HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2023

HDRC CASE NO:	**2023-349**
ADDRESS:	1231 S ALAMO ST
LEGAL DESCRIPTION:	NCB 750 BLK 9 LOT 8 & SW 30 FT OF 7
ZONING:	RM-4, H
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
APPLICANT:	Theresa Mauricio/New Day Custom Homes LLC
OWNER:	Theresa Mauricio/New Day Custom Homes LLC
TYPE OF WORK:	Construction of a 2-story addition
APPLICATION RECEIVED:	August 16, 2023
60-DAY REVIEW:	October 15, 2023
CASE MANAGER:	Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an approximately 1,076-square-foot, 2-story addition sited to the east side of the primary structure.

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.

2. Materials: Masonry and Stucco
A. MAINTENANCE (PRESERVATION)
i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.

ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

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.

4. Materials: Metal
A. MAINTENANCE (PRESERVATION)
i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

5. Architectural Features: Lighting
A. MAINTENANCE (PRESERVATION)
i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.
ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.
iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

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.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
iii. *Reconstruction*—Reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

11. Canopies and Awnings
A. MAINTENANCE (PRESERVATION)
i. *Existing canopies and awnings*—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.
ii. *New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).
iii. *Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.
iv. *Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.
v. *Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.
vi. *Support structure*—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

12. Increasing Energy Efficiency
A. MAINTENANCE (PRESERVATION)
i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.
ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.
iii. *Windows*— Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.
iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.
v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.
vi. *Shutters*—Reinstall functional shutters and awnings with elements similar in size and character where they existed historically.
vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.
viii. *Cool roofs*—Do not install white or ―cool roofs when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet.
ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.
x. *Green Roofs*—Install green roofs when they are appropriate for historic commercial structures.

Standard Specifications for Original Wood Window Replacement

- SCOPE OF REPAIR: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- MISSING OR PREVIOUSLY-REPLACED WINDOWS: Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- MATERIAL: 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.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- 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.
- 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.
- 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.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

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.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25”. Stiles must be no wider than 2.25”. Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2” in depth between the front face of the window trim and the front face of the top window sash.

- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: 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: 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.
- COLOR: Wood 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.
- INSTALLATION: Wood 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.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

a. The primary structure located at 1231 S Alamo is a 2-story, single-family residence constructed circa 1890 in the Folk Victorian style. It features a standing seam metal hip roof with projecting front and side gables with decorative gable detailing, brick cladding, a wraparound front porch with classical column supports, and two-over-two wood windows. The structure features a 1-story rear addition that was constructed after 1955. The addition features a side gable standing seam metal roof with a salt box-style front porch roof facing Guenther Street, square columns with decorative brackets, wood cladding, and two-over-two wood windows. The property is contributing to the King William Historic District.

b. ADDITION: LOT COVERAGE – The applicant has proposed to construct an approximately 1,076-square-foot, 2-story rear addition to the existing 1-story rear addition. According to the Bexar County Appraisal District (BCAD) the primary structure and the existing rear addition are approximately 1,336 square feet and the lot is 12,312 square feet. According to the Historic Design Guidelines, the building footprint for new construction should be limited to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building-to-lot ratio. A building footprint should respond to the size of the lot. The proposed lot coverage is approximately 20 percent. Staff finds the proposal consistent with the Guidelines.

c. ADDITION: MASSING AND FOOTPRINT – The applicant has proposed to construct an approximately 1,076-square-foot, 2-story rear addition. The existing primary structure is a 2-story structure. Guideline 1.B.i for Additions stipulates that residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. According to Guideline 1.A.i for Additions, residential additions should be sited 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. Guideline 2.B.iv for Additions states that 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. The proposed addition will double the square footage of the historic structure. Additionally, the proposed addition will be constructed on the rear wall of the existing 1-story rear addition, which is in line with the east elevation of the primary structure. Although the addition will be fully set back from the primary structure, staff finds that the applicant should explore options that do not visually impact the front façade. Additionally, the applicant should submit the total heights for the primary structure and the addition and setback measurements to staff for review.

d. ADDITION: ROOF – The applicant has proposed to install a side gable roof form to match the roof form on the addition. The roof form of the addition will be perpendicular to the roof form on the 1-story addition. Guideline 1.A.iii for Additions stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Although the proposed roof form is generally consistent with the Guidelines, staff finds that the applicant should explore roof form options that minimize the visual impact on the existing structures.

e. ADDITION: ROOF MATERIAL – The applicant has proposed to install a standing seam metal roof on the rear addition to match the existing roof material on the primary structure. Guideline 3.A.iii for Additions stipulates that original roofs should be matched 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. Staff finds the proposal consistent with the Guidelines.

f. ADDITION: REAR WINDOW AND DOOR REMOVAL – The proposed addition will require the removal of one (1) existing two-over-two wood window from the rear (east) elevation of the existing 1-story addition. There are currently no windows on the rear of the west elevation where the addition is proposed. According to Guideline 6.A.i for Additions, filling in historic openings should be avoided, especially when visible from the public right-of-way. The window proposed for removal is not visible or is minimally visible from the public right-of-way and is located on a rear addition that was constructed after 1951. Staff finds the proposal acceptable given the location of the existing window and finds that the window should be salvaged and re-used in the proposed addition.

g. ADDITION: NEW WINDOWS: SIZE AND PROPORTION – The applicant has proposed to install ganged one-over-one windows of traditional proportions on the front (south) elevation, three (3) one-over-one windows of traditional proportions and one horizontal fixed window on the east elevation, and three (3) horizontal fixed windows on the rear (north) elevation. New windows should feature traditional dimensions and proportions as found within the district. Staff finds that the applicant should update the fenestration pattern to feature windows of traditional operations and proportions on the east and north elevations.

h. ADDITION: RELATIONSHIP OF SOLIDS TO VOIDS – According to the Historic Design Guidelines, new construction should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. Staff finds that the applicant should update the fenestration pattern to feature windows of traditional operations and proportions on the east and north elevations.

i. ADDITION: MATERIALS: NEW WINDOWS & DOORS – The applicant has proposed to install PlyGem vinyl windows. Guideline 3.B.i for Additions states that 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, may not be used. Fully wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Faux grids are not permitted. Staff finds the proposal inconsistent with the Guidelines and finds that the applicant should submit final material specifications for a window product that complies with the Guidelines and material specifications for the proposed doors to staff fore review.

j. ADDITION: MATERIALS: FAÇADE – The applicant has proposed to install wood siding to match the siding on the existing 1-story rear addition. Guideline 3.A.i for Additions stipulates that additions should 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. Staff finds the proposal appropriate and that the applicant should submit final material specifications for the proposed siding for staff review.

k. ADDITION: ARCHITECTURAL DETAILS – The applicant has proposed to construct a 2-story rear addition. Guideline 4.A.ii for Additions states that additions should 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. Guideline 4.A.iii for Additions states that applicants should 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. Guideline 2.A.v recommends that 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. The applicant has proposed to construct a façade that features a projecting 1-story front gable volume facing S Alamo Street that will visually impact the front façade. The 1-story projection features gables of varying pitches. Staff finds that the applicant should simplify this design so that it does not detract from the

primary façade and that the applicant should explore alternative siting for the addition that minimizes the visual impact.

RECOMMENDATION:

Staff does not recommend approval of the construction of a rear addition based on findings a through k. Staff recommends that the applicant addresses the following stipulations prior to returning to the HDRC:

i. That the applicant explores siting options that do not visually impact the front façade based on finding c. The applicant must submit updated site plans and elevation drawings to staff for review prior to returning to the HDRC.
ii. That the applicant submits the total heights of the primary structure and the proposed addition and setback measurements to staff for review prior to returning to the HDRC based on finding c.
iii. That the window proposed for removal to accommodate the addition is salvaged and re-used in the proposed addition based on finding f.
iv. That the applicant updates the fenestration pattern to feature windows of traditional operations and proportions on the east and north elevations and submits updated elevation drawings to staff for review prior to returning to the HDRC based on findings g and h.
v. That the applicant proposes fully wood windows featuring traditional operations and submits product specifications to staff for review prior to returning to the HDRC based on finding i. Fully wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Faux grids are not permitted.
vi. That the applicant submits material specifications for the proposed doors to staff for review prior to returning to the HDRC based on finding i.
vii. That the applicant submits final material specifications for the proposed siding for staff review prior to returning to the HDRC based on finding j.
viii. That the applicant simplifies the front-facing gable on the 1-story portion of the south (front) elevation based on finding k and submits updated elevation drawings to staff for review prior to returning to the HDRC.

City of San Antonio One Stop

September 1, 2023

User drawn lines

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

SAN ANTONIO

38

35

36

37

39

40

San Antonio River

KING WILLIAM

GUENTHER

E. JOHNSON

E. SHERIDAN

MADISON

S. ALAMO

WICKES ST.

ADAMS ST.

PEREIDA ST.

4" W. PIPE

6" W. PIPE

12" W. PIPE

748

749

750

745

746

747

40

523

509

431

425

419

407

529

525

433

427

403

PRIVATE SCHOOL

FRAME

FRZE

BR. NOGGED

SHED

BEING BUILT

Scale of Feet.

