

HISTORIC AND DESIGN REVIEW COMMISSION

November 01, 2023

HDRC CASE NO: 2023-420
ADDRESS: 315 REFUGIO ST
LEGAL DESCRIPTION: NCB 714 BLK 11 LOT S 67 FT OF 12
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: David Hannan Jr/FISHER HECK ARCHITECTS
OWNER: KNIGHT ROBERT WILLIAM & RAMON ALEJANDRO
TYPE OF WORK: Construction of a 2-story addition
APPLICATION RECEIVED: October 13, 2023
60-DAY REVIEW: December 12, 2023
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an approximately 764-square-foot, 2-story rear addition.

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 stripping 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. *Facade 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.

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. *Roof top 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 finish. 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 at 315 Refugio is a 1-story, single-family residence constructed circa 1910 in the Folk Victorian style. The structure features an L-shaped plan with a cross gable composition shingle roof, exposed rafter tails, an asymmetrical front porch with turned wood columns and decorative brackets, wood cladding, two front doors, and one-over-one windows. Per the 1912 Sanborn Map, the structure did not originally feature the 1-story rear infill addition. The property is contributing to the Lavaca Historic District.
- b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness or final approval. The applicant received conceptual approval from the HDRC on December 7, 2022, with the following stipulations:
 - Item 1, conceptual approval. ***The applicant has removed this request from the scope of work.***
 - Item 2, approval of the fenestration modifications with the following stipulations:
 - i. That the applicant provides evidence to staff that the existing rear door is not original to the structure. ***This stipulation has been met and the request was approved by the HDRC on October 4th.***
 - ii. That the applicant submits final material specifications for the proposed replacement door and sidelites to staff for review. A fully wood door and fully wood sidelites would be most appropriate. ***This stipulation has been met and the request was approved by the HDRC on October 4th.***
 - Item 3, conceptual approval of the construction of a 2-story rear addition with the following stipulations:
 - i. That the applicant reduces the total lot coverage to less than 50 percent based on finding f and submits updated plans to staff for review prior to returning to the HDRC for conceptual approval. ***This stipulation has NOT been met; however, the size of the lot limits the applicant's ability to meet this stipulation. The location of the proposed addition and yard-to-building ratio remain a concern.***
 - ii. That the applicant reduces the overall massing of the rear addition and proposes a rear addition that does not extend beyond the front façade based on finding g. The applicant must submit updated drawings to staff for review prior to returning to the HDRC. ***This stipulation has NOT been met.***
 - iii. That the applicant submits a salvage plan for any reusable material removed to accommodate the rear addition based on finding j. ***This stipulation has been met.***
 - iv. That the applicant updates the proposal to feature windows of traditional proportions based on finding k. The applicant must submit updated drawings to staff for review prior to returning to the HDRC. ***This stipulation has been met.***
 - v. That the applicant incorporates a more traditional fenestration pattern on the front façade and south elevation based on finding l. The applicant must submit updated drawings to staff for review prior to returning to the HDRC. ***This stipulation has NOT been met.***
 - vi. That the applicant further studies the garage configuration to propose an attached garage that mimics a detached garage. ***This stipulation has NOT been met.***
 - vii. That the applicant submits dimensions for the proposed driveway, parking pad, and driveway apron to staff for review based on finding q prior to returning to the HDRC. ***This stipulation has been met.***
 - viii. That the applicant submits a landscaping plan to staff for review based on finding s prior to returning to the HDRC. ***This stipulation has NOT been met. The applicant has confirmed that a landscaping plan will be developed at a later time.***

The applicant returned to the HDRC on October 4, 2023, to request final approval of the updated proposal. The request for fenestration modifications (item 1) was approved by the HDRC and the request for the addition (item 2) was referred to a Design Review Committee meeting.

- c. **DESIGN REVIEW COMMITTEE** – The applicant attended a Design Review Committee (DRC) meeting on July 26, 2022, and a second Design Review Committee meeting on September 13, 2022. The Committee discussed the massing and scale of the proposed addition, materials, the fenestration pattern, the front-facing garage, and landscaping solutions. The proposal received conceptual approval with stipulations at the HDRC hearing on December 7, 2022. The applicant updated the proposal and requested final approval from the HDRC on October 4, 2023. The request for the rear addition was referred to a DRC meeting. The applicant met with the DRC on October 11, 2023, and the Committee discussed the height and massing, the modifications to the garage portion that were updated following the October 4th hearing, and the fenestration pattern. The Committee recommended that the applicant submit a section drawing showing the rationale for the location of the second story window on the front façade.
- d. **ADDITION: LOT COVERAGE** – The applicant has proposed to construct a 2-story rear addition. The total square footage of the primary structure is 1,118 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 applicant has proposed a total square footage of 1,864 square feet for the primary structure and the proposed addition. The total lot coverage proposed has been reduced to 50.6%. Staff finds that the applicant does not meet this Guideline for New Construction; however, the size of the lot limits the applicant's ability to meet this stipulation. The massing of the addition and the yard-to-building ratio remain a concern.
- e. **ADDITION: MASSING AND FOOTPRINT** – The applicant has proposed to construct an approximately 764-square-foot, 2-story rear addition. The original primary structure is 1,118 square feet. 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. 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 ridge height of the historic structure is 19'-5" above grade and the proposed height of the ridge of the addition is 27'-3" above grade. The applicant has reduced the ridge height by 4 inches. While the proposed addition will not double the existing building footprint and is set back 20'-4" from the property line, the proposed addition is not subordinate to the principal façade and extends beyond the footprint of the primary structure and will be highly visible from the public right-of-way. Staff finds the proposal inconsistent with the Guidelines.
- f. **ADDITION: ROOF** – The applicant has proposed to install a front gable roof form with a shed-roof side dormer and a shed roof form over the front-facing garage door. The addition extends to the side of the primary structure and is setback toward the rear of the primary structure. The roof form of the addition will be highly visible from the public right-of-way. Guideline 1.A.iii for Additions stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. This block of Refugio features a cross gable, front gable, and hip roof forms. Staff finds that the roof form is generally appropriate.
- g. **ADDITION: ROOF MATERIAL** – The applicant has proposed to install a hand-crimped standing seam metal roof on the rear addition to replace the existing composition shingle roof material on the primary structure with a hand-crimped standing seam metal roof to match. According to the 1912 Sanborn map, the structure originally featured a slate or metal roof. 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 generally appropriate.
- h. **ADDITION: REAR ADDITION REMOVAL** – The proposed addition will require the removal of the non-original rear addition that features two (2) one-over-one windows of traditional proportions, two (2) small windows at the rear, and one (1) door. According to Guideline 6.A.i for Additions, filling in historic openings should be avoided, especially when visible from the public right-of-way. This element is not visible from the public right-of-way. Staff finds the proposal acceptable given that the existing addition is not original to the structure and encourages the applicant to salvage and reuse any reusable material.
- i. **ADDITION: NEW WINDOWS AND DOORS: SIZE AND PROPORTION** – The applicant has proposed to install windows with traditional proportions on the front façade, rear (east), and south elevations, larger three-

pane windows on the rear (east) and north elevations, one (1) fixed window on the front façade of the addition, and a sliding glass wall on the rear (east) elevation of the addition. The applicant has proposed to install one (1) garage door clad in vertical siding on the front façade. Staff's standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. Staff finds that the applicant should install a one-over-one window in lieu of the proposed fixed window on the front façade of the addition.

