HISTORIC AND DESIGN REVIEW COMMISSION
September 20, 2023

HDRC CASE NO:	**2023-364**
ADDRESS:	626 BURNET ST
LEGAL DESCRIPTION:	NCB 547 BLK 19 LOT N 176.5 FT OF 7
ZONING:	R-6, H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Chapawu Properties LLC
OWNER:	Richard A Huichapa Gonzalez | Chapawu Properties LLC
TYPE OF WORK:	Construction of a 464 square-foot rear addition, rear deck construction, side door installation, and front door infill
APPLICATION RECEIVED:	August 22, 2023
60-DAY REVIEW:	October 21, 2023
CASE MANAGER:	Bryan Morales

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:
1. Construct a 464 square feet rear addition.
2. Construct a 120 square feet rear deck.
3. Installation of a Craftsman style door on the east side of the house.
4. Remove the front right door opening and infill with matching siding.

APPLICABLE CITATIONS:
Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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

6. Architectural Features: Doors, Windows, and Screens
A. MAINTENANCE (PRESERVATION)

i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
iv. *Screens and shutters*—Preserve historic window screens and shutters.
v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
viii. *Security bars*—Install security bars only on the interior of windows and doors.
ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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.

3. Materials and Textures
A. COMPLEMENTARY MATERIALS
i. *Complementary materials*— Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure
ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.
B. INAPPROPRIATE MATERIALS
i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.
C. REUSE OF HISTORIC MATERIALS
i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details
A. GENERAL
i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances
A. LOCATION AND SITING
i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.
B. SCREENING
i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. Designing for Energy Efficiency
A. BUILDING DESIGN
i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.

ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.
B. SITE DESIGN
i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.
C. SOLAR COLLECTORS
i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Historic Design Guidelines, Chapter 4, New Construction

1. Building and Entrance Orientation
A. FAÇADE ORIENTATION
i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.
B. ENTRANCES
i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form
A. SCALE AND MASS
i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
ii. *Transitions*—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.
B. ROOF FORM
i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.
C. RELATIONSHIP OF SOLIDS TO VOIDS
i. *Window and door openings*—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.

ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.
D. LOT COVERAGE
i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

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.

Replacement & Substitute Materials for Historic Structures Policy Document

Windows & Doors

Historic windows & doors are essential architectural elements which covey the character and craftsmanship of a historic property. The Historic Design Guidelines prioritize repair of original features over replacement.

Where original doors are missing or damaged beyond repair, replacement doors that are appropriate for the architectural style or construction period of the house should be installed. Period-appropriate doors are also available at most architectural salvage stores. When replacement is warranted, architecturally appropriate doors are eligible for administrative approval.

FINDINGS:

a. The primary structure located at 626 Burnet Street is a duplex constructed c. 1924 in the Federal style and first appears on the 1931 Sanborn map. The structure features a cross-gable roof form with a gable facing east-to-west and the rear facing south. The roof is a standing seam metal roof with gable returns and the rest of the structure features one-over-one wood windows, two front doors, a symmetrical chimney at the center of the roof, and symmetrical features throughout. The structure contributes to the Dignowity Hill Historic District.

b. MASSING & FOOTPRINT – The applicant is requesting to construct a one-story 464 square feet addition at the rear of the primary structure. The Guidelines for Additions 1.B.i. states to design residential additions to be subordinate to the principal façade of the original structure in terms of their scale and mass. Additions 1.B.iv. states that the building footprint should respond to the size of the lot with an appropriate yard to building ratio for maintained consistency within the historic district and should not be so large as to double the existing building footprint, regardless of lot size. Additions 1.B.v. states that generally, the height of new additions should be consistent with the height of the existing structure. The existing primary structure on the lot features a footprint of 1,302 square feet and is one-story in height. The proposed one-story rear addition features a total footprint of approximately 464 square feet, or approximately 36% of the primary structure's footprint. Staff finds the proposed height, massing, and footprint generally conforms to guidelines.
c. SETBACKS – The applicant has proposed a setback for the rear addition that is consistent with the guidelines.
d. ROOF – The applicant has proposed to continue the existing standing seam metal roof form through the proposed rear addition. Additions 1.A.iii. states to utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions. Additions 3.A.ii. states to construct new metal roofs in a similar fashion as the existing historic metal roof. Staff finds the proposal to construct the rear addition's standing seam metal roof using the same material, style, and form generally conforms to guidelines.
e. FENESTRATION MODIFICATIONS (EXISTING PRIMARY STRUCTURE'S REAR) – The applicant is requesting to remove six wood windows at the rear of the primary structure to allow the construction of the rear addition. Additions 4.A.i. states to design additions to reflect their time while respecting the historic context and to consider character-defining features and details of the original structure in the design of additions. Accordingly, architectural features include the roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings. Staff recommends that the applicant retain the fenestration configuration of the rear and to find a way to incorporate the proposed rear door. Staff finds the modifications to the rear façade generally does not conform to guidelines.
f. RELATIONSHIP OF SOLIDS TO VOIDS (ADDITION) – The applicant is requesting to construct the 464 square feet rear addition with a total of two windows and one double sliding door. The Historic Design Guidelines for New Construction 2.C.i. states to incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Given the lack of window openings at the addition's rear and west façade, staff finds the relationship of solids to voids for the proposed rear addition does not conform to guidelines.
g. WINDOWS (MATERIAL) – The applicant is proposing to install two one-over-one wood windows at the addition's east façade. The *Standard Specifications for Windows in Additions and New Construction* recommends that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance and that wood windows are preferred. Additions 3.C.i. states to salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition. Staff finds the installation of wood windows generally conform to guidelines; however, if the primary structure's rear façade modifications are approved by the HDRC, staff recommends that the applicant reuse the existing wood windows rather than installing new wood windows.
h. DOOR (MATERIAL) – The applicant is requesting to install an aluminum double sliding door at the rear of the addition. Additions 3.A.i. states to use materials that match in type, color, and texture. Staff finds the aluminum double sliding door generally appropriate.
i. SIDING (ADDITION) – The applicant is requesting to install horizontal wood siding matching the existing siding to the proposed rear addition with a vertical trim piece to differentiate the primary structure and the rear addition. Additions 3.A.i. states to 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. Additionally, 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. Additions 1.A.iv. states to 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. Staff finds the installation of horizontal wood siding that matches the existing profile and a vertical trim piece generally conforms to guidelines.
j. ARCHITECTURAL DETAILS – The applicant is proposing to construct a 464 square feet rear addition. The existing rear of the primary structure features a predominant gable roof vent and gable returns. Additions 4.A.ii. states to incorporate architectural details that are in keeping with the architectural style of the original structure and details should be simple in design and compliment the character of the original structure. The applicant's construction documents are missing these architectural details and the central chimney. Staff finds that the construction documents should incorporate a rear roof vent and gable returns to mimic the original architectural style of the house and retain the chimney.