50 40 30 20 10 0 50 100 150

354

748

745

W. JOHNSON ST.

WOODEY BRIDGE

San Antonio River

KING WILLIAM

(PERSHING AV.) PAVED

356

749

746

350

E. GUENTHER

E. JOHNSON

E. SHERIDAN

MADISON

S. ALAMO ASPHALT PAVED

361

358

351 S. ALAMO ASPHALT PAVED

CONGREGATION OF BENEDICTINE SISTERS

CONVALESCENT HOSPITAL

ST. VINCENT DE PAUL HOME FOR THE AGED (PRIVATE)

ST. SCHOLASTICA CONVENT

DORMITORY

SOUTHWESTERN MOTOR TRANSPORT CO

LOADING MOTOR FREIGHT LINES

APTS

Apts

ROOMG

Scale of Feet.
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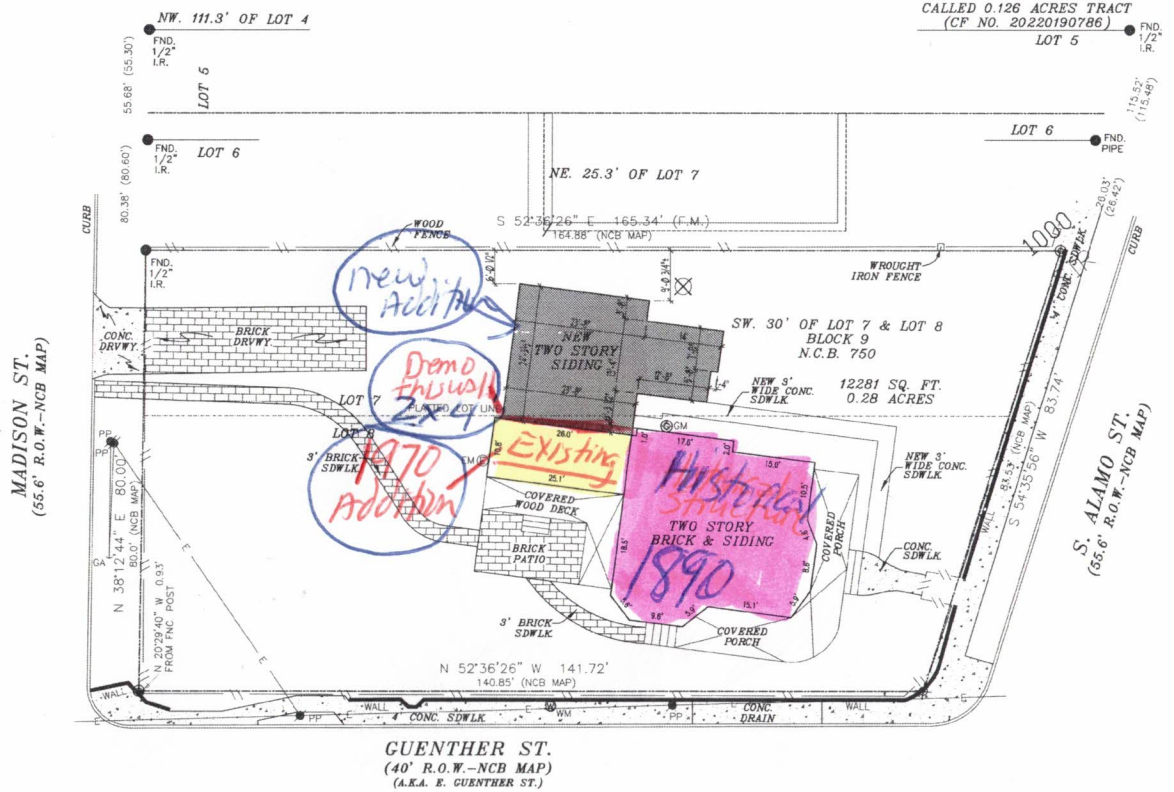

SITE PLAN LAYOUT

SCALE: 1" = 10'-0"

1231 S. Alamo

S. ALAMO - PROJECT

A PROJECT DESIGN FOR

NEW DAY CUSTOM HOMES LLC

1231 S. ALAMO ST.
LOT 7 & 8 BLOCK 9
BEXAR COUNTY
SAN ANTONIO, TEXAS

from the studio of

Hyden DESIGN GROUP

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Designer — Planner — Consultant
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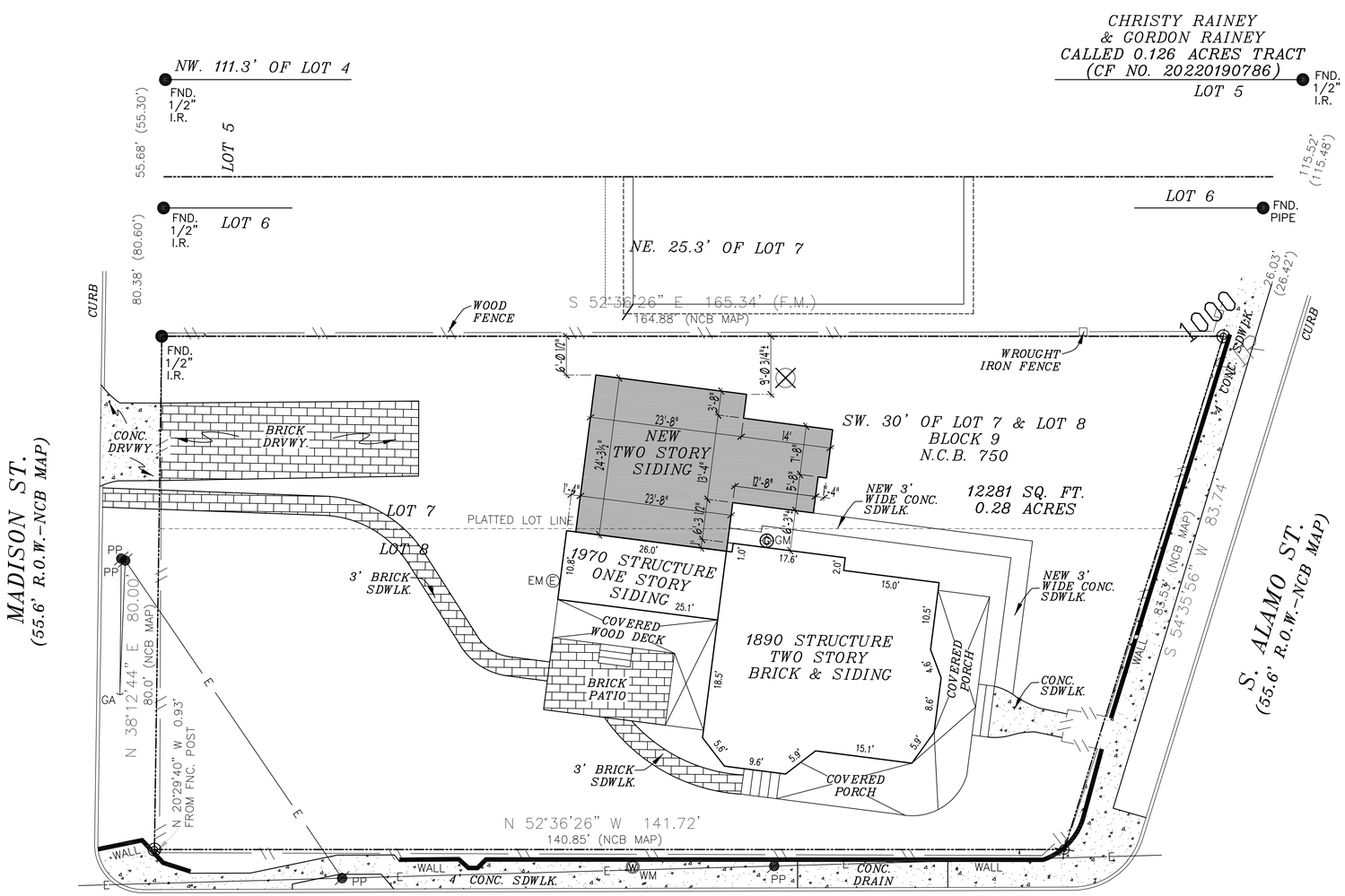
JOB#: 1231 S. Alamo St. - Site
START DATE: 00-00-00
ISSUE DATE: 01 August 2023
DRAWN BY: Eng / MB
CHECKED BY: 000
OF: 01

SHEET: **S-01**



SITE PLAN LAYOUT

SCALE: 0 1" = 10'-0"

S. ALAMO - PROJECT

A PROJECT DESIGN FOR

NEW DAY CUSTOM HOMES LLC

1231 S. ALAMO ST.
LOT 7 & 8 BLOCK 9
BEXAR COUNTY
SAN ANTONIO, TEXAS

from the studio of
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START DATE: 00-00-00