- j. **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. The applicant has proposed to install one-over-one windows and one (1) fixed window on the front facade, one-over-one windows on the south elevation, and one (1) one-over-one window and three-pane windows in singular and ganged configurations on the rear (east) and north elevations. Staff finds that the windows on the second story of the front façade should be aligned. Staff also finds that the applicant should incorporate additional traditional fenestration on the south elevation.
- k. **ADDITION: MATERIALS: NEW WINDOWS AND DOORS** – The applicant has proposed to install aluminum-clad wood 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. Wood or aluminum-clad 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. Staff finds the proposal consistent with the Guidelines.
- l. **ADDITION: MATERIALS: FAÇADE** – The applicant has proposed to install vertical cement board siding on the 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 consistent with the Guidelines.
- m. **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. Staff finds that the proposed addition features a clear visual distinction between the old and new building forms.
- n. **ADDITION: GARAGE** – The applicant has proposed to construct an attached front-facing, one-bay garage on the front façade of the proposed addition that will be painted to match the primary structure and to distinguish the garage volume from the 2-story addition volume. The Guideline 5.A.i for New Construction states that new garages and outbuildings should be designed to be visually subordinate to the principal historic structure in terms of their height, massing, and form. The proposed garage is setback approximately 20'-4 ½" from the sidewalk. According to Guideline 5.B.i for New Construction, the predominant garage orientation found along

the block should be matched. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used. Historic structures along this block of Refugio Street did not historically feature attached garages and currently do not feature garages. The new construction along this block of Refugio Street either feature carports or no parking structure. Properties in the Lavaca Historic District traditionally feature a primary structure along the street and a rear detached accessory structure accessed either from a service alley or by a driveway from the street. Staff finds that a front-facing attached garage is not consistent with the Guidelines.

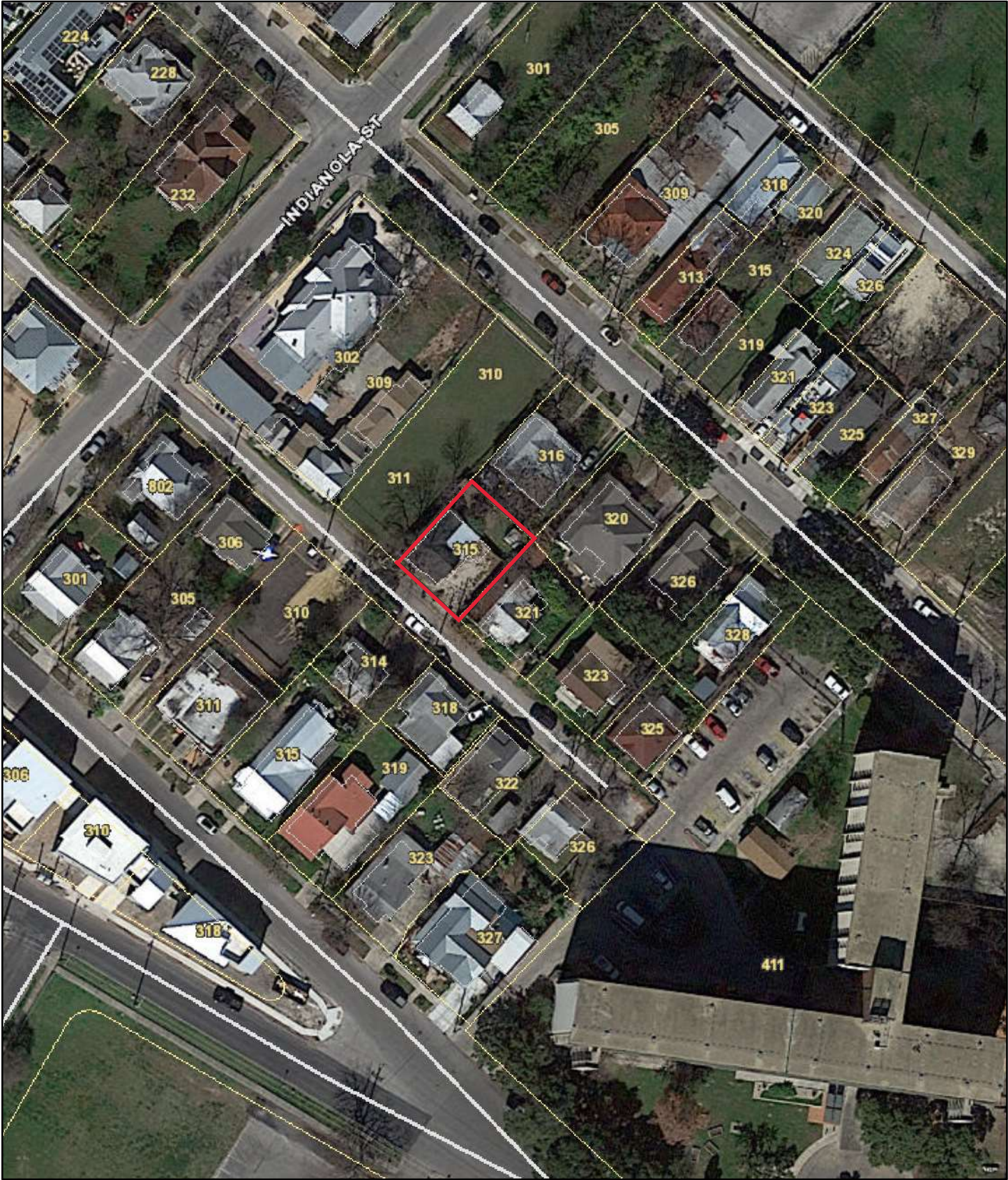
- o. DRIVEWAY – Guideline 5.B.i for Site Elements notes that new driveways should be similar to those found historically within the district in regard to their materials, width, and design. Additionally, the Guidelines note that driveways should not exceed ten (10) feet in width. The property currently features a gravel side yard and a curb cut that appears to not exceed 12 feet in width. The applicant has proposed to install a 10-foot-wide permeable paver and gravel driveway and parking pad at the existing gravel side yard and a 12-foot-wide concrete apron Staff finds the proposal appropriate.
- p. MECHANICAL EQUIPMENT – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.
- q. LANDSCAPING PLAN – The applicant has not submitted a comprehensive landscaping plan at this time. The applicant has submitted a site plan featuring plantings along the primary structure, driveway, and the planting strip. Staff finds that a separate application for landscaping modifications must be submitted to staff for review and approval prior to the start of any landscaping work.