k. REAR DECK CONSTRUCTION – The applicant is requesting to construct a 120 square feet rear wooden deck. Additions 1.A.i. states to 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. Additions 3.A.i. states to 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. Staff finds the installation of a 120 square feet rear wooden deck generally conforms to guidelines.
l. SIDE DOOR INSTALLATION (EAST SIDE) – The applicant is requesting to install a Craftsman style door on the east side of the house. Exterior Maintenance and Alterations 6.B.i. states to replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair, and, when in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element. The *Replacement & Substitute Materials for Historic Structures Policy Document* states that replacement doors should be appropriate for the architectural style or construction period of the house. Staff finds the installation of a Craftsman style door generally appropriate.
m. FRONT DOOR INFILL – The applicant is requesting to infill the right front door at the front of the primary structure. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.i. states to preserve existing window and door openings and avoid filling in historic door or window openings. Maintenance and Alterations 6.A.ii. states to preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures. Staff finds the infilling of the right front door does not conform to guidelines.

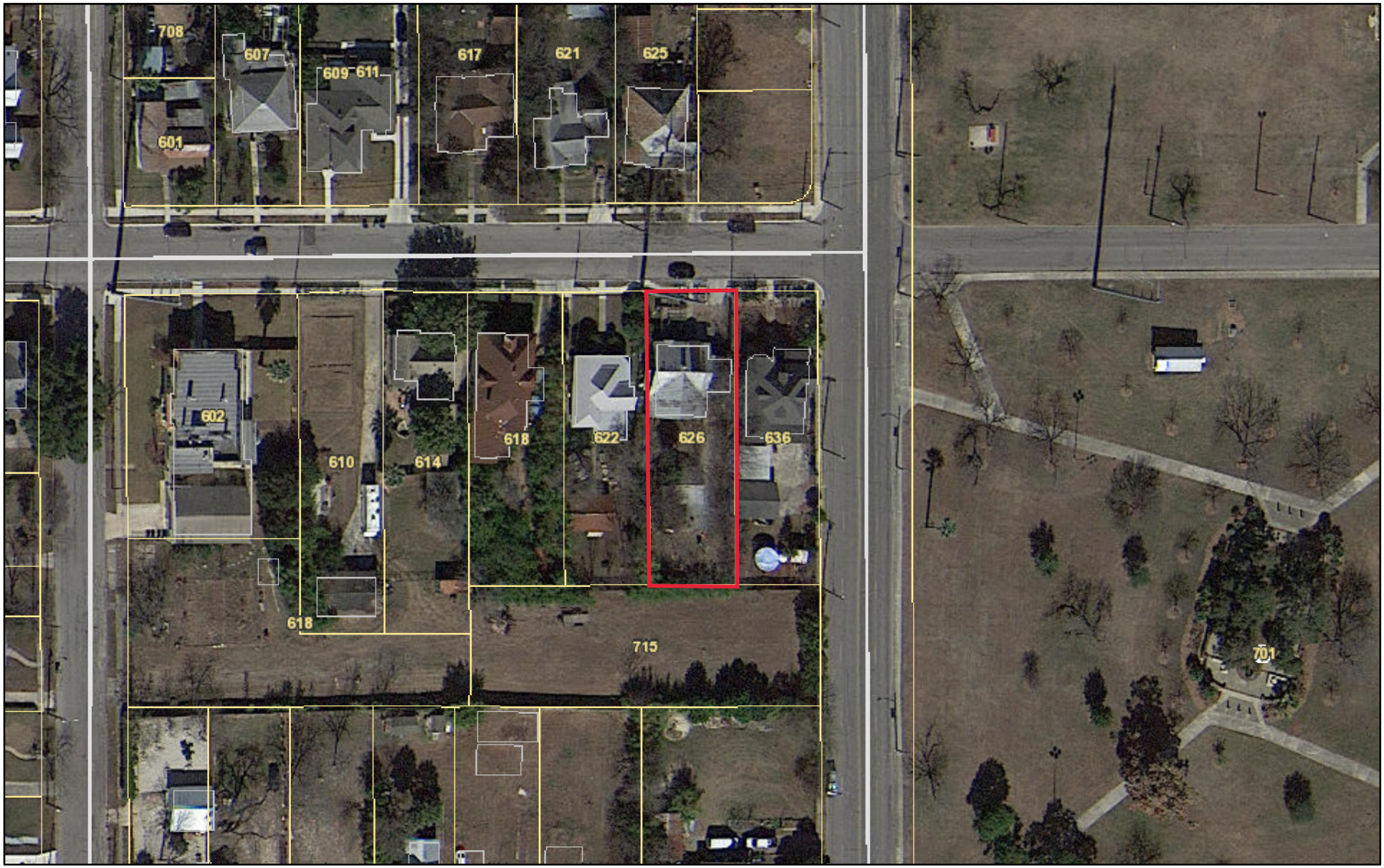
RECOMMENDATION:

Staff recommends approval of items 1 through 3, based on findings a through l, with the following stipulations:

i. That the applicant install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. No modifications to the roof pitch or roof form are requested or approved at this time.
ii. That the applicant install salvaged windows or fully wood windows that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature trim profiles that are found historically on the home.
iii. That the applicant submit to staff a revision of the elevation drawings that incorporates additional fenestration openings, and retention of the roof vent, gable returns, and chimney.
iv. That the applicant abide by all setback requirements.