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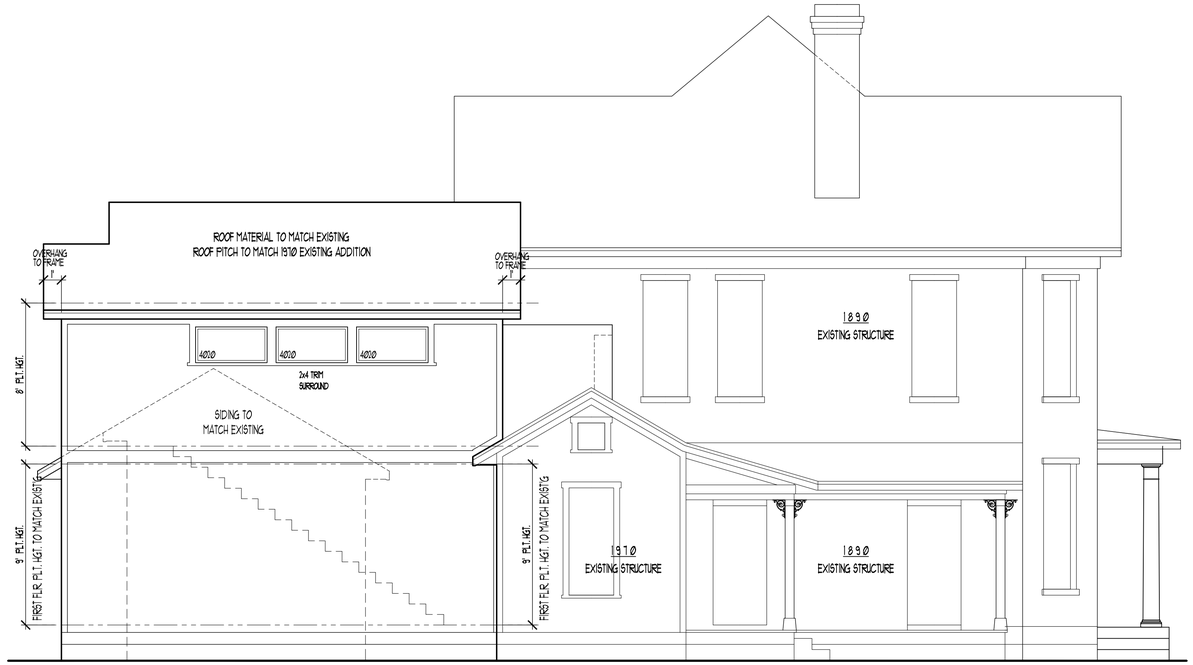
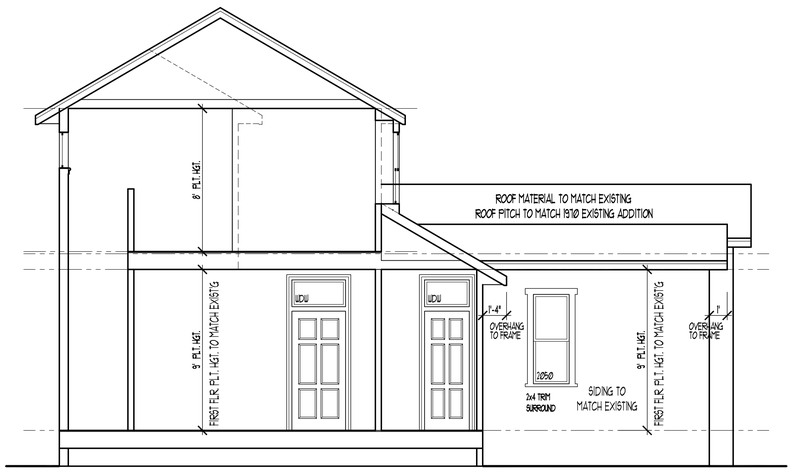
OF: 01

SHEET: S-01



REAR ELEVATION

SCALE: ø ¼" = 1'-0"



CROSS SECTION

SCALE: ø ¼" = 1'-0"

LEFT SIDE ELEVATION

SCALE: ø ¼" = 1'-0"

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JOB#: 1231 S. Alamo St. - Elev

START DATE: 01 August 2031

ISSUE DATE: 00-00-00

DRAWN BY: MB

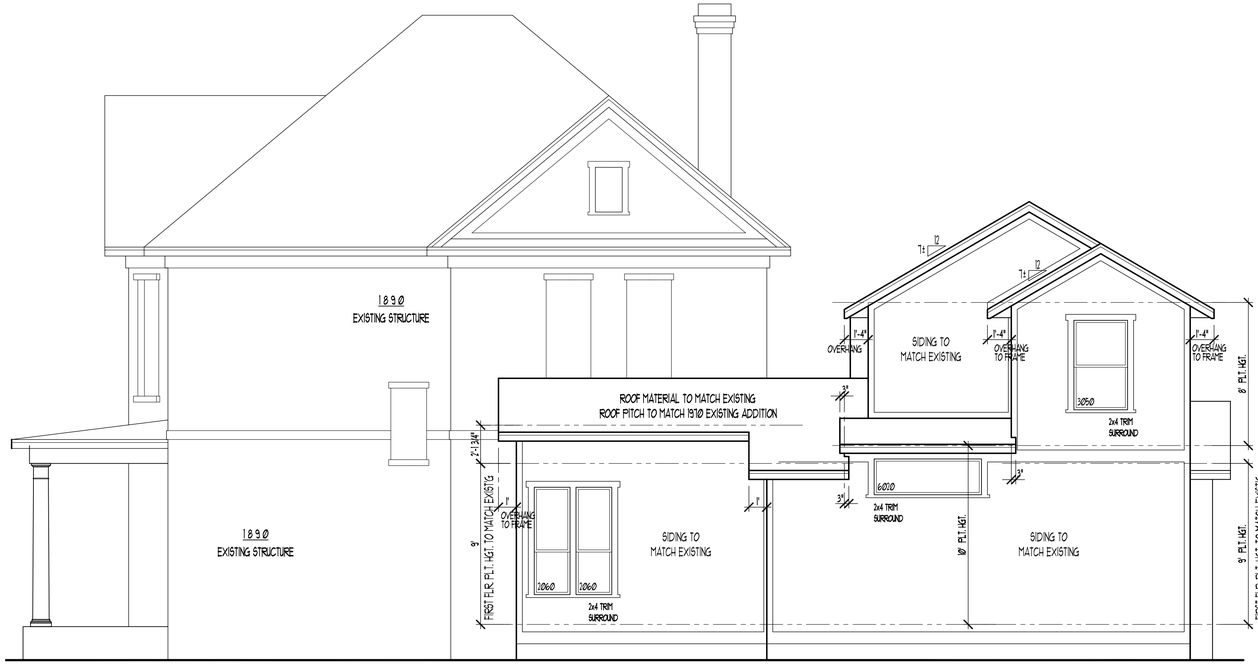
CHECKED BY: 000

OF: 02

SHEET: A-02

FRONT ELEVATION

SCALE: ø ¼" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: ø ¼" = 1'-0"

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A Residential Design Specialist

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JOB#: 1231 S. Alamo St. - Elev

START DATE: 01 August 2031

ISSUE DATE: 00-00-00

DRAWN BY: MB

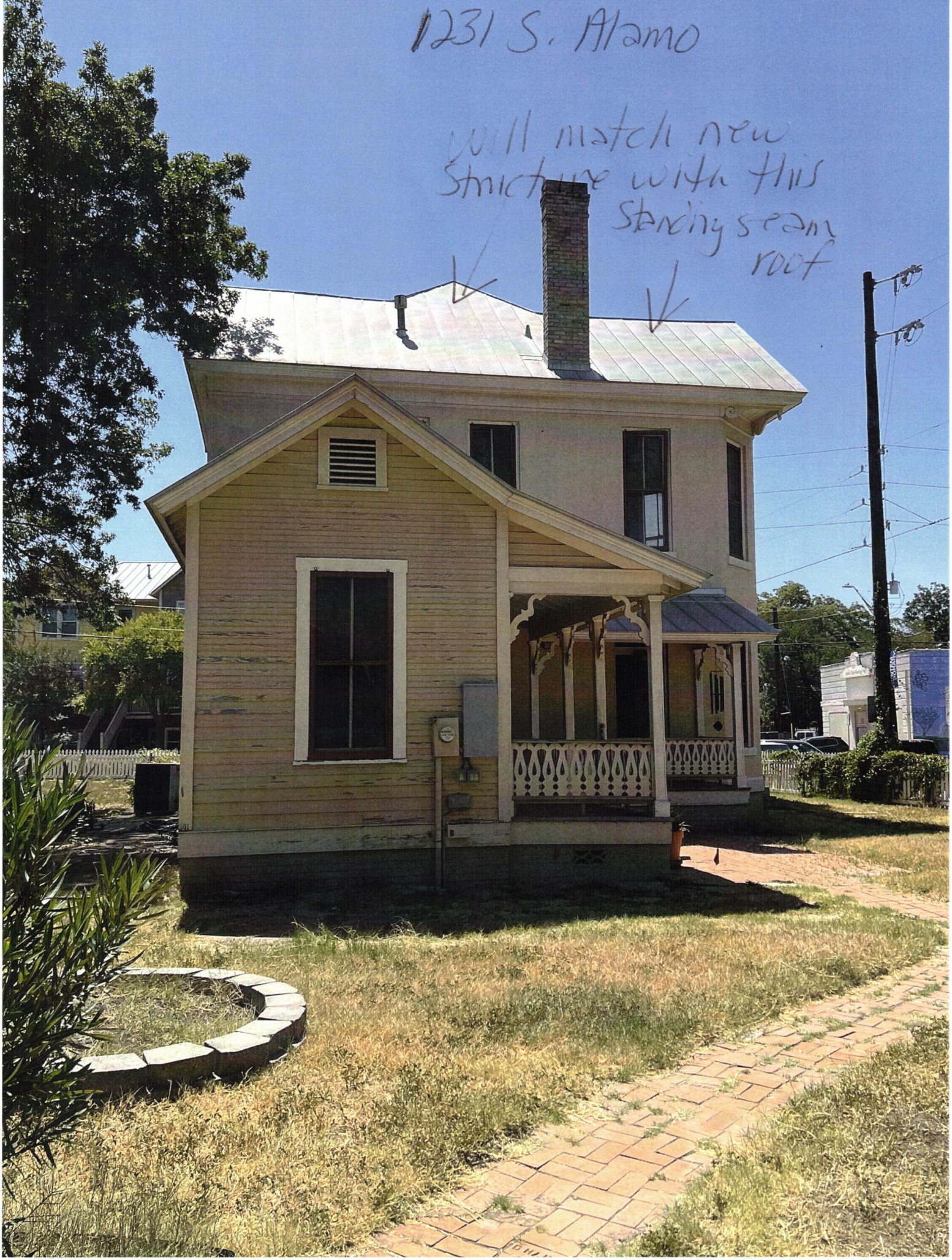
CHECKED BY: 000

OF: 02

SHEET: A-01


1231


TOUR
BUS
NOISE
ORDINANCE
ENFORCED


1231 S. Alamo
will match new
structure with this
standing seam
roof


1231 S. Alamo
1 window to salvage
* if possible will salvage siding
Salvage siding if possible
Demo this wall


SECURED BY
Guardian
PROTECTION
1.800.PROTECT

New Day Custom Homes LLC

New Day Custom Homes LLC.