RECOMMENDATION:

Staff does not recommend approval of the construction of a 2-story rear addition based on findings a through q. Staff recommends that the applicant meet the following stipulations prior to returning to the HDRC:

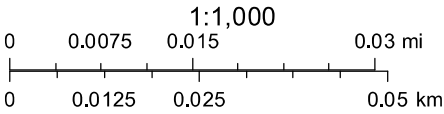
- i. That the applicant reduces the overall massing of the rear addition and proposes a rear addition that does not extend beyond the front façade footprint based on finding e. The applicant must submit updated drawings to staff for review prior to returning to the HDRC.
- ii. That the applicant modifies the second-story fenestration on the front façade to feature aligned openings based on finding j. The applicant must submit updated drawings to staff for review prior to returning to the HDRC.
- iii. That the applicant installs a one-over-one window in lieu of the proposed fixed window on the front façade of the addition and submits an updated elevation drawing prior to returning to the HDRC based on finding i.
- iv. That a detached garage or parking area is utilized in lieu of the proposed front-facing attached garage based on finding n.
- v. That any landscaping modifications are submitted in a separate application to staff for review and approval prior to the start of any landscaping work based on finding q.
- vi. That the applicant meets all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable.

City of San Antonio One Stop



December 1, 2022

— User drawn lines













249

INDIANOLA

244

1912

VICTORIA

24

249

252

VICTORIA

24

CANAL ST.

CAMARGO

BARRERA

718

714

708

251

LAVACA

MT. ZION

ALLEY

REFUGIO

PERDIDO

MACHUIMIZED

LABOR

SANTA CLARA

NOT PAVED

VICTORIA

MT. ZION (MARION)

710

FOUNTAIN

Mr. Zion ST.

Scale of Feet.
50 100 150

250

REFUGIO

MACHUIMIZED

715

6

883

ALLEY

NOT PAVED

LAVACA

MT. ZION
1ST BAPTIST
CHURCH

1024

SANTOS

NOT PAVED

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EXISTING FRONT FACADE



EXISTING EAST FACADE

DOOR IS NOT ORIGINAL GIVEN THE GHOSTING OF A PREVIOUS WINDOW OVERLAPPING IT. ORIGINAL DOOR WOULD MOST LIKELY HAVE BEEN ON THE SIDE WHERE A PORCH WOULD HAVE BEEN, WHICH HAS SINCE BEEN ENCLOSED.



EXISTING REAR FACADE



EXISTING WEST FACADE



INITIAL DRC MEETING - SEPT 2022

- Reduce overall massing; Too tall!