Staff does not recommend approval of item 4, based on findings a and m. Staff recommends that the applicant retain the historic door opening at the front.

City of San Antonio One Stop



September 15, 2023

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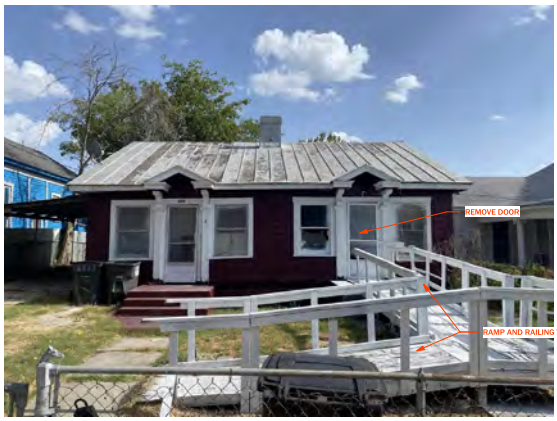
0 0.0125 0.025 0.05 km

1 North-East

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



2 North

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

3 North-West

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

4 South-East

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

5 South

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

Project Number 08/07/2023 2305

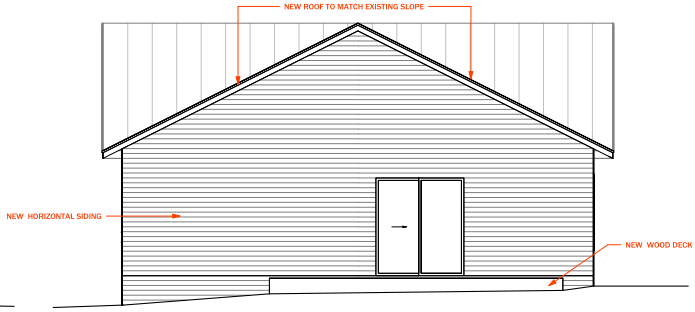
2.1 Existing Conditions

626 BURNET

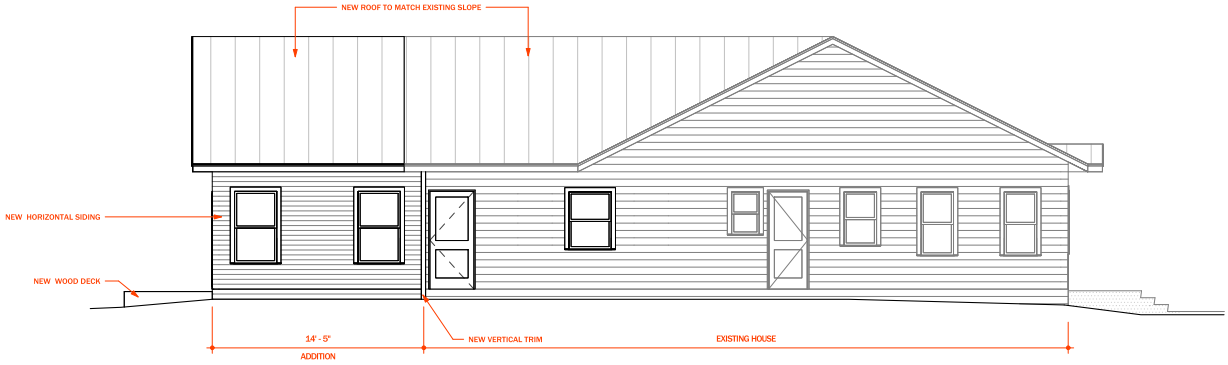
No.	Description	Date

MAVE CONSULTING

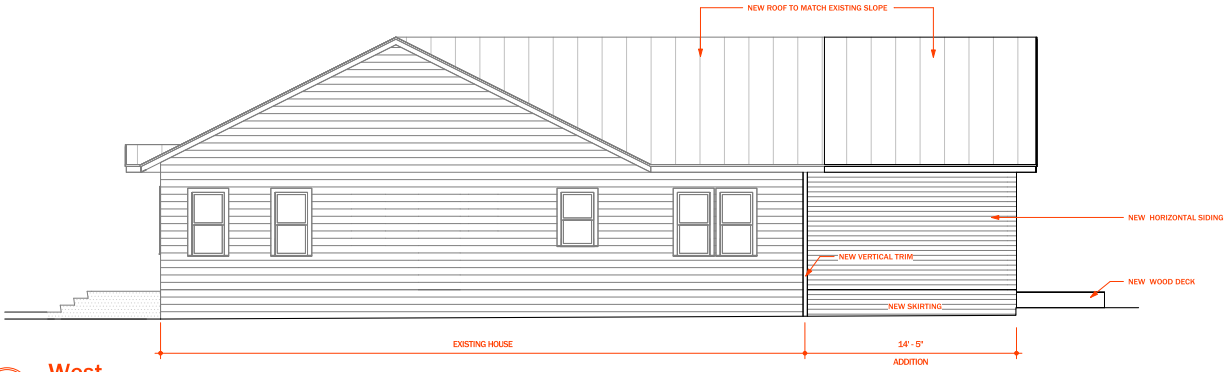
1 **North**
SCALE: 1/4" = 1'-0"



2 **South**
SCALE: 1/4" = 1'-0"



3 **East**
SCALE: 1/4" = 1'-0"