210-827-6362

Re: 1231 S Alamo San Antonio Texas 78210

New Day Custom Homes LLC. is a licensed LLC and experienced residential contractor who are the new owners of 1231 S Alamo in the King Williams Historical District in San Antonio. This home sits at the corner of S. Alamo and Guenther.

Our Vision for this beautiful Historic Home is to bring it back to its glory along with making sure that it would accommodate the lifestyle our new generation.

This home had been neglected, obviously in the interior (please see photos attached) but has preserved its well-built quality on the exterior with 18" stone exterior walls, thus will require some wood repairs. (ex: some rot, at eaves and around windows and exterior trim)

Our plan for this project is as follows:

EXTERIOR:

1. Add to the right side of the home a new Master suite with a loft. This new add on will be incompliance with a setback rule for this home. (Please see attached survey)

2. The Master suite exterior addition will complement the existing historical portion of the home but will not mimic its 1890 original historical value. We will make sure that we stay in compliance and with the approval from the HDC and the City of San Antonio with their final approvals.

3. We do not plan to remove any of the existing architectural design on the Guenther side of the 1970's add on (see photos provided), it will stay in place as is and the new Master addition exterior design will complement the existing siding.

4. The project plan is to demo the right side of a 1970's addition but will not touch the original historic home but only to attach new structure as needed and to accommodate the new master suite addition. (See exterior plan A-1 – provided)

5. The Master suite exterior will mimic the existing 1970's add on and will be done in good taste.

New Day Custom Homes LLC

6. Please see the A-1 elevation plans for all four sides of the new add on.

7. This new add on will match the exterior side as it shows in the photos provided.

8. The exterior foundation plan is to use an approved engineer to design a pier and beam structure as used in the existing structure.

9. We plan to apply for a new drive-way approach permit for a S. Alamo entrance with an electric gate.

10. We plan to restore all exterior historical windows and doors and make sure that they function properly (we need the certificate of appropriateness)

11. We plan to repaint the whole exterior with a historical color scheme. (Please see attached photo idea)

This concludes our presentation of the exterior plans for 1231 S. Alamo.

New Day Custom Homes LLC.

210-827-6362

Re: 1231 S Alamo San Antonio Texas 78210

New Day Custom Homes LLC. is a licensed LLC and experienced residential contractor who are the new owners of 1231 S Alamo in the King Williams Historical District in San Antonio. This home sits at the corner of S. Alamo and Guenther.

Our Vision for this beautiful Historic Home is to bring it back to its glory along with making sure that it would accommodate the lifestyle our new generation.

This home had been neglected, obviously in the interior (please see photos attached) but has preserved its well-built quality on the exterior with 18" stone exterior walls, thus will require some wood repairs. (ex: some rot, at eaves and around windows and exterior trim)

Our plan for this project is as follows for specification purposes:

EXTERIOR:

1. Add to the right side of the home a new Master suite with a loft. This new add on will be incompliance with a setback rule for this home. (Please see attached survey)

2. The Master suite exterior addition will complement the existing historical portion of the home but will not mimic its 1890 original historical value. We will make sure that we stay in compliance and with the approval from the HDC and the City of San Antonio with their final approvals.

3. We do not plan to remove any of the existing architectural design on the Guenther side of the 1970's add on (see photos provided), it will stay in place as is and the new Master addition exterior design will complement the existing siding.

4. The project plan is to demo the right side of a 1970's addition but will not touch the original historic home but only to attach new structure as needed and to accommodate the new master suite addition. (See exterior plan A-1 – provided)

5. The Master suite exterior will mimic the existing 1970's add on and will be done in good taste.

6. Please see the A-1 elevation plans for all four sides of the new add on.

7. This new add on will match the exterior side as it shows in the photos provided.

8. The exterior foundation plan is to use an approved engineer to design a pier and beam structure as used in the existing structure.

9. We plan to apply for a new drive-way approach permit for a S. Alamo entrance with an electric gate.

10. We plan to restore all exterior historical windows and doors and make sure that they function properly (we need the certificate of appropriateness)

11. We plan to repaint the whole exterior with a historical color scheme. (Please see attached photo idea)

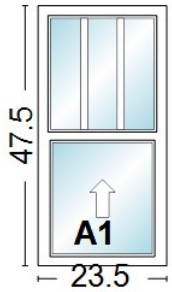
This concludes our presentation of the exterior plans for 1231 S. Alamo.

QUOTE EXPIRES	Quote Not Certified

BILL TO: **SHIP TO:**

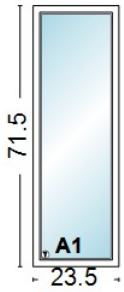
QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
7705784	8/23/2023	Load Date Not Set	Quote Not Ordered	Travis Williams
JOB NAME		**CUSTOMER PO#**	**BUILDING/LOT #**	**CONTACT**

LineItem #	Description	Net Price	Extended
1-1 **Qty:** 3 **Room Location:** None Assigned **Note:**	Rough Opening: 24W x 48H 2-0 4-0 Builders Series 1100 Single Hung (23.5 W x 47.5 H x 0 Leg), Equal Sash , White, Nailing Fin Performance: PWG-M-3-00931-00002 Glass: LE SC, Double Glazed, Annealed Screen: Half Screen, Charcoal Fiberglass, Shipped Separate Grilles: Grille Type: 1-3/16" SDL w/Shadow Bar, Grille Pattern: Colonial, 3/1 (3x2) Performance Rating: H-LC30, DP +30/-30; Energy Star - Southern; U-Factor = 0.35; SHGC = 0.21; VLT = 0.39; STC Rating = 24 Frame Options: Nail Fin Setback-1 3/8" Clear Opening Calculations: 18.9375, 20.625, 2.71	$252.55	$757.65



LineItem #	Description	Net Price	Extended
1-2 **Qty:** 3 **Room Location:** **Note:**	Unit 1 Screen: Half Screen, Charcoal Fiberglass, Shipped Separate	$10.39	$31.17

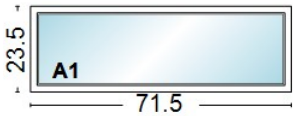
LineItem #	Description	Net Price	Extended
2-1 **Qty:** 4 **Room Location:** None Assigned **Note:**	Rough Opening: 24W x 72H 2-0 6-0 Builders Series 1100 Rectangle (23.5 W x 71.5 H x 0 Leg), White, Nailing Fin Performance: PWG-M-1-00967-00001 Glass: LE SC, Double Glazed, Tempered, Obscure Performance Rating: F-R50, DP +50/-50; Energy Star - Southern; U-Factor = 0.33; SHGC = 0.24; VLT = 0.46; STC Rating = 27 Frame Options: Nail Fin Setback-1 3/8"	$312.68	$1,250.72



QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
7705784	8/23/2023	Load Date Not Set	Quote Not Ordered	Travis Williams
JOB NAME		**CUSTOMER PO#**	**BUILDING/LOT #**	**CONTACT**

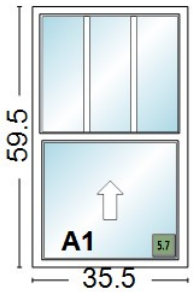
LineItem #	Description	Net Price	Extended
3-1	Rough Opening: 72W x 24H 6-0 2-0 Builders Series 1100 Rectangle (71.5 W x 23.5 H x 0 Leg), White, Nailing Fin Performance: PWG-M-1-00967-00001 Glass: LE SC, Double Glazed, Annealed, Obscure Performance Rating: F-R50, DP +50/-50; Energy Star - Southern; U-Factor = 0.33; SHGC = 0.24; VLT = 0.46; STC Rating = 27 Frame Options: Nail Fin Setback-1 3/8"	$208.74	$208.74

Qty: 1
Room Location:
None Assigned
Note:



LineItem #	Description	Net Price	Extended
4-1	Rough Opening: 36W x 60H 3-0 5-0 Builders Series 1100 Single Hung (35.5 W x 59.5 H x 0 Leg), Equal Sash , White, Nailing Fin Performance: PWG-M-3-00931-00002 Glass: LE SC, Double Glazed, Annealed Screen: Half Screen, Charcoal Fiberglass, Shipped Separate Grilles: Grille Type: 1-3/16" SDL w/Shadow Bar, Grille Pattern: Colonial, 3/1 (3x2) Performance Rating: H-LC30, DP +30/-30; Energy Star - Southern; U-Factor = 0.35; SHGC = 0.21; VLT = 0.39; STC Rating = 24 Frame Options: Nail Fin Setback-1 3/8" Clear Opening Calculations: 30.9375, 26.625, 5.72	$307.34	$307.34

Qty: 1
Room Location:
None Assigned
Note:



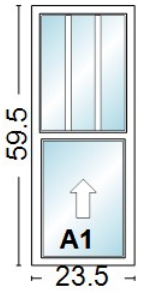
LineItem #	Description	Net Price	Extended
4-2	Unit 1 Screen: Half Screen, Charcoal Fiberglass, Shipped Separate	$12.89	$12.89

Qty: 1
Room Location:

Note:

LineItem #	Description	Net Price	Extended
5-1	Rough Opening: 24W x 60H 2-0 5-0 Builders Series 1100 Single Hung (23.5 W x 59.5 H x 0 Leg), Equal Sash , White, Nailing Fin Performance: PWG-M-3-01320-00002 Glass: LE SC, Double Glazed, Annealed, Obscure Screen: Half Screen, Charcoal Fiberglass, Shipped Separate Grilles: Grille Type: 1-3/16" SDL w/Shadow Bar, Grille Pattern: Colonial, 3/1 (3x2) Performance Rating: H-LC30, DP +30/-30; Energy Star - Southern; U-Factor = 0.35; SHGC = 0.2; VLT = 0.39; STC Rating = 27 Frame Options: Nail Fin Setback-1 3/8" Clear Opening Calculations: 18.9375, 26.625, 3.5	$290.23	$290.23

Qty: 1
Room Location:
None Assigned
Note:



QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
7705784	8/23/2023	Load Date Not Set	Quote Not Ordered	Travis Williams
JOB NAME		**CUSTOMER PO#**	**BUILDING/LOT #**	**CONTACT**

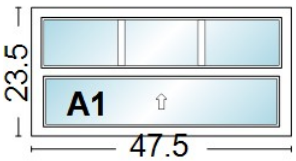
LineItem #	Description	Net Price	Extended
5-2	Unit 1 Screen: Half Screen, Charcoal Fiberglass, Shipped Separate	$10.39	$10.39

Qty: 1
Room Location:

Note:

LineItem #	Description	Net Price	Extended
6-1	Rough Opening: 48W x 24H 4-0 2-0 Builders Series 1100 Single Hung (47.5 W x 23.5 H x 0 Leg), Equal Sash , White, Nailing Fin Performance: PWG-M-3-00931-00002 Glass: LE SC, Double Glazed, Annealed Screen: Half Screen, Charcoal Fiberglass, Shipped Separate Grilles: Grille Type: 1-3/16" SDL w/Shadow Bar, Grille Pattern: Colonial, 3/1 (3x2) Performance Rating: H-LC30, DP +30/-30; Energy Star - Southern; U-Factor = 0.35; SHGC = 0.21; VLT = 0.39; STC Rating = 24 Frame Options: Nail Fin Setback-1 3/8" Clear Opening Calculations: 42.9375, 8.625, 2.57	$303.66	$910.98

Qty: 3
Room Location:
None Assigned
Note:



LineItem #	Description	Net Price	Extended
6-2	Unit 1 Screen: Half Screen, Charcoal Fiberglass, Shipped Separate	$10.39	$31.17

Qty: 3
Room Location:

Note:

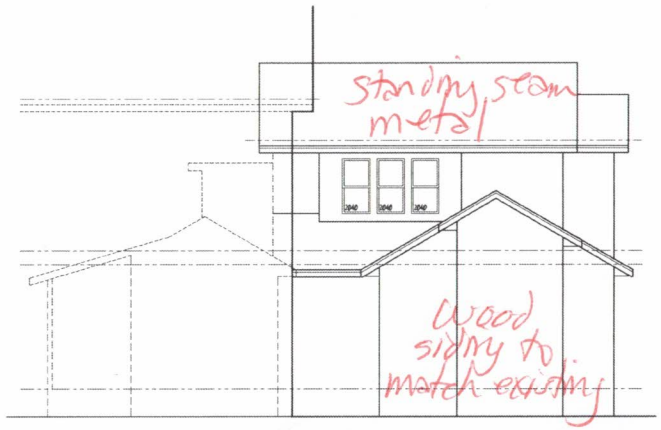
Total Unit Quantity: 21

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
7705784	8/23/2023	Load Date Not Set	Quote Not Ordered	Travis Williams
JOB NAME		**CUSTOMER PO#**	**BUILDING/LOT #**	**CONTACT**

PROJECT	QUOTE
new day custom homes	new day windows
NOTES	
Order:	
Delivery:	
Job Comment:	

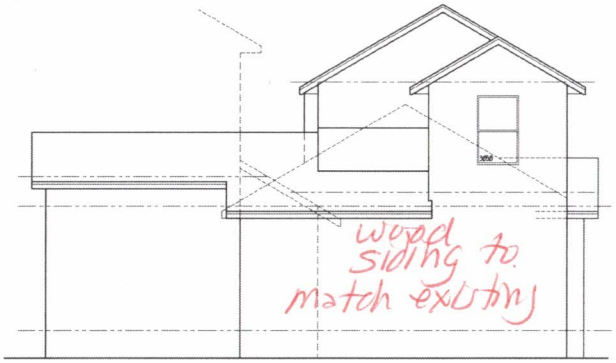
SUB-TOTAL:	$3,811.28
LABOR:	$0.00
FREIGHT:	$0.00
SALES TAX:	$314.43
TOTAL:	$4,125.71

CUSTOMER SIGNATURE_____DATE_____



FRONT ELEVATION

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

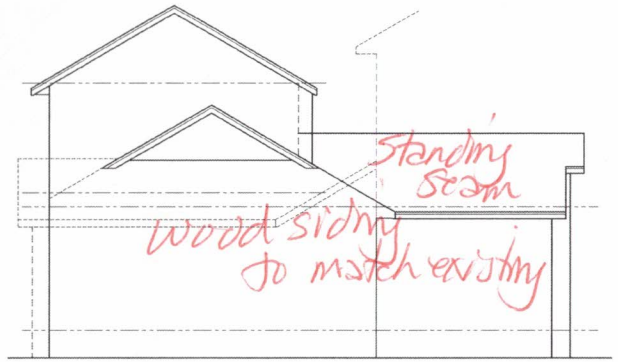


RIGHT SIDE ELEVATION

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

REAR ELEVATION

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



LEFT SIDE ELEVATION

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

1231 S. Alamo

from the studio of

Hyden DESIGN GROUP

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E-Mail: mb@hydendesigngroup.com
Internet: www.hydendesigngroup.com
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AIBD #6557

BUILDING DESIGN #641

A Texas Registered Design Professional

CONTRACTOR NOTES:

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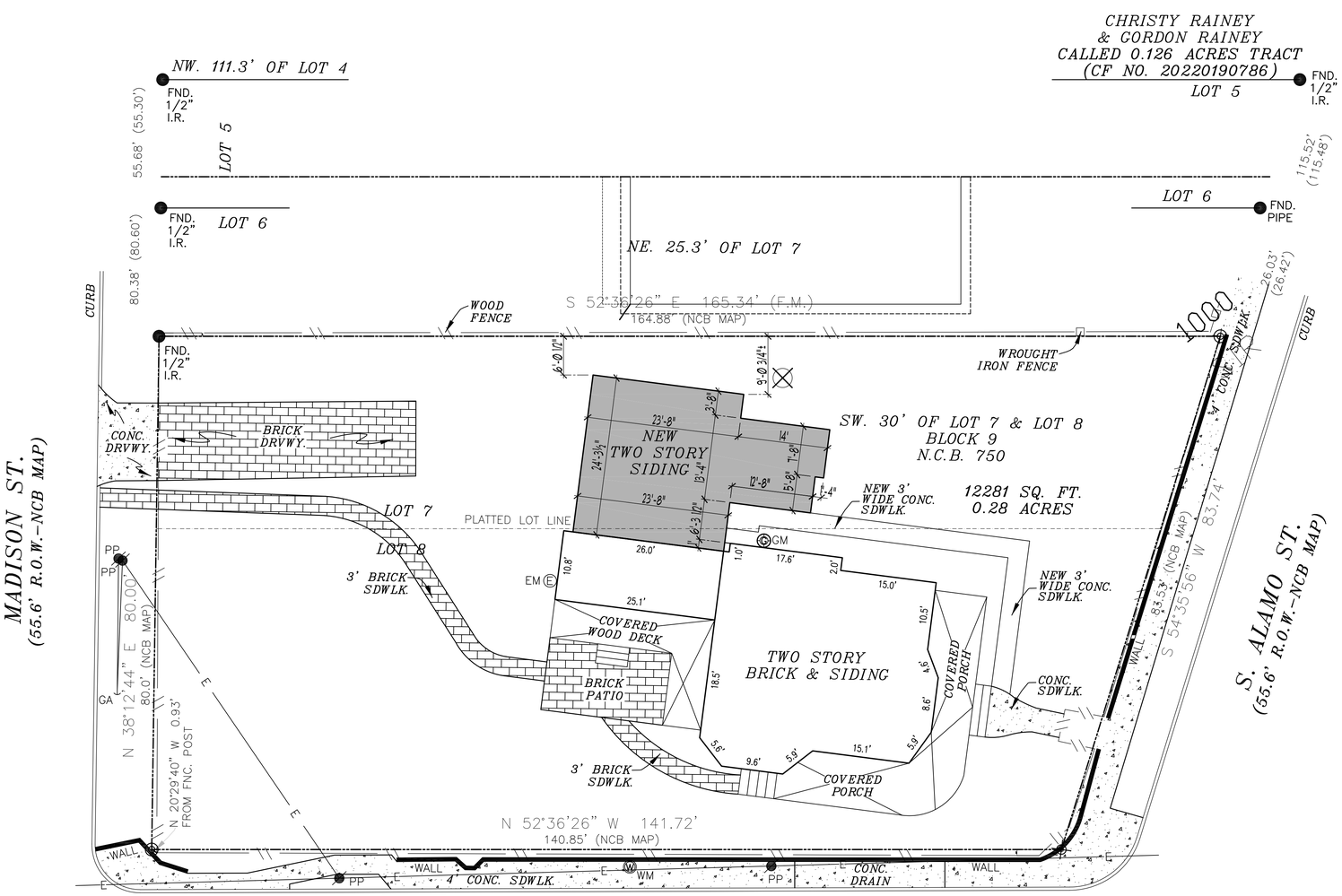
JOB#: JOB*
START DATE: 00-00-00
ISSUE DATE: 00-00-00
DRAWN BY: DRAWN
CHECKED BY: CHECKED
OF: 1