HDRC CONCEPT APPROVAL - DEC 2022

- Explore to see if garage can appear "detached"
- Tweak glazing on addition

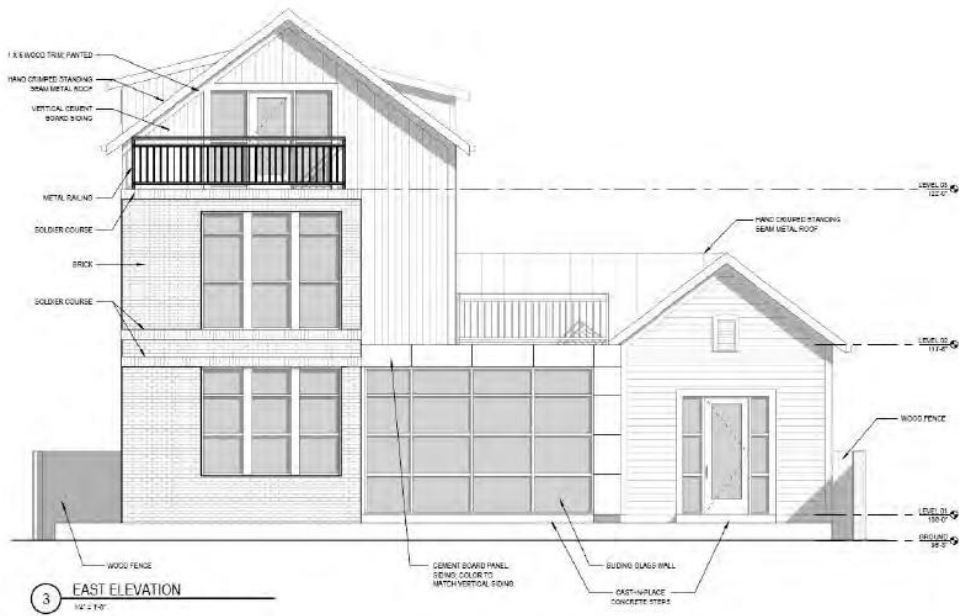


HDRC FINAL APPROVAL - OCT 2023

- *Reduce overall massing*
- *Make garage look detached*

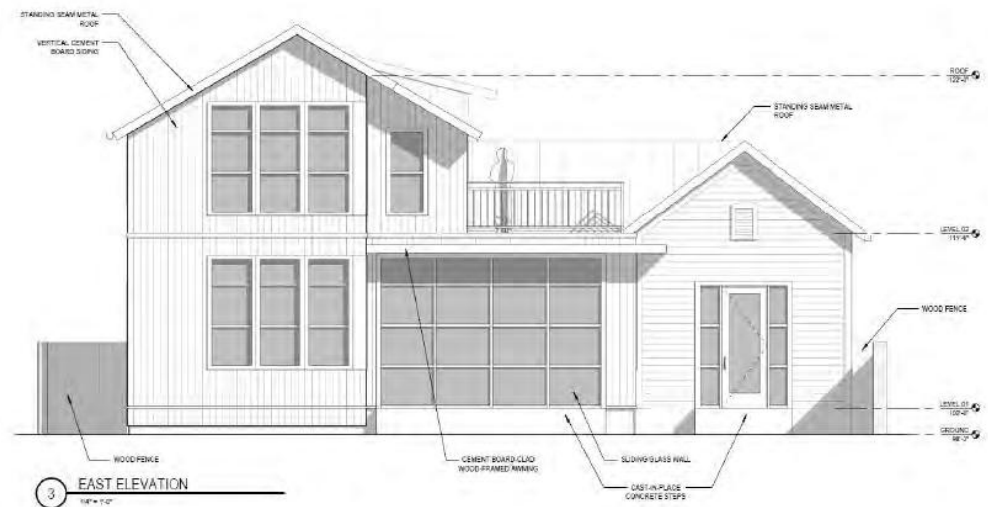


PROPOSED



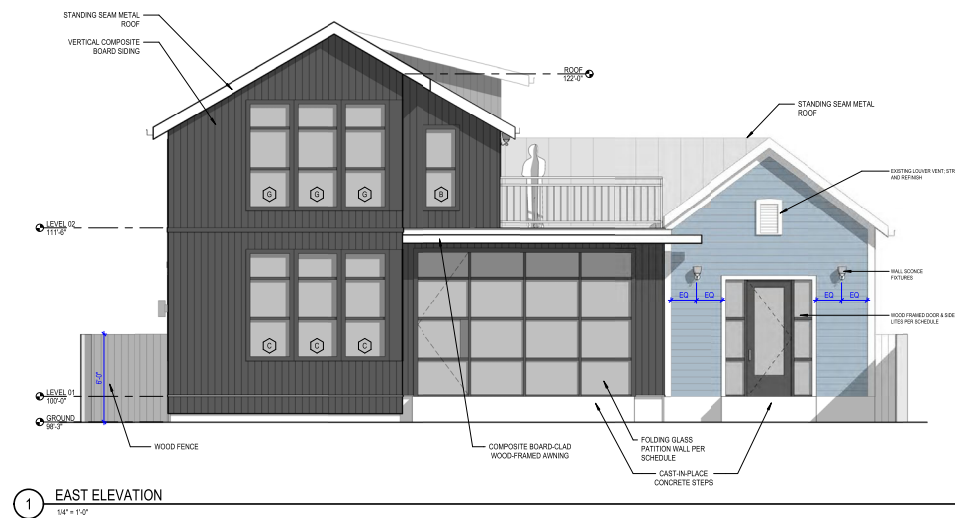
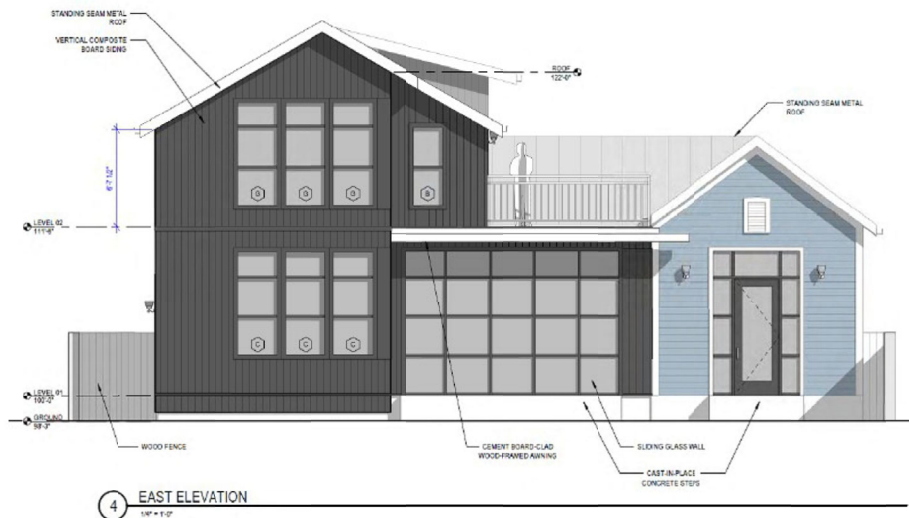
INITIAL DRC MEETING - SEPT 2022

- Reduce overall massing; Too tall!



HDRC CONCEPT APPROVAL - DEC 2022

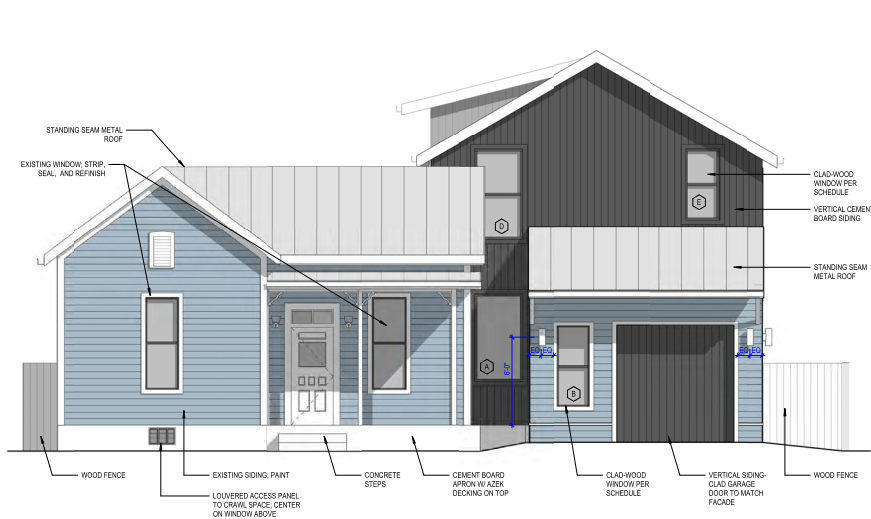
- No comments



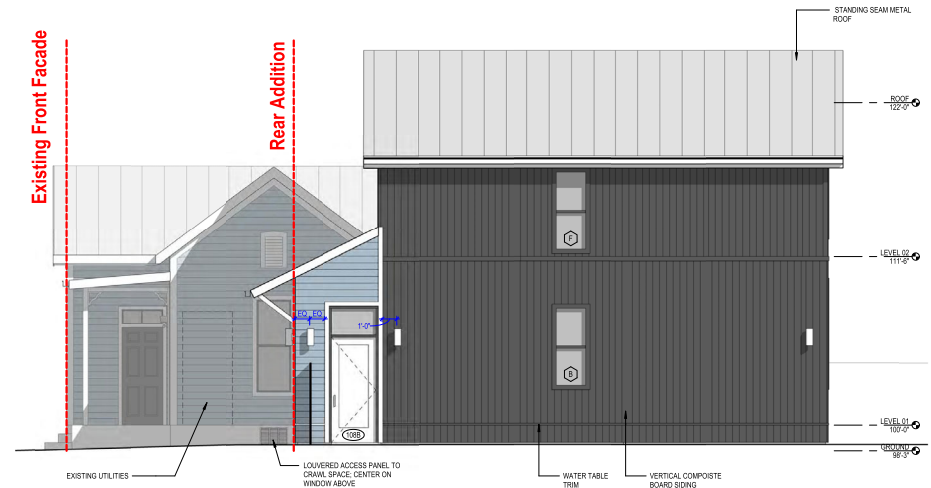
HDRC FINAL APPROVAL - OCT 2023

- Remove transom above door @existing wall
- Ensure the door @existing wall is wood framed

