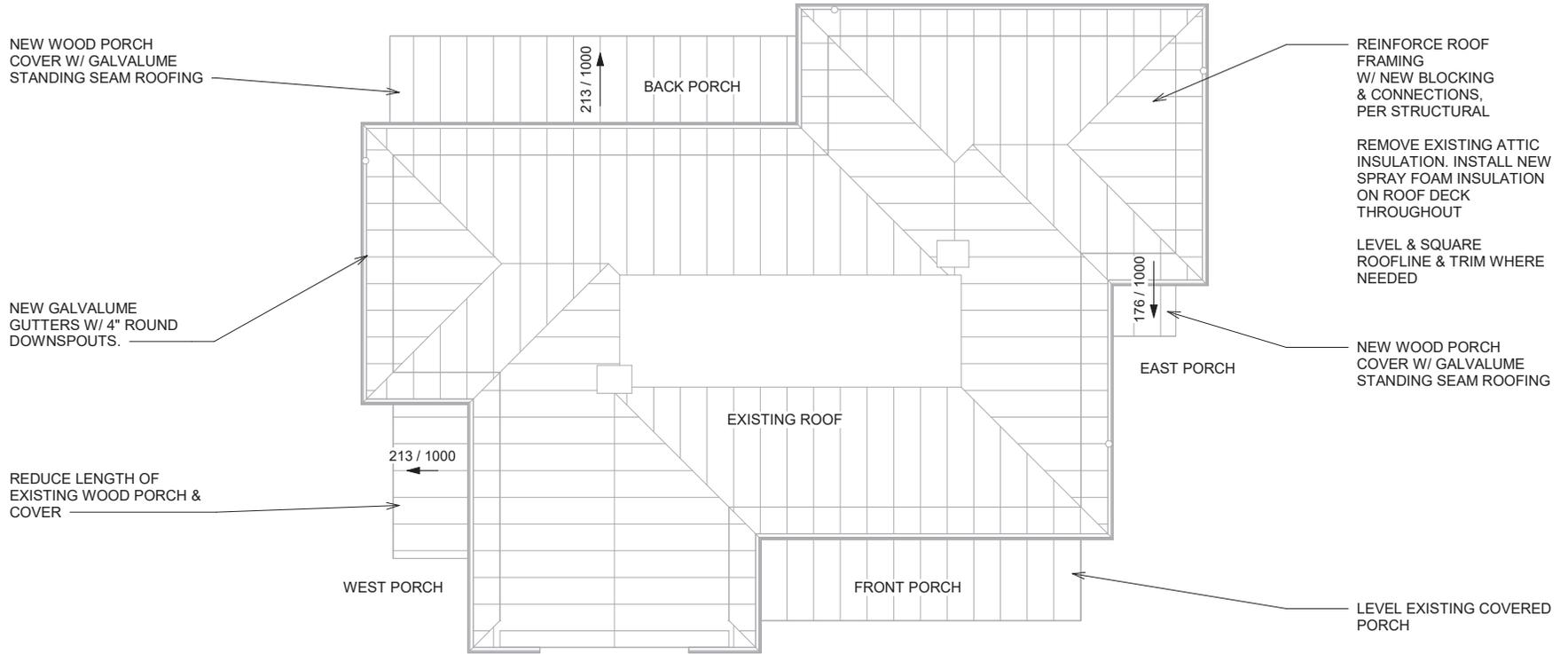
FOR REVIEW ONLY - NOT FOR CONSTRUCTION - MEASURE IN FIELD ONLY

FLOOR PLAN

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

REVISION





1

Roof plan

1/8" = 1'-0"