SHEET: A-1



SITE PLAN LAYOUT

SCALE: 0 1" = 10'-0"

S. ALAMO - PROJECT

A PROJECT DESIGN FOR

NEW DAY CUSTOM HOMES LLC

1231 S. ALAMO ST.
LOT 7 & 8 BLOCK 9
BEXAR COUNTY
SAN ANTONIO, TEXAS

from the studio of

Hyden DESIGN GROUP

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Designer – Planner – Consultant
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Internet: www.hydendesigngroup.com
YouTube: hydendesigngroup.com
Facebook: thehydendesigngroup

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TEXAS INSTITUTE OF BUILDING DESIGN #641
A Residential Design Specialist

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JOB#: 1231 S. Alamo St. - Site

START DATE: 00-00-00

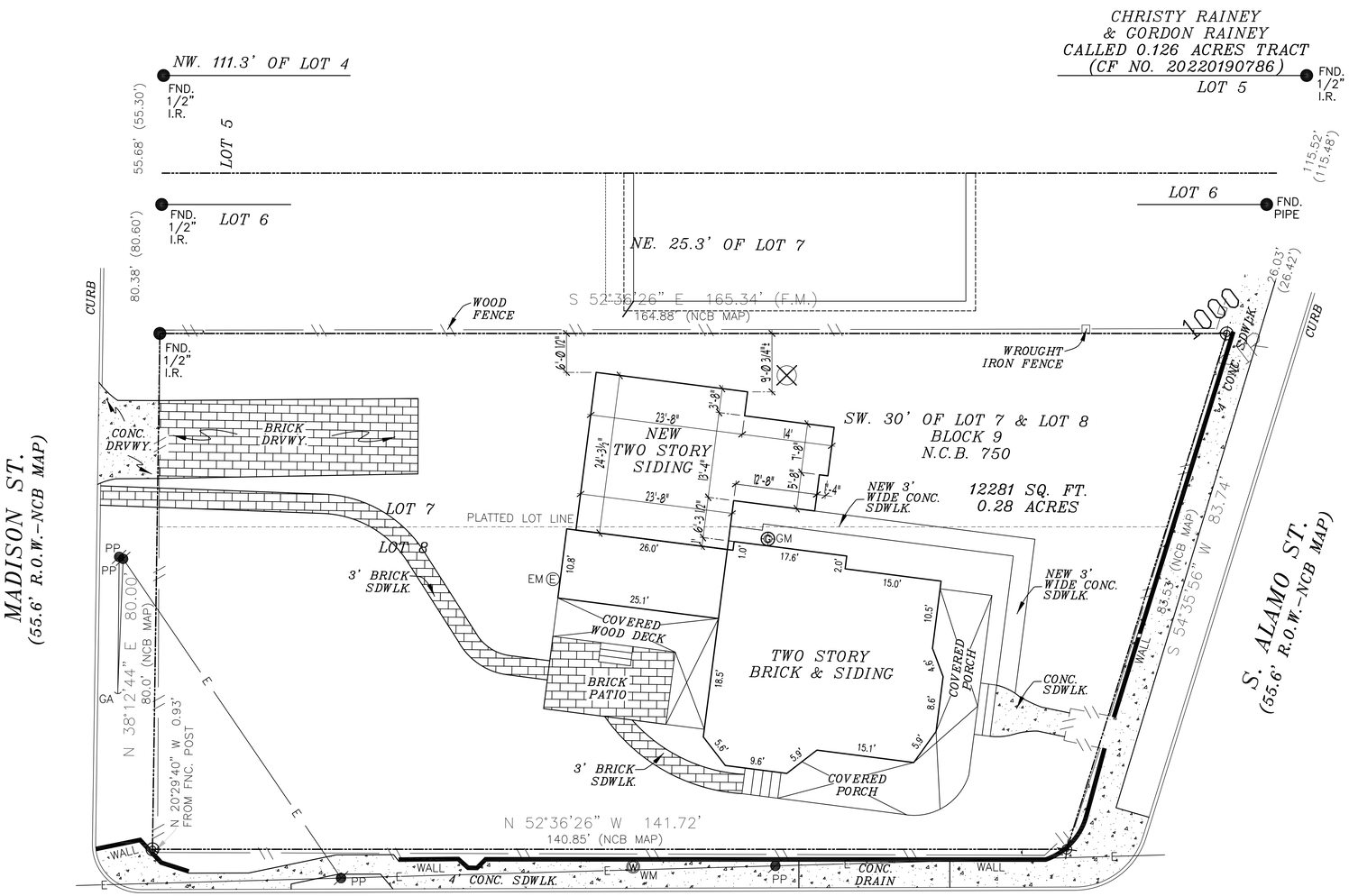
ISSUE DATE: 01 August 2023

DRAWN BY: Eng / MB

CHECKED BY: 000

OF: 01

SHEET: S-01



LEFT SIDE ELEVATION

SCALE: 1" = 10'-0"

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residential commercial
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JOB#: JOB*