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

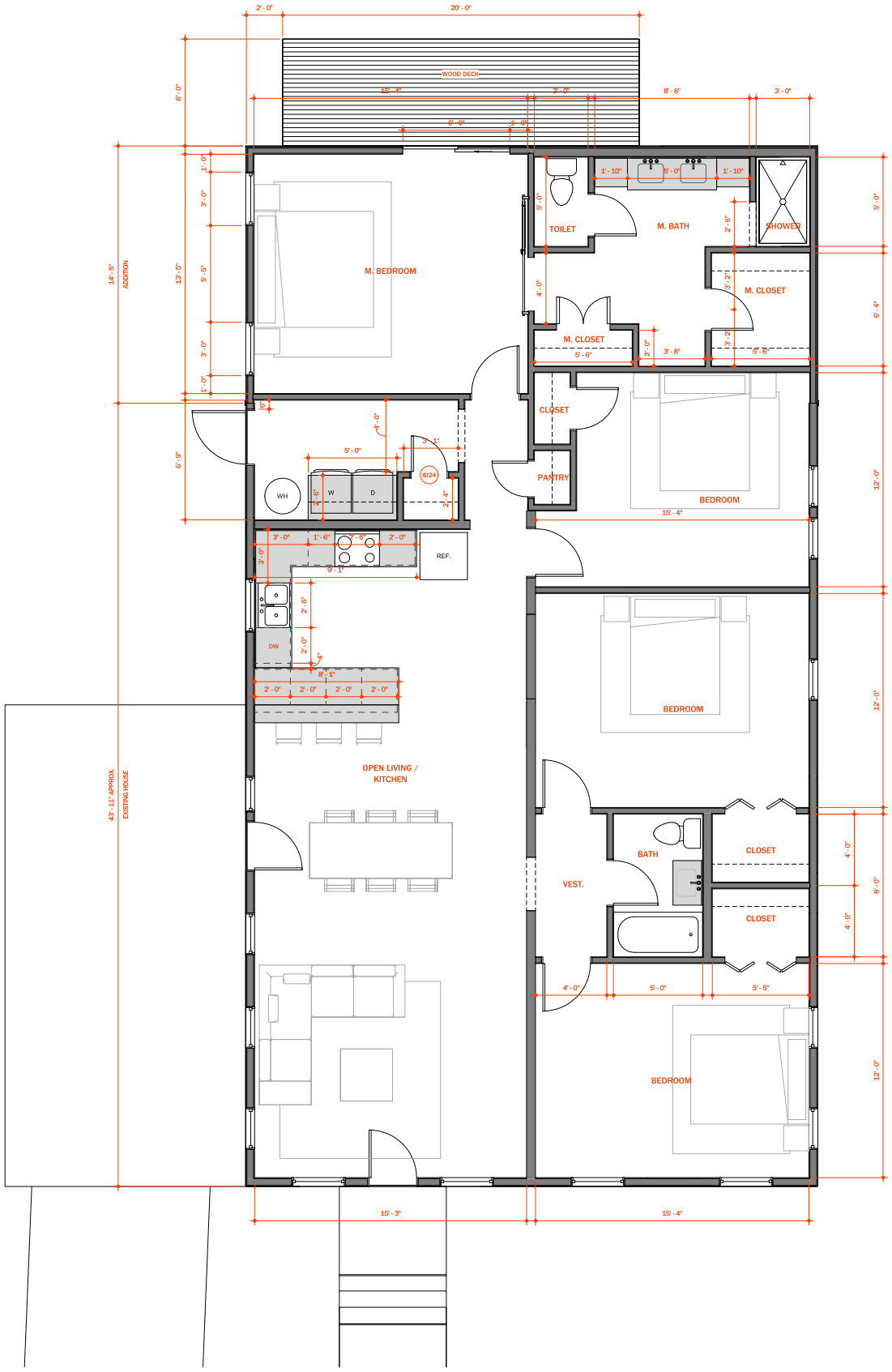
Project Number 08/07/2023 2335

2.0 Exterior Elevations

626 BURNET

No.	Description	Date

MAVE CONSULTING



626 BURNET

No.	Description	Date

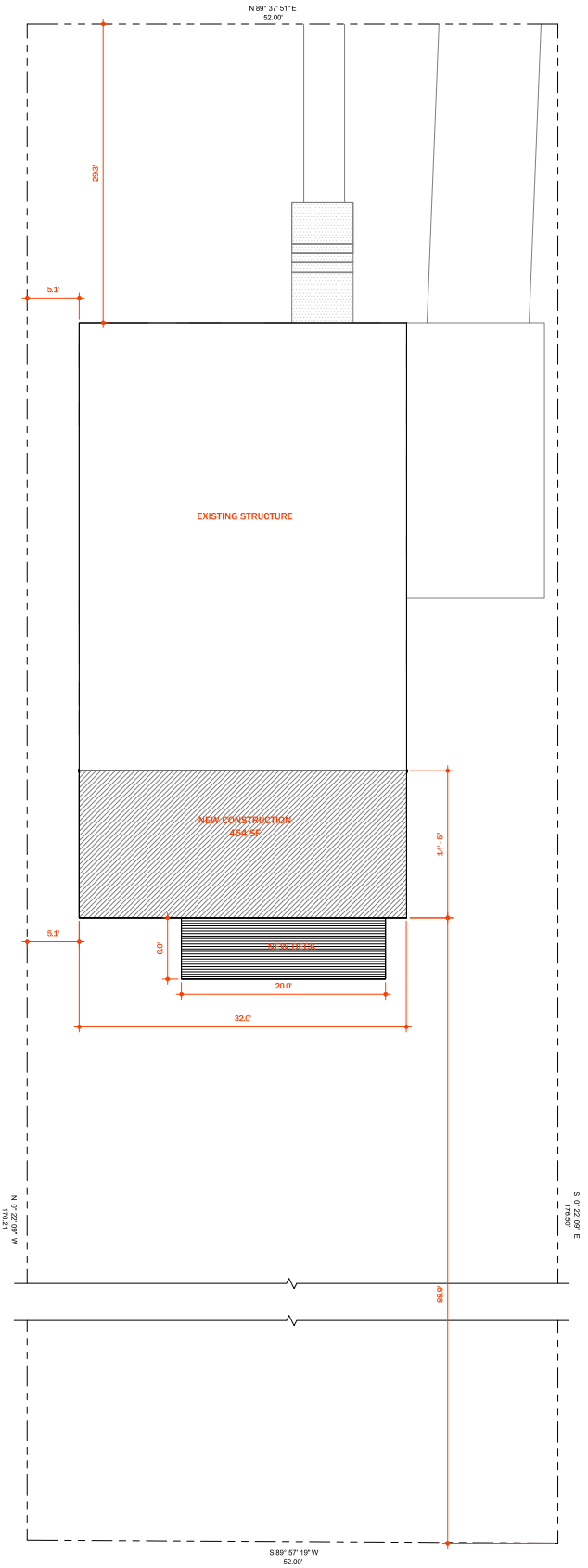
MAVE CONSULTING

Project number 2305

08/09/2023

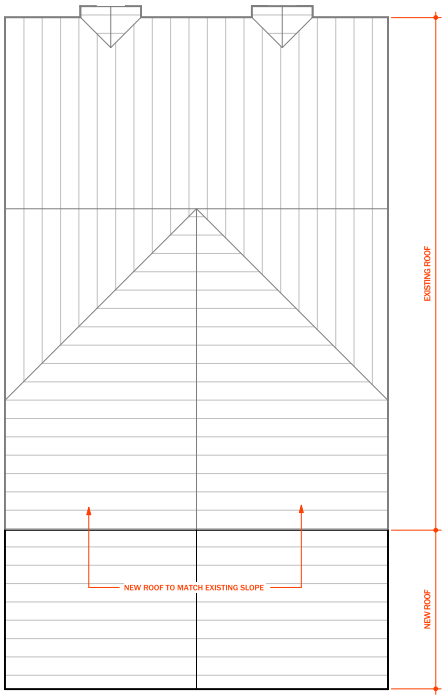
1.0

Floor Plan



1 **Site Plan**

SCALE: 3/16" = 1'-0"



2 **Roof Plan**

SCALE: 3/16" = 1'-0"

Project Number	08/07/2022	2305

0.1
Site Plan

626 BURNET

No.	Description	Date

MAVE CONSULTING

- Material specifications for the proposed rear decking
  Material will be PRESSURE TREATED WOOD for deck.

- Rear sliding door will be Aluminum here is more info
  https://www.plygem.com/windows-doors/doors/door-materials/aluminum/

- Side door will be a stain wood door here is more info:
  https://www.homedepot.com/p/Krosswood-Doors-36-in-x-80-in-Craftsman-Knotty-Alder-Left-Hand-6-Lite-Clear-Low-E-Provincial-Stain-Wood-Single-Prehung-Front-Door-PHED-KA-550-30-68-134-LH-PR/309338396

Internet #309338396 Model #PHED.KA.550.30.68.134.LH.PR UPC Code #848068063144

Krosswood Doors

36 in. x 80 in. Craftsman Knotty Alder Left Hand 6-Lite Clear Low-E Provincial Stain Wood Single Prehung Front Door

(311) Questions & Answers (307)

PREFERRED PRICING

$1494.24

Limit 5 per order

~~$1698.00~~

Save $203.76 (12%)

Pay **$1394.24** after **$100 OFF** your total qualifying purchase upon opening a new card.

Apply for a Pro Xtra Credit Card

Feedback

Color/Finish: **Provincial Stain**

Common Door Size (WxH) in.: **36 x 80**

32 x 80 | 32 x 96 | **36 x 80** | 36 x 96 | 42 x 96

Door Handing: **Left-Hand/Inswing**

Left-Hand/Inswing | Right-Hand/Inswing

Pickup at Fair Ave

Delivering to 78202