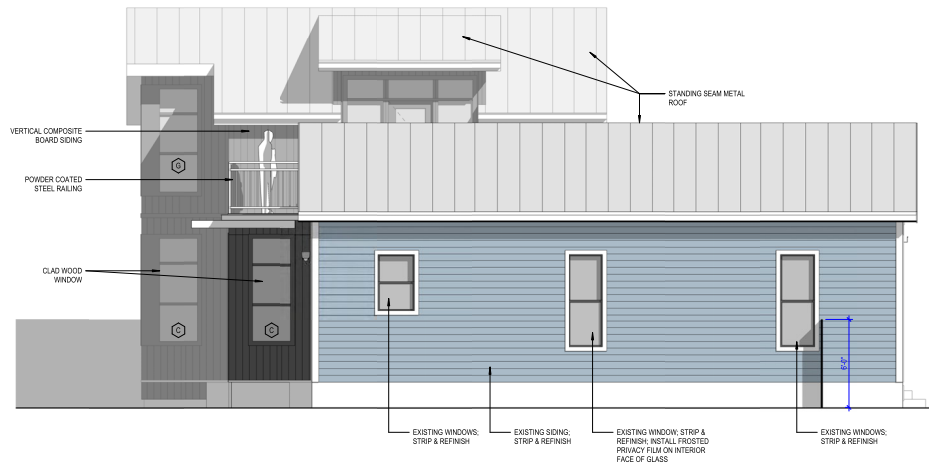
PROPOSED



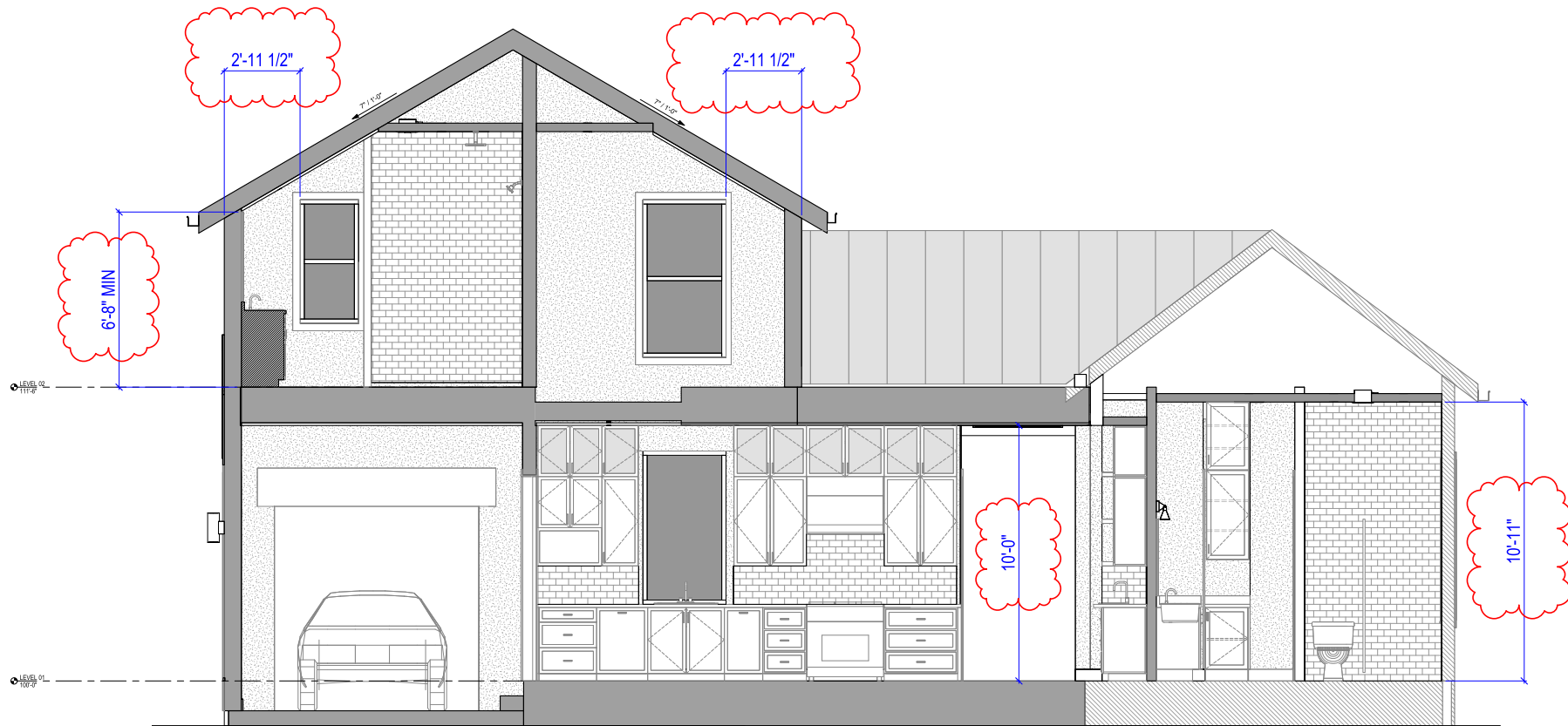
1 WEST ELEVATION
1/4" = 1'-0"



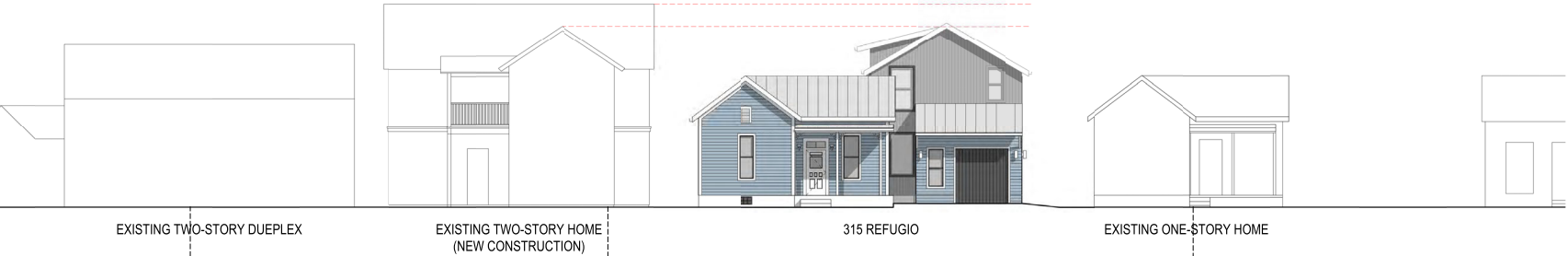
2 SOUTH ELEVATION
1/4" = 1'-0"