START DATE: 00-00-00

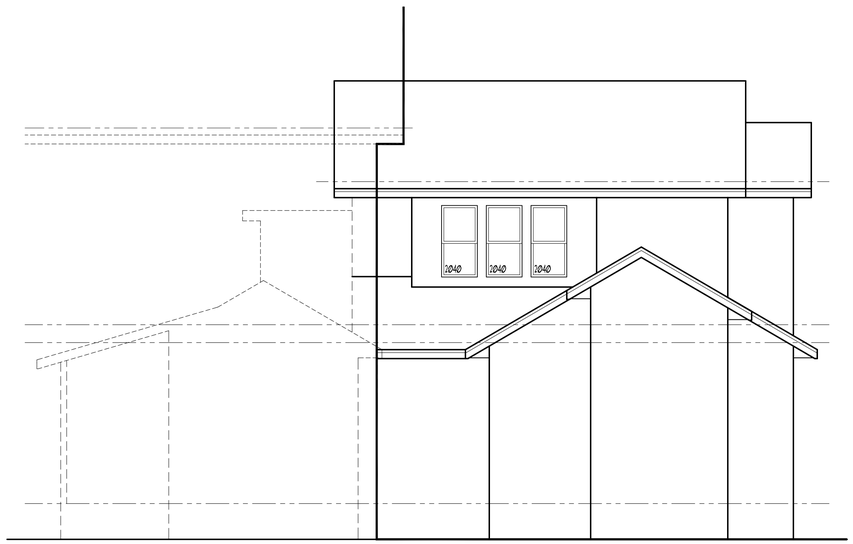
ISSUE DATE: 00-00-00

DRAWN BY: DRAWN

CHECKED BY: CHECKED

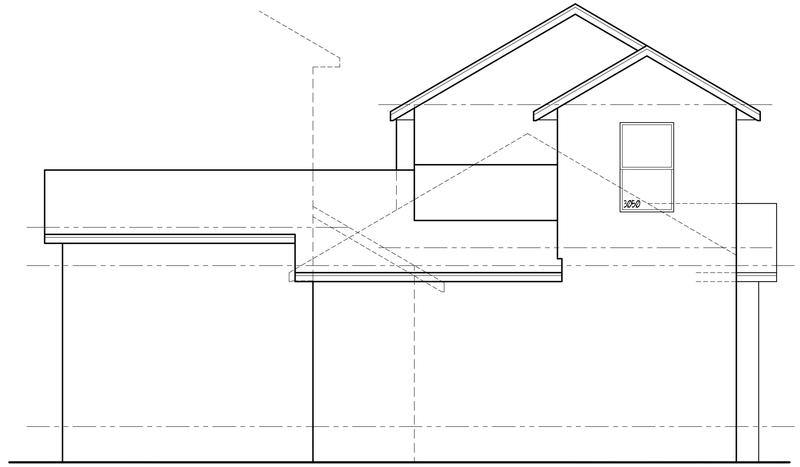
OF: 1

SHEET: S-1



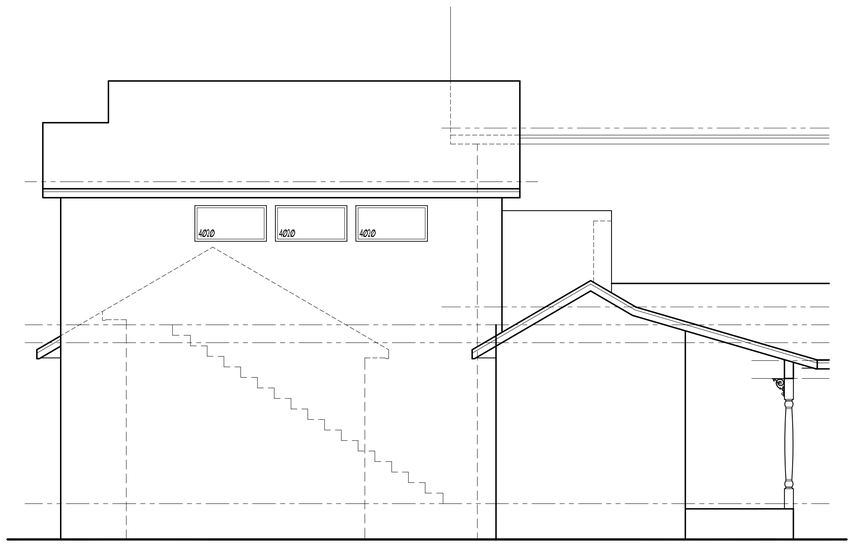
FRONT ELEVATION

SCALE: @ ¼" = 1'-0"



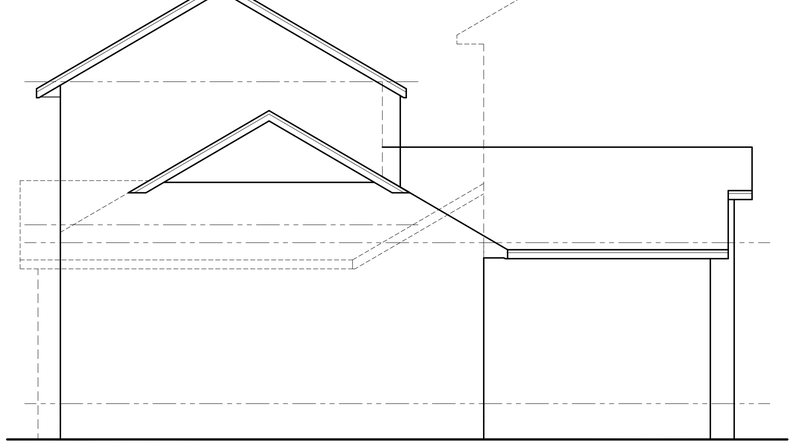
RIGHT SIDE ELEVATION

SCALE: @ ¼" = 1'-0"



REAR ELEVATION

SCALE: @ ¼" = 1'-0"



LEFT SIDE ELEVATION

SCALE: @ ¼" = 1'-0"