Ship to Store

Sep 18 - Sep 20

132 available

FREE

Delivery

Tuesday, Sep 26

132 available

Leave Your Next Project To Us

Get Expert Door Installation

A local pro will take care of the job for you

Request door installation service

What to Expect

Have Questions? We're Here to Help.

Speak to a Virtual Associate about Doors or Windows today.

Monday - Friday from 9AM - 11PM ET &

Saturday - Sunday from 9AM - 9PM ET.

Request Appointment What to Expect

Or call 1-833-HD-APRON(1-833-432-7766)

Feedback

- 1 +

Add to Cart

Add to List

Add to Quote

Product Details

Specifications

Dimensions

Door Height (in.)	80 in
Door Thickness (in.)	1.75 in
Door Width (in.)	36 in
Jamb Size (in.)	5-1/2"
Nominal Door Height (in.)	80 in

Nominal Door Thickness (in.)	2 in
Nominal Door Width (in.)	36 in
Rough Opening Height (in.)	82 in
Rough Opening Width (in.)	38 in

Details

Bore Type	Double Bore
Color Family	Light Brown Wood
Color/Finish	Provincial Stain
Door Configuration	Single Door
Door Glass Insulation	Dual Pane, Low-E, Tempered
Door Handing	Left-Hand/Inswing
Door Style	Craftsman
Door Type	Exterior Prehung
Features	Glass Panel, Lockset Bore (Double Bore), No Additional Features, Weatherstripping
Finish Type	Stained
Frame Material	Wood
Glass Caming Finish	No caming
Glass Layout	1/4 Lite
Glass Shape	Square Lite
Glass Style	Clear Glass
Hinge Finish	Oil Rubbed Bronze
Hinge Type	Standard

Included	Instructions, No Additional Items Included
Material	Wood
Number of Hinges	3
Number of Lites	6 Lite
Panel Type	2 Panel
Product Weight (lb.)	107.5 lb
Returnable	90-Day
Suggested Application	Front

Feedback

Warranty / Certifications

Energy Star Qualified	Not Qualified
Manufacturer Warranty	1-Year Limited

How can we improve our product information? Provide feedback.