CLIENT: OWNER / SELF



PRINT REDUCTION BAR |

Allison Hu, Owner
 609 Hays Street
 San Antonio, TX 78202
 ear@allisonhu.com

Re	AMENDMENT	DA

609 Hays Street Rehabilitation

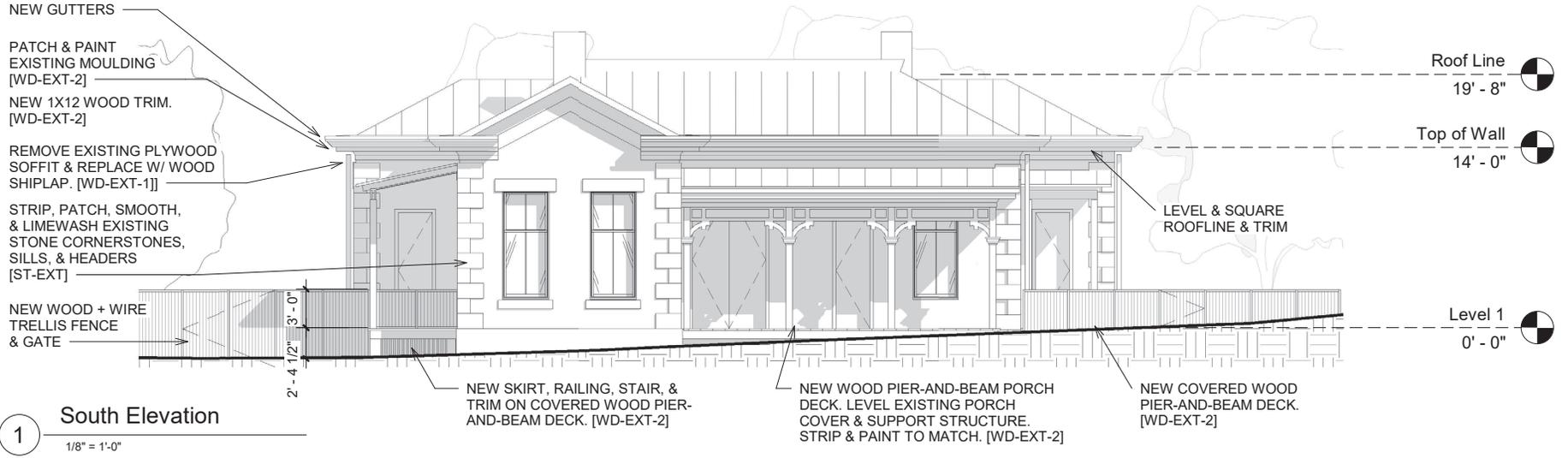
FOR REVIEW ONLY - NOT FOR CONSTRUCTION - MEASURE IN FIELD ONLY

ROOF PLAN

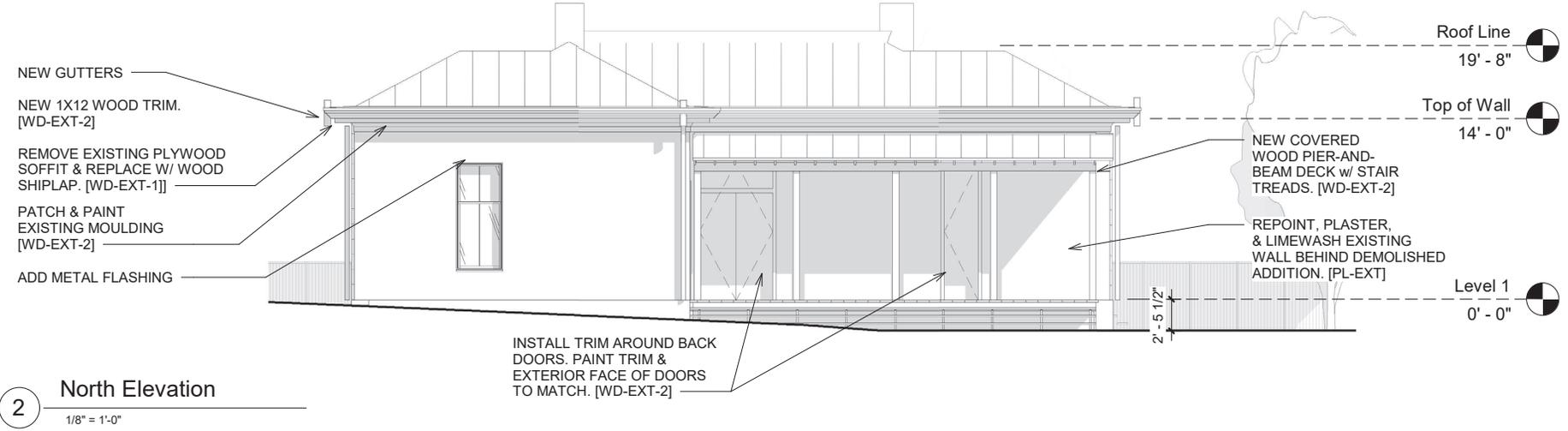
SCALE: 1/8" = 1'-0"