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JOB#: JOB*

START DATE: 00-00-00

ISSUE DATE: 00-00-00

DRAWN BY: DRAWN

CHECKED BY: CHECKED

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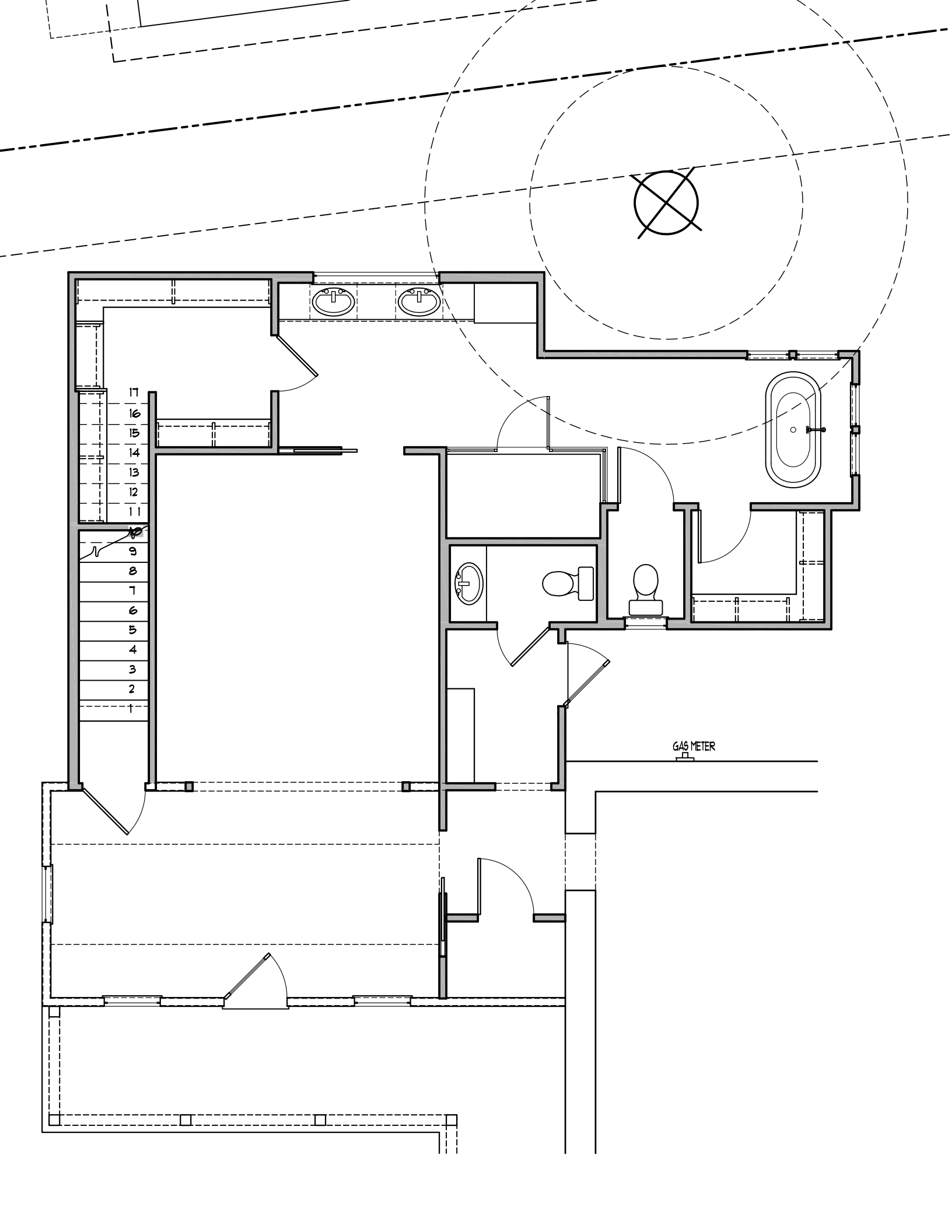
SHEET: A-1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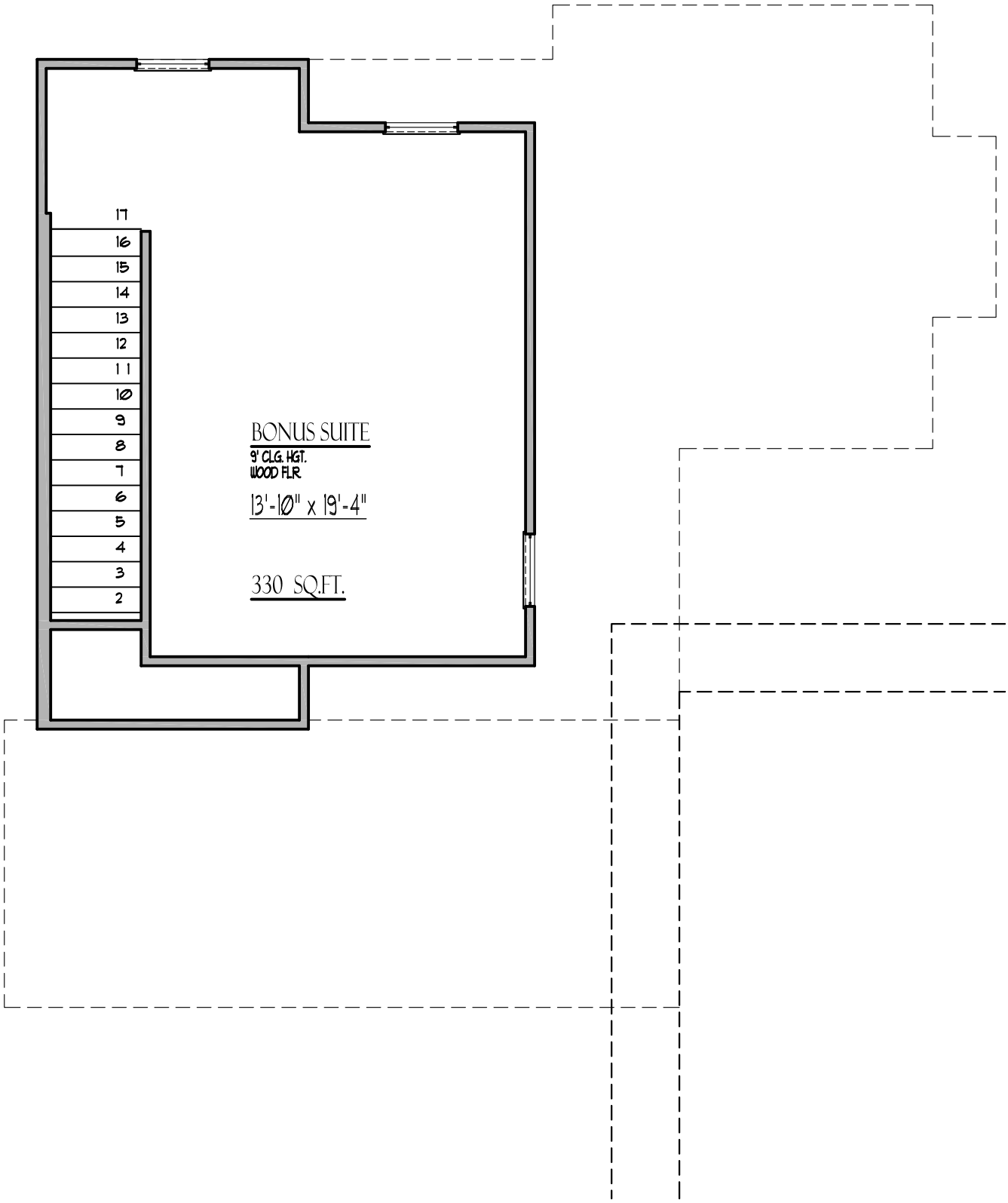
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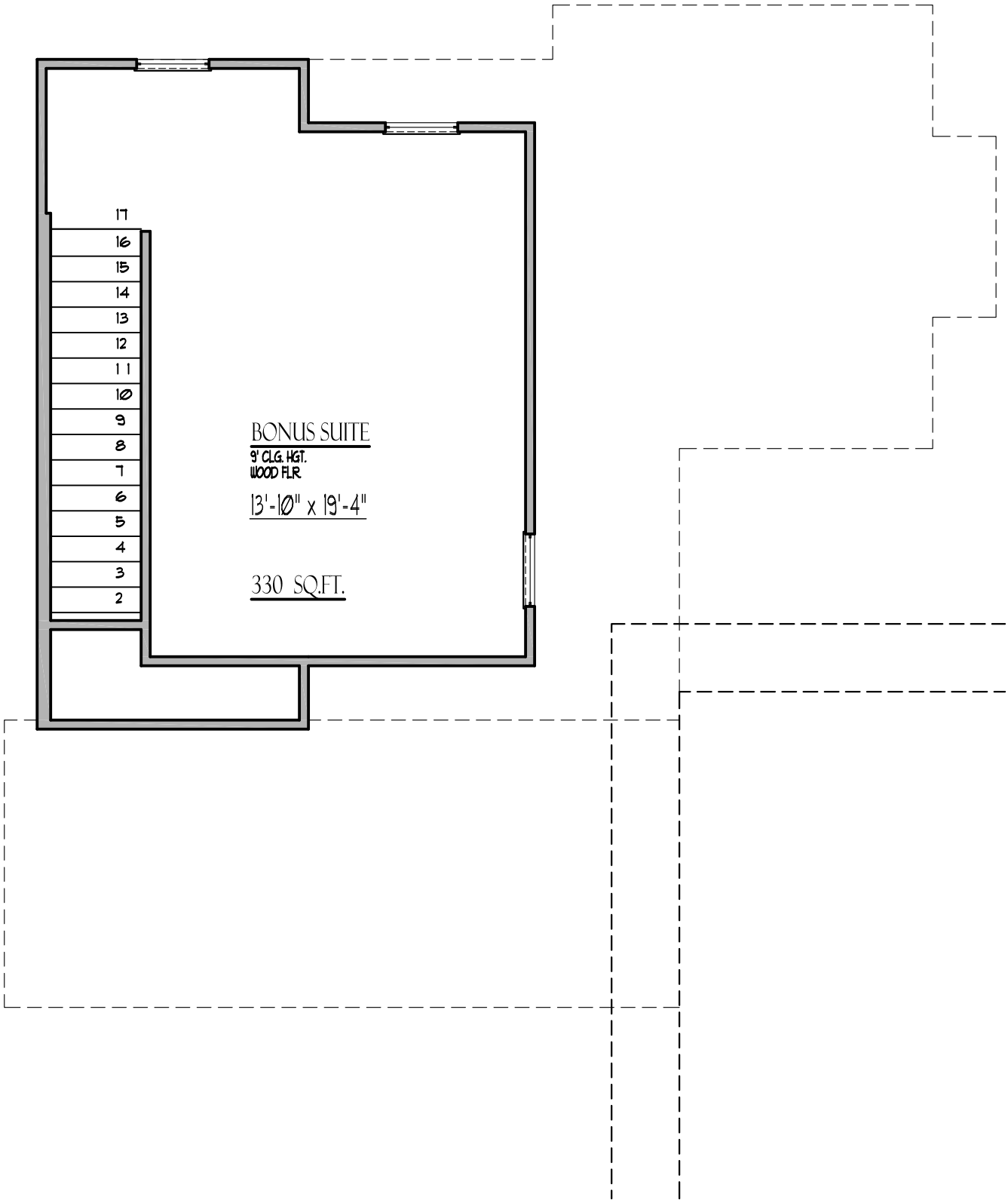
BONUS SUITE
9' CLG. HGT.
WOOD FLR.
13'-10" x 19'-4"
330 SQ.FT.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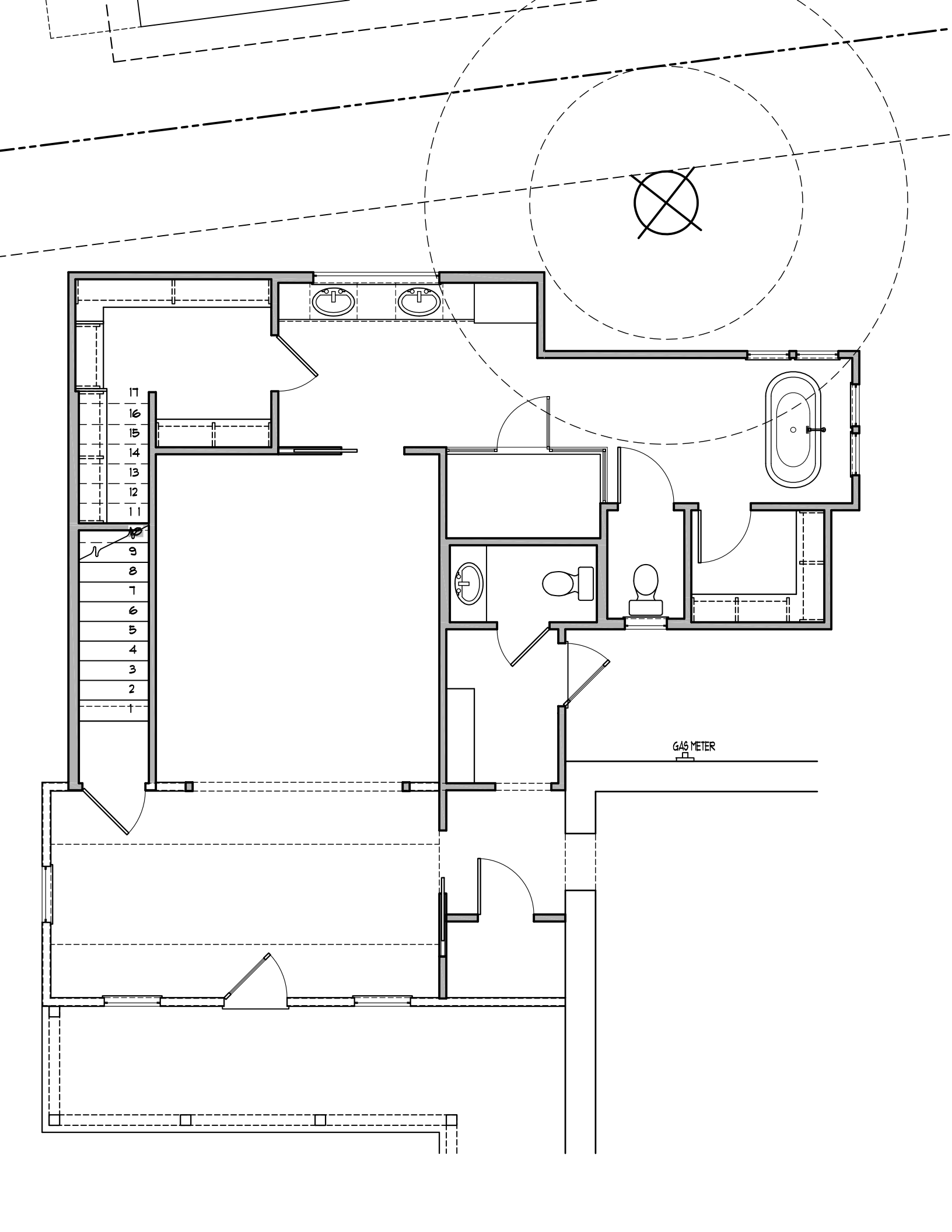
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