Questions & Answers

307 Questions

Customer Reviews

4.1 out of 5 (311)

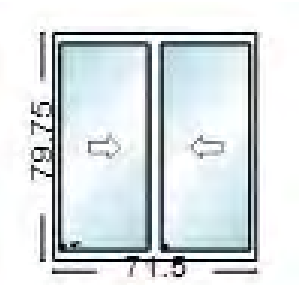
Compare Similar Wood Doors With Glass

CURRENT PRODUCT

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
6175961	6/1/2023	Load Date Not Set	Quote Not Ordered	Mike Castillo
JOB NAME		**CUSTOMER PO#**	**BUILDING/LOT #**	**CONTACT**
626 Burnet				

LineItem #	Description
16-1	6-0 6-8 Builders Series 4800 Two Panel (71.5 W x 79.75 H x 0 Leg), XXL, White , Finless, Standard Sill Riser Thermally Broken Frame Performance: PWG-M-165-00036-00001 Glass: HP2+ SC, Double Glazed, Argon Gas, Tempered Hardware: Standard Screen: Screen, Charcoal Fiberglass, Shipped Separate Disclaimers: Proposition 65 Manufacturer Information: N/A Performance Rating: LC-PG50-SD, DP +50/-50; U-Factor = 0.39; SHGC = 0.21; VLT = 0.4

Qty: 1
Room Location:
None Assigned
Note:

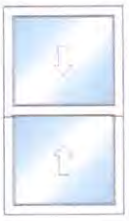


LineItem #	Description
16-2	Unit 1 Screen: Screen, Charcoal Fiberglass, Shipped Separate

Qty: 1
Room Location:

Note:

Total Unit Quantity: 1



Frame Width = 35 3/8"
Frame Height = 60 1/2"
Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
200-1	35.375-in x 60.5-in JELD-WEN Wood W-2500 Double Hung	$487.41	$487.41	3	$0.00	$1,462.23
	Unit 200 Total:	**$487.41**	**$487.41**		**$0.00**	**$1,462.23**

Begin Line 200 Description

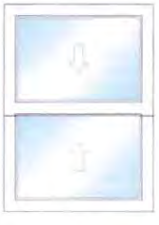
---- Line 200-1 ----

Wood W-2500,
Double Hung,
,
35.375 x 60.5
ProductTileBackendName =
Assembly = Full Unit,
Exterior Trim Type = Brickmould,
Exterior Trim Options = Sill Nosing & Casing Loose,
Regional Compliance = US National-WDMA/ASTM
Vent Division = Even Divide,
Order By = Rough Opening Size,
Rough Opening Width = 36 1/8",
Rough Opening Height = 61 1/4",
Exterior Trim Width = 38,
Exterior Trim Height = 62.28125
Species = Auralast Pine,
Interior Finish Type = Natural,
Finish - Interior = Natural,
Finish - Exterior = Primed,
Sash to Match Exterior Finish = Yes,
Finish - Sash (Exterior) = Primed

Jamb Width = 4 9/16"
Rating = PG 25,
Sill Nosing = Standard Sill Nosing,
Sill Horns = No Sill Horn,
Prep for Stool = No
Hardware Finish - Interior = White,
Number of Locks = 2,
Screen Options = Fiberglass Mesh,
Screen Finish = Brilliant White
Energy Efficiency = Energy Star,
Energy Star Zone = Energy Star - South-Central,
STC / OITC Rating = Standard,
Glazing = Insulated,
Glass Color = SunResist with HeatSave,
Glass Type = Annealed,
Neat Glass = Neat,
Glass Thickness = Standard Default Thickness,
Protective Film = Protective Film,
Spacer Color = Silver Spacer,
Glass Options = Argon
Grid Type = No Grids

Certification = None,
Jambliner = White Jambliner,
Jamb Liner Options = Compression Jambliner,
Sill Stop = Sill Stop Applied,
Sash Limiter = No Sash Limiter,
Finger Plows = Plow in Top & Bottom Rail
U-Factor = 0.25,
Solar Heat Gain Coefficient = 0.2,
Visible Light Transmittance = 0.46,
Condensation Resistance = 47,
CPD# = JEL-N-578-01934-00001,
Energy Star Qualified = Northern; North-Central; South-Central; Southern
Room Location = Not Specified,
Is This a Remake = No,
Specific Information = Not Specified
Manufacturer = JELD-WEN, Rantoul(IL),
Contact Number = 1-800-246-9131 Option 2,
Catalog Version Date = 03/15/2022,
Catalog Version = 22.1.3.1
None

End Line 200 Description



Frame Width = 35 3/8"
Frame Height = 48 1/2"
Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
300-1	35.375-in x 48.5-in JELD-WEN Wood W-2500 Double Hung	$443.24	$443.24	3	$0.00	$1,329.72
	Unit 300 Total:	**$443.24**	**$443.24**		**$0.00**	**$1,329.72**

Begin Line 300 Description

---- Line 300-1 ----

Wood W-2500,
Double Hung,
,

Jamb Width = 4 9/16"
Rating = PG 25,
Sill Nosing = Standard Sill Nosing,

Certification = None,
Jambliner = White Jambliner,
Jamb Liner Options = Compression Jambliner,