REVISION



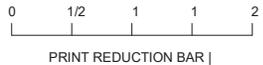


1 South Elevation
1/8" = 1'-0"



2 North Elevation
1/8" = 1'-0"

CLIENT: OWNER / SELF



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Re	AMENDMENT	DA

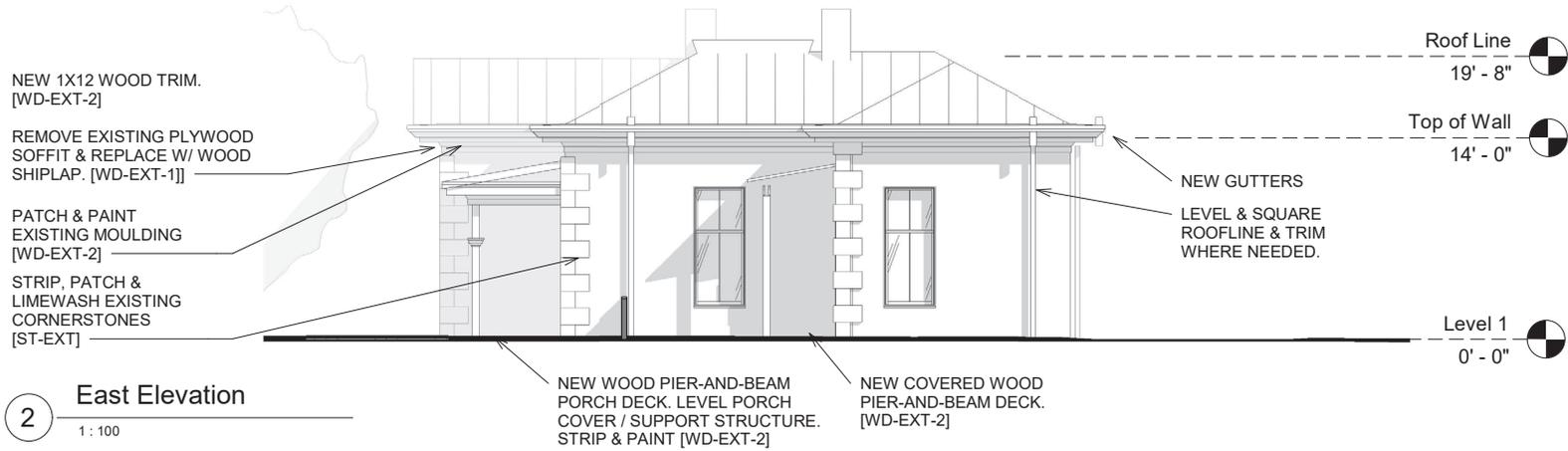
609 Hays Street Rehabilitation
FOR REVIEW ONLY - NOT FOR CONSTRUCTION - MEASURE IN FIELD ONLY