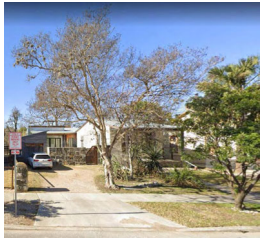


3 NORTH ELEVATION
1/4" = 1'-0"



REFUGIO STREET ELEVATION





A. 220 LAVACA ST



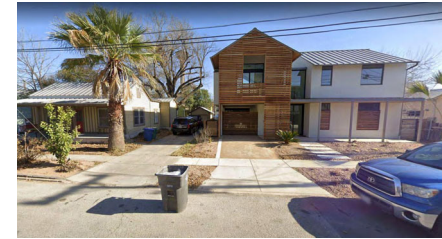
B. 229 LAVACA ST



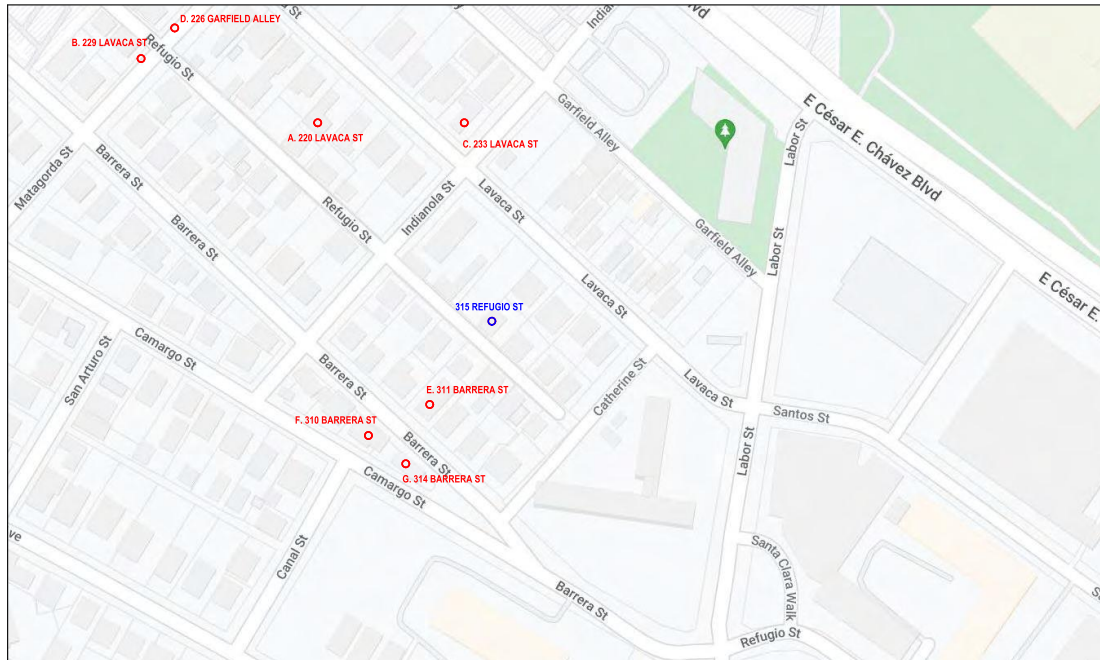
C. 233 LAVACA ST



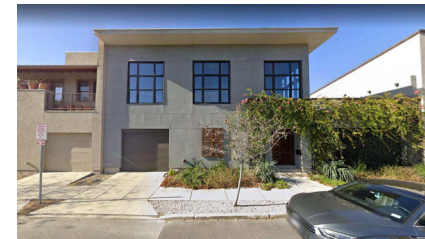
D. 226 GARFIELD ALLEY



E. 311 BARRERA ST



LAVACA NEIGHBORHOOD MAP



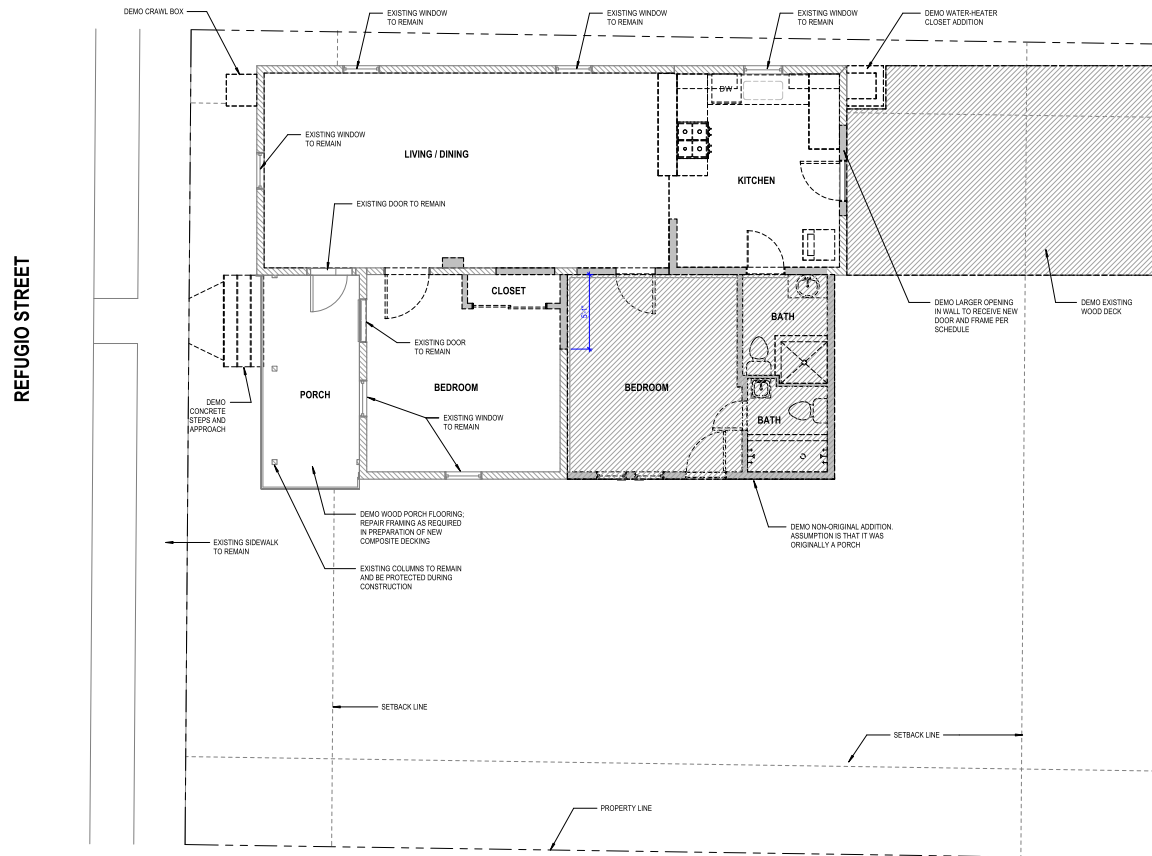
F. 310 BARRERA ST



G. 314 BARRERA ST

GENERAL NOTES

1. CONTRACTOR TO COORDINATE WITH OWNER ON SALVAGING ANY EXISTING APPLIANCES OR FIXTURES.
2. CAREFULLY REMOVE EXISTING WOOD FLOORING AND DONATE TO THE OFFICE OF HISTORIC PRESERVATIONS LIVING HERITAGE TRADES ACADEMY AND MATERIAL INNOVATION CENTER.
3. DEMO EXISTING INTERIOR GYPSUM WALLBOARD THROUGHOUT IN PREPARATION OF NEW INSULATION, ELECTRICAL & PLUMBING AS REQUIRED.
4. LOCATE EXISTING MAIN ELECTRICAL AND PLUMBING LINES TO HOUSE AND CAP UNTIL NEW CONSTRUCTION BEGINS.
5. DEMO ALL EXISTING KITCHEN CABINETS AND FLOORING.
6. RELOCATE EXISTING GRAVEL FROM SITE IN CRAWL SPACE OF EXISTING FOOTPRINT TO REMAIN. SALVAGED GRAVEL SHALL BE USED AS A NATURAL VAPOR BARRIER.
7. DEMO EXISTING SHINGLE ROOF AND UNDERLAYMENT. THEN INSPECT SHEATHING FOR ROT AND DAMAGE. REPLACE ALL ROTTING SHEATHING BOARDS IN KIND PRIOR TO INSTALLATION OF NEW UNDERLAYMENT AND INSULATION.
8. CAREFULLY REMOVE EXISTING WOOD WINDOWS AND DOORS WITHIN NON-HISTORIC ADDITION SCHEDULED FOR DEMOLITION AND DONATE TO THE OFFICE OF HISTORIC PRESERVATIONS LIVING HERITAGE TRADES ACADEMY AND MATERIAL INNOVATION CENTER.