1222—Vacant
1226—Mrs Ann Slavin (h)
1301—E & Juanita Menchaca (h); C8794
1302—A F Fischer (h); C5387
1304—B & Augusta Westphall (r)
1305—S & Antonia Martinez (h)
1309—R L & Ethel Wheelan (h); T6499
1311—Mrs Augusta Fraser (r)
1311, A—D & Meda Hoffmann (r); T3079
1312—J H & Eva Bryant (r)
1314—W & Laura Harris (h)
1315—C L & Hattie Dethleffsen (r)
1316—J & Tereea Valora (h); T4824
1317—A B & Marie Casdorph (h)
1317, rear—W & Arminta Davis (r)
1318—E M & Trinidad Patino (h)
1320—E B & Alberta Sturman (h); T8589
1321—T & Amelia Bolling (h)
1328—J & Ester Mora (r)
1331—M & Carrie Runnels (c) (h); T4073
1332—Mrs Mattie Willoughby (h); C10067
1401—J L & Dora Frost (r)
1402—B W & Maggie Williams (r)
1405—Wm L & Annie Braun (h); C7225
1406—Lucille C McKinnon (c) (h)
1406, rear—F & Pearl Stephens (c) (r)
1408—Mattie Oliver (c) (r)
1410—Sarah McIntyre (c) (r)
1415—W J & Odette Viavant (r)
1416—R & Ester Rodriguez (r); T8533
1435—M & Margarita Valdez sr (h)
1511—P R & Marsalina Martinez (h)
1515—P & Tomasa Contreras (h)
1702—H J & Olga Mesch (h); C4829

BURNET
(6w) b 100 Austin, ext e to city limits (Buy Appler's city map)

Elm ..... 100 N Palmetto ave 1200
Austin ..... 115 St Charles 1301
Live Oak ..... 200 St James 1401
Chestnut ..... 300 N Nw Braunfels av.1500
N Walnut ..... 400 St Martin ave 1600
N Cherry ..... 500 St Daniels ave ...1700
N Mesquite ..... 600 N Gevers 1800
N Hackberry ..... 700 Euclid 1901
N Olive ..... 800 Hudson 2001
N Pine ..... 900 N Walters 2100
Willow .....1000 City limits
Muncey 1100

106—S Rivera (r)
108—Mrs Margaret Arndt (r)
110—L & Anie M Williamson (r)
112—T & Ophelia Papoutsis (h); T2157
114—P J & Nora Hebert (r)
121—P A & Ella M Vance (r); C4478
200—Piggly Wiggly No 13
202—A G Scherrer; T8352
205—R Graves; C1854; L G Waber
206—Mrs Ida Persch (r); C8525
209—H A & Minnie Nunn (r); T4343
212—A & Johanna Muegge (h); T542
214—Mrs Catherine Maloney (r); T2239
215—T & Mary Lofkas (r); C908
219—H & Bessie Klaerner (r); T6173
219, rear—J C & Mary Moran (r)
220—A & Alice Rossy (r); C4851
220, upstairs—E & Anna Scholl (h); C3142
220, rear—Robert Scholl (r)
222—Louis Voightlander (h)
223—J & Leah Simons (h)
223, rear—Mr Humphries (r)
227—J J & Lula Wagner (h); T925
227, up—C C & Teddy Chapman (r)
228—Mrs Erna Jacobs (r)
228, rear—A Jacobi (r)
231—R & Adella Maierhofer sr (h)
231, A—F & Wilhelmina Kapp (r)
232—J E & Gertrude Vantis (r)
301—C & Annie Nevels (c) (r)
302—C F & Mary Cotton (h); T8421
305—J & Bell Benson (c) (r)
306—H A & Elizabeth Wolf (h); C6835
307—Sophia Lewis (c) (r)
309—J & Louise Hanford (r)
310—Verna Davis (c) (r)
315—Mrs Tillie Fritze (r); C4789
316—M J & Annie Mattura (r); T1171
318—J & May McGowan (r)
319—L A & Elizabeth Bravo (r); C3664
322—W A & Willie McMillan (h); C5934
323—W P & Della Douglas (r); T7733
331—Hoffmann-Hayman Coffee Co; C2041
332—Staffel Feed, Mill & Elevator Co
402—S A Coffee Co; T7198; T4694
415—Vacant
421—Vacant
424—Vacant
428—Royal Sales Co; C666
507—J M & Rebecca Stein (r)
511—Mrs Elisabeth Marks (h); C680
515—F & Eda Andrews (h); T2006
517—Mrs Lena Wolff (h); T7958
517, A—L & Alma Dulming (h)
518—W H & Ada Davis (h); C6920
523—H A & Clara Mair (h); C1864
526—Judge Body Corp; T8355
526, up—H Judge (r)
527—C L & Lillian Creech (h); C2720
601—Mrs Eliza Cook (h); C7658
602—A E & Clara Salisbury (h); C2926
602, rear—S Webb (c) (r)
607—Mrs Leonetta Claffkin (r)
611—Mrs Josephine Stevens (h); C5260
614—E B & Ruth Rhodes (r)
617—W H & Hortense Joyce (h); C4977
618—T & Emma Allen (r); C7859
621—Mrs E F Cosby (h); C6199
622—F W & Ruth Morris (h); T6702
625—A & Ellie Munroe (h); T7960
626—C B & Blanche Capron (r); T5854
628—W J & Mannti C Biard (r); T3653
632—W M & Minnie Jordin (h); C1884
715—C A Hollquist (r)
811—T G & Ollie Reed (r)
819—W F & Abbie R Noonan (r); C2762
819, down—Miss Stella Kuhn (r); C3336
916—O F & Helen Heinen (h); C6412
917—W & Sarah Owen (h); C3106
921—Jordan Bros Flooring Co; C4979
922—O J & Lucy Starr (h); T6392
925—D G & Agnes Jordan (h); T508
929—Mrs Irene Stillman (h); T216
929, up—E & May DeArment (r)
930—W D & Bessie James (r); C10282
932—A & Ida Uhr (h); T926
933—B J & Florence Williams (r); C8096
1000—J A Wendel; T1107
1001—J D Padgett (h); T4922
1002—J A & Bessie Wendel (h); T1107
1005—R W & Henrietta Enck (h); C5921
1009—H W & Margaret Simon (r)
1010—Mrs Emma Hunter (r); C1792
1010, rear—A & Alga Wilson (c) (r)
1014—J R & Beulah Pierce (r); T194
1015—R A & Selma Werth (r); C5661
1019—W L & Belsora Davies (h); T749
1018—T C & Florence Jones (r)
1020—J H & Lillian Pickler (h); T7431
1023—A S & Ella Weiner (h); C2235
1023, rear—Mrs Pascuala Vega (r)
1024—Mrs Minnie Warfield (h); T1229
1030—W & Tillie Rothman (h); T1780
1101—L & Annie Beversdorff (r); T8449
1107—Mrs Sarah Hall (h); T184
1109—S H & Tilda Lane (r)
1110—J L & Irene Fleming (h)
1112—Mrs Sabina Jensen (h); C5892
1115—E J & Isa Dyal (r); T452
1119—Mrs Emily J Watkins (h); C2072
1120—T A & Lydia Martin (r)
1122—J & Felton Riegel jr (h); C8127
1128—C F & Vera Dunn (r)
1127—D & Bertie McGowan (h); C7571
1131—E & Kate Sauer (h)
1133—Mrs Ettie Smith (h)
1135—Mrs Ettie Smith (h)
1219—W & Mattie Petry (r)
1201—Cora Nobles (c) (r)
1205—J E&Beatrice Chrisman (c)(h)T1921
1225—Vacant
1227—G M & Ollie Dexter (r); C6538
1301—A E & Ida Fromme (h); C6559
1303—H W & Gertrude Faulk (h)
1311—R T & Mrs R T Bolyn (r); T1302
1315—Mrs Tillie Werner (h)
1321—Mrs Johanna Bredow (h); C7753
1331—A & Bertha Walther (h); T878
1401—Mrs Addie Schneider (h); C8288
1405—W & Ella Kelfer (h); T5213
1413—H J & Vera Cordts (r); T1803
1421—C C & Lillian Ferguson (r); T6124
1440—J J & Lena Scanlan (h)
1501—Mrs Elizabeth Maloney (h); C1943
1502—B T & Nettie Mulhern (h); C1879
1505—Vacant
1506—O J & Charlotte Strub (r)
1507—Austin Danich (r)
1509—Vacant
1510—D H & Clara Ahr (r)
1511—Amanda Taylor (c) (h); C8374
1514—N & Martha Haywood (c) (h)
1516—Israelite Baptist Church (c)
1518—S & Hattie Haywood (c) (r)
1524—R & Sarah Haywood (c) (r)
1526—L & Sallie Byrd (c) (r)
1529—E & Tomasa Garcia (h)
1531—Jim Garcia (h)
1602—S & Nettie Rhylander (h)
1604—Vacant
1618—Hannah Frost (c) (h)
1615—Sarah Barclay (c) (r)
1618—O & Lula Harrison (c) (h)
1619—J & Mary Gramer (h); T8498
1620—S & Eliza Daniels (c) (r)
1624—G & Minnie Chappel (c) (r)
1625—Susie Francis (c) (h)
1702—J E & Johanna Smallwood (c) (h)
1708—E J & Evelyn Thomas (c) (h); T538
1715—G & Gertie Clark (c) (h); T6806
1717—J & Ethel Carter (c) (r)
1718—Elixia Payne (c) (h)
1719—C&Elizabeth McQueen sr(c)(h)T796
1720—Steve & Eliza Heskins (c) (h)
1721—J & Jennie Glosson (c) (h)
1724—J & Elizabeth Turbon (c) (r); C85
1812—W & Ella Williams (c) (h)
1814—W & Mamie Williams (c) (h)
1902—Ella Austin Orphans home (c); C12
1919—E & Rena Thomas (c) (r)