NORTH & SOUTH ELEVATIONS

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

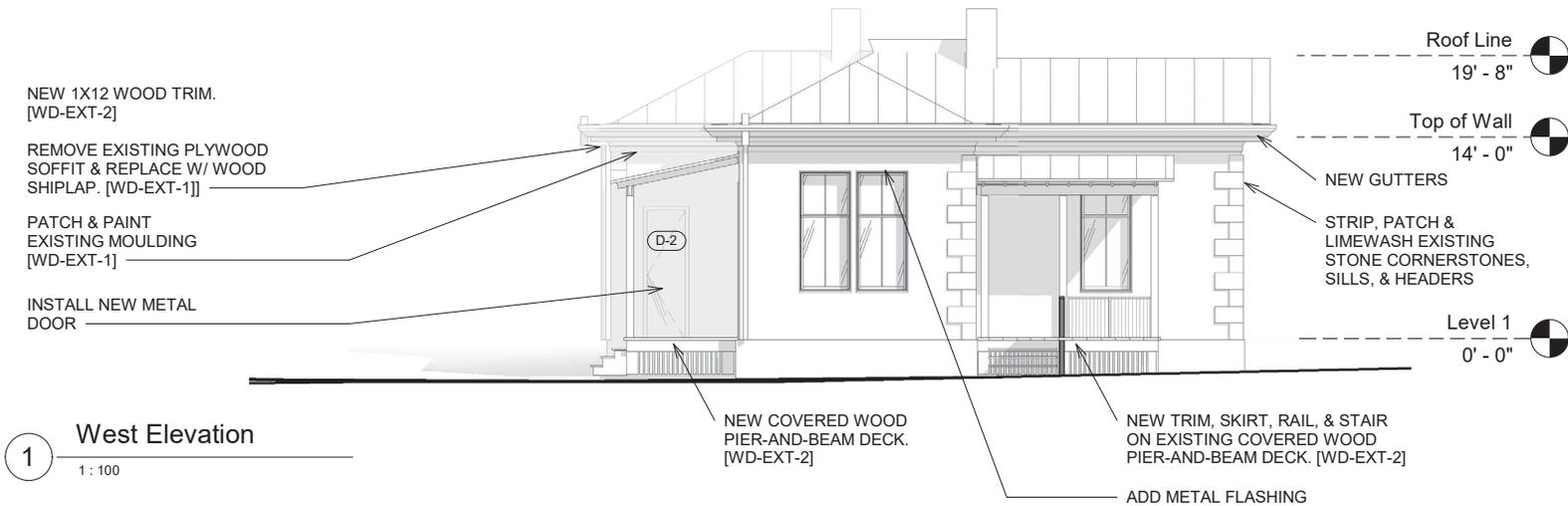
REVISION





2 East Elevation

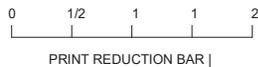
1 : 100



1 West Elevation

1 : 100

CLIENT: OWNER / SELF



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EAST & WEST ELEVATIONS

SCALE: 1 : 100

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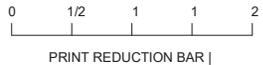


Finish Schedule										
Name	Ceiling Finish	Floor Finish	Base Finish	Wall Finishes				Area	Perimeter	Comments
				North	South	East	West			
Guest Bath	P-2	T-1	WD-1	WD-1 / P-1	P-2	P-2	P-2	54 SF	32' - 6 1/2"	base on gyp. wall only
Bedroom Suite	P-1	WD-5	WD-1	ST	WD-3 / ST	ST	P-1 / ST	186 SF	55' - 1"	
Washroom	P-2	T-2	WD-1	P-2	T-3	T-3	T-3	21 SF	18' - 7"	base on gyp. wall only
Office	WD-4	WD-5 / T-4	WD-1	P-1 / WD-3 / BK-2	ST	ST	P-1	308 SF	76' - 8"	tile in front of fireplace
Living Room	P-1	WD-6 / T-4	WD-1	P-1 / BK-2	ST	P-1	ST	265 SF	73' - 8"	tile in front of fireplace
Kitchen	P-1	T-4	WD-1	WD-7	WD-7 / BK-1	P-1	WD-7	228 SF	61' - 5 1/2"	
Flex Room	P-1	WD-6	WD-1 / WD-2	ST	P-1	P-1	P-1	223 SF	60' - 5"	
Vanity Area	P-1	WD-5	WD-1 / WD-2	ST	P-1 / WD-7	WD-7	ST	68 SF	39' - 4 1/2"	
Foyer	P-1	WD-5	WD-1 / WD-2		ST	P-1	P-1	83 SF	36' - 9"	