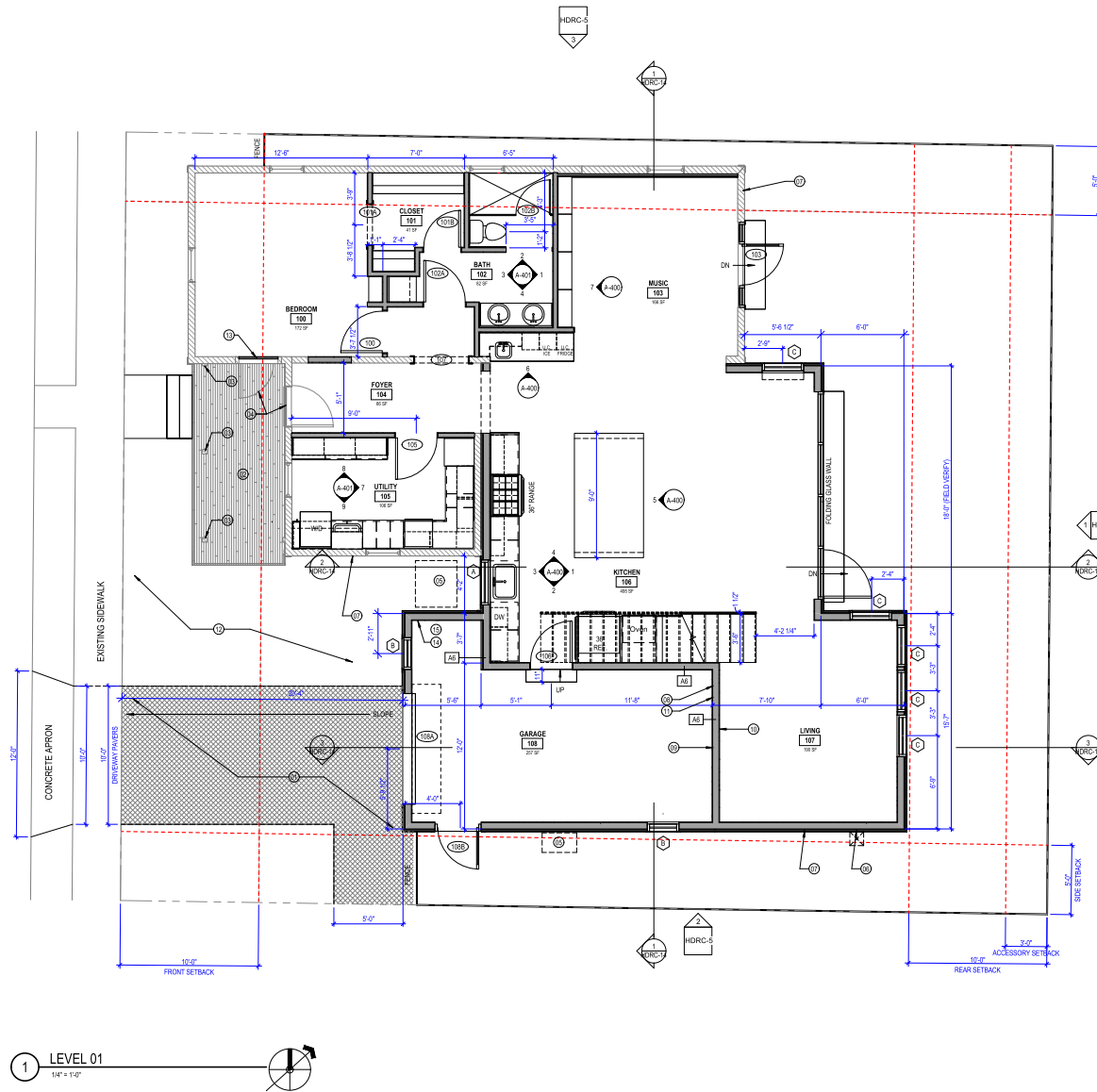


1 LEVEL 01 - DEMOLITION PLAN
1/4" = 1'-0"



REFUGIO STREET

HDRC-5



GENERAL NOTES

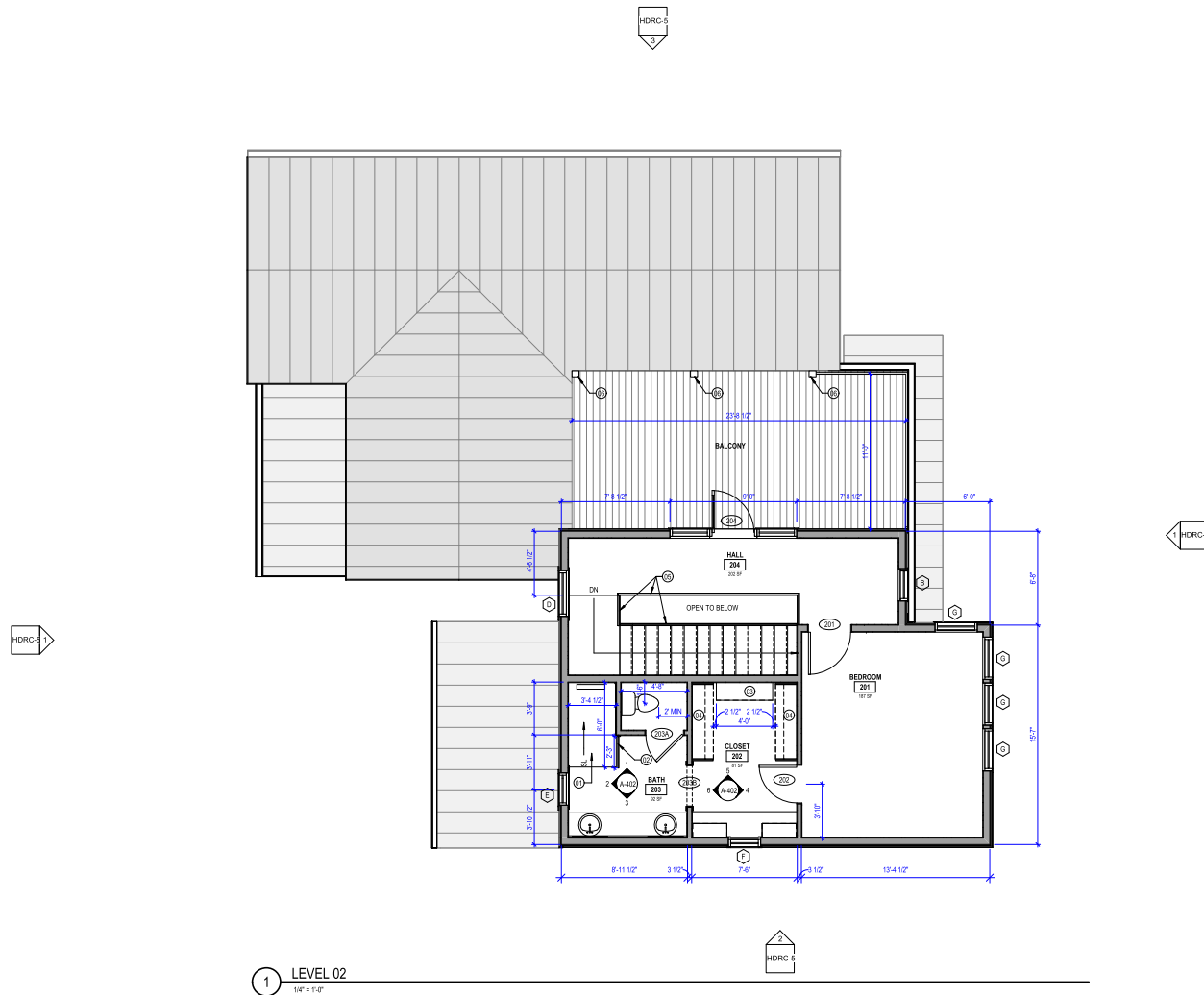
1. DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, AND CENTERLINE OF DOOR OPENINGS, UNLESS NOTED OTHERWISE. DIMENSIONS NOTED AS "CLR" MUST BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL. UNLESS NOTED AS "N".
2. CONTRACTOR SHALL NOT SCALE THE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING.
3. REFER TO PARTITION TYPES FOR INTERIOR WALL ASSEMBLIES.
4. FURNITURE LAYOUT IS FOR REFERENCE ONLY.
5. ARCHITECTURAL ELEVATION - 100' 0"
6. PROVIDE DOUBLE WOOD STUDS AT ALL DOOR JAMBS.
7. DOORS ARE FRAMED IF FROM FACE OF WALL ON HINGE SIDE UNLESS NOTED OTHERWISE.
8. SIZE AND NUMBER OF WALLS CONNECTING WOOD MEMBERS SHALL COMPLY WITH 2021 IRC.
9. ALL WOOD IN CONTACT WITH CONCRETE OR EARTH SHALL BE PRESSURE TREATED. ALL PRESSURE TREATED LUMBER SHALL NOT CONTAIN, OR BE TREATED WITH CHROMIUM COPPER ARSENATE.
10. SLOPE ALL DECKS, WALKS, DRIVEWAYS AND PATIOS AWAY FROM THE BUILDING AT A MINIMUM OF 1/4" PER FOOT.
11. ALL WALL MOUNTED HOSE BIBBS SHALL BE AQUOR HYDRANT V2+.
12. REFER TO A-400 SHEETS FOR ALL INTERIOR ELEVATIONS.
13. ALL INTERIOR PARTITIONS ARE AS WALLS UNLESS NOTED OTHERWISE.
14. STRIP, REPAIR, AND REFINISH ALL EXISTING WOOD SING SCHEDULED TO REMAIN.

KEYNOTES

- 01 PERMEABLE PAVEMENT & GRAVEL DRIVEWAY
- 02 STRIP, REPAIR, AND REFINISH EXISTING PORCH DECKING, THEN STAIN
- 03 STRIP, REPAIR, AND REFINISH EXISTING WOOD COLUMNS
- 04 STRIP, REPAIR, AND REFINISH EXISTING DOOR, FRAME, AND TRANSOM
- 05 OUTDOOR AIR HANDLING UNIT AND PAD PER MANUFACTURER'S RECOMMENDATIONS
- 06 WALL MOUNTED EXTERIOR SHOWER, PROVIDE HOT & COLD WATER SUPPLY LINES AS REQUIRED AS WELL AS GROUND FLOOR DRAIN
- 07 HOSE BIBB
- 08 INSTALL WATER LINE AND POWER FOR REFRIGERATOR BY OWNER
- 09 INSTALL OUTLETS AT 42" AFF FOR TOOL USE. COORDINATE WITH OWNER ON LOCATION AND QUANTITY
- 10 PROVIDE ETHERNET, AND POWER FOR WALL ENTERTAINMENT CENTER. COORDINATE WITH OWNER
- 11 INSTALL SANITARY SEWER CUP-UP CONNECTION FOR FUTURE TOILET
- 12 FUTURE LANDSCAPE BY OTHERS
- 13 REMOVE OPERATING HARDWARE FROM DOOR, PLUG HOLES AS REQUIRED, THEN INSTALL INFILL WALL WITHIN INTERIOR DOOR FRAME TO CONCEAL DOOR FROM BEDROOM. ALSO FINISH FACE WITH ADJACENT WALL
- 14 WALL MOUNTED NATURAL GAS INTERIOR TANKLESS WATER HEATER
- 15 PROVIDE SALTLESS-WATER SOFTENER, BOO + FUTURE-SOFT SALT-FREE WATER SOFTENER

1. DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, AND CENTERLINE OF DOOR OPENINGS, UNLESS NOTED OTHERWISE. DIMENSIONS NOTED AS "CLR" MUST BE PRECISELY MAINTAINED.
2. DIMENSIONS NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL, UNLESS NOTED AS "ADJ".
3. CONTRACTOR SHALL NOT SCALE THE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT.
4. PROVIDE TO PARTITION TYPES FOR INTERIOR WALL ASSEMBLIES.
5. FURNITURE LAYOUT IS FOR REFERENCE ONLY.
6. PROTECT EXISTING ELEVATION 100.
7. PROVIDE DOUBLE WOOD STUDS AT ALL DOOR JAMBS.
8. DOORS ARE FRAMED FROM FACE OF WALL ON HINGE SIDE UNLESS NOTED.
9. SIZE AND NUMBER OF WALL CONNECTING WALL MEMBERS SHALL COMPLY WITH 2021 IRC.
10. WALL TO COMPLY IN CONTACT WITH CONCRETE OR EARTH SHALL BE: PRESSURE TREATED, PRESSURE TREATED AND GALVANIZED, OR NOT CONTACT, OR BE TREATED WITH CHROMIUM COPPER ARSENATE.
11. SLOPE ALL DECKS, WALKS, DRIVEWAYS AND PATIOS AWAY FROM THE BUILDING AT A MINIMUM OF 1/4" PER FOOT.
12. ALL WALL MOUNTED HOSE BIBBS SHALL BE AQUOR HYDRANT V2
13. ALL WALL TO 400 SHEETS FOR ALL INTERIOR ELEVATIONS

01 SOLID SURFACE SHOWER PAN WITH INTEGRATED CENTER LINEAR
DRAIN
02 FIXED TEMPERED GLASS SCREEN PARTITION W/ EASED EDGES
03 15D WOOD SHELVING
04 15D DOUBLE TIER CLOSET SHELF AND ROD
05 36" STEEL GUARDRAIL WITH 4" MAX BALUSTRADE SPACING
06 FUTURE POST CONNECTION POINT; PROVIDE AZEK MOUNTING BLOCK
SECURED TO BEAM BELOW



GENERAL NOTES