BURNET AL
(5w) b 710 Chestnut, ext s 1 blk to N Waln
212—J & Ella Owens (c) (r); T5546
310—W & Jessie Humphrey (c) (h); T81
311—J & Nora Brawley (c) (r)
312—T & Gertrude Morris (c) (r)
314—Cornelia Grice (c) (r); T2634

BURNET AVE
(6w) b 501 Brendel ave, ext n
S P track (See Appler's map)

BURR ROAD
(5w) b 3900 River ave, ext e to Austin r
107—R G & Helen Caldwell (h); T2210
108—Col B B & Susanne Buck (r); T076
166—P E & Kathryn Webster (h); C84
166, rear—J & Willie Clark (c) (r)
315—Mrs Lucy Bradfield (h); C6040
319—E H & Esther Orchard (h); T2163
1, rear—E A E Espinoza (r)
—A & Rachel Hitzfeld (r); Colfax44
—A J & Bertie Peeler (h); Colfax44
—G B & Eileen Peeler (h); Colfax44
—P & Rosa Garcia (r)
—S & Lucia Garcia (r)
—C & Lupe Martinez (r)
—J & Maggie Santos (r)
—C B & Ruth Clarke (h); T2699
1—Mrs Marie Carter Webster (h);T60
—L G & Mary H Jameson (h)

BUSCH AVE
(7w) 1st st e Concepcion ave, e
from P st to White

BUSHNELL AVE
(4w) b 600 Shook ave, ext e
Dial ave (Buy Appler's city ma
1—S L & Frances Jeffers (h); W248
2—D & Nellie Ansley (h); W1826
3—H & Mattie A Wood (h); W2159
4—C S & Myra Scott (h); W634
5—R L & Ethel White (h); W1611
6—G S & Electora McFarland (h);W2
126—C & Kittie Schreiner jr (h); W28
138—T E & Maria Hogg (h); W2225
804—L E & Nell Mavs (h); W1869
810—T T & Carrie Parker (h); W8701

156

HAYS

537

538 ARMADILLO ALLEY

546

547

BURNETT

NOLAN

127

133

145

147

N. CHERRY

N. MESQUITE

N. HACKBERRY

QUEEN CT

ST. JOHNS EPISCOPAL PARISH HO.
HEAT: STOVE LIGHTS: ELEC.

ST. JOHNS EPISCL CHURCH
HEAT: NONE. LIGHTS: ELEC.

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