FINISH LEGEND

	BK-1	(existing) Exposed brick fireplace/chimney surface. Repoint with matching grout, ABO	WD-1	1"x12" pine wood baseboard, affixed to wood nailers embedded in stone wall. White wash with zero-VOC matte paint to 50% translucency, ABO.	
ABO	Approved by owner	P-1	Painted gypsum board, taped and floated, smooth texture. Smooth over any existing texture with mud. Earthborn clay paint - "Bugle."	WD-2	1"x12" pine wood baseboard, affixed to wood nailers embedded into stone wall. Stain to match existing long-leaf-pine (where needed) and finish with natural, no-VOC oil, ABO.
PBO	Involves some materials provided by owner	P-2	Painted gypsum board, taped and floated, smooth texture. Earthborn Lifestyle Emulsion - "Bugle." Where drywall runs into stone, install flexible edge bead w/ 1/2" reveal (Trim-Tex Tear Away Shadow Bead & Archway w/ Flexible Leg, or similar).	WD-3	1"x6" cedar wood boards oriented vertically to match existing. White wash with zero-VOC matte paint to 50% translucency, ABO.
	PL-1	Plaster over existing stucco fireplace. Trowel smooth. Paint with Earthborn clay paint - "Bugle."	WD-4	(existing) 1"x6" rough cedar wood ceiling boards. Clean up nails and debris, patch gaps. Add additional 1"x6" reclaimed cedar board moulding to ceiling/wall perimeter, ABO	
	PL-EXT	Repoint and apply smooth plaster, & limewash over existing limestone block. Use lime-based plaster & limewash (no tint, match existing limewash).	WD-5 (PBO)	1"x8" white oak flooring, PBO, oriented north-south. Seal with 1 coat of Bona Natural-Seal. Finish with 2 coats of Bona Traffic HD Extra-Matte, PBO.	
	T-1 (PBO)	(existing) 12"x18" grey limestone tile. Grout w/ 1/8" grout lines. Maiepei grout, PBO. Seal tile and grout with impregnated sealer. Maiepei sealer, PBO. Install over waterproof underlayment. Schluter underlayment & thinset, PBO. Add additional plywood subfloor layer per manufacturer's specs.	WD-6 (PBO)	(existing) 2"-wide long-leaf pine flooring. Patch gaps sand, seal with Bona Natural-Seal, finish with Bona Traffic HD Extra-Matte, PBO. Fabricate and finish thresholds with matching reclaimed long-leaf pine boards.	
	T-2 (PBO)	(existing) 24"x36" dark grey marble tile, PBO. Grout with 1/8" grout lines. Maiepei grout, PBO. Seal tile and grout with Maiepei impregnated sealer, PBO.	WD-7 (PBO)	1"x7" pine wood shiplap boards, PBO, oriented vertically, no reveals. White wash with zero-VOC matte paint to 50% translucency, ABO.	
	T-3 (PBO)	(partial existing) 2"x10" white subway tile, PBO, with 3/16" grout lines. Lay tile & grout to match existing. Maiepei grout, PBO.	WD-EXT-1	1x6 cedar wood shiplap. Seal & finish with clear exterior-grade matte finish, ABO.	
	T-4 (PBO)	12"x12" white saltillo tile, PBO, with 1/8" grout lines. Lay, grout, & seal tile w/ Maiepei grout & impregnating sealer, PBO. Install over underlayment, ABO. Add additional plywood subfloor layer.	WD-EXT-2	Painted exterior-grade wood - PPG "Evening Light" Satin.	
			ST	(existing) Limestone with lime-based mortar. Contact mason (Baltazar Espinosa) for exact mortar mix for any patching.	
			ST-EXT	(existing) Limestone block with lime-based mortar. Repoint where mortar is original or unstable. Limewash where finish is missing.	

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	5.22.2022 REVISION	

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FINISH SCHEDULE

SCALE: _____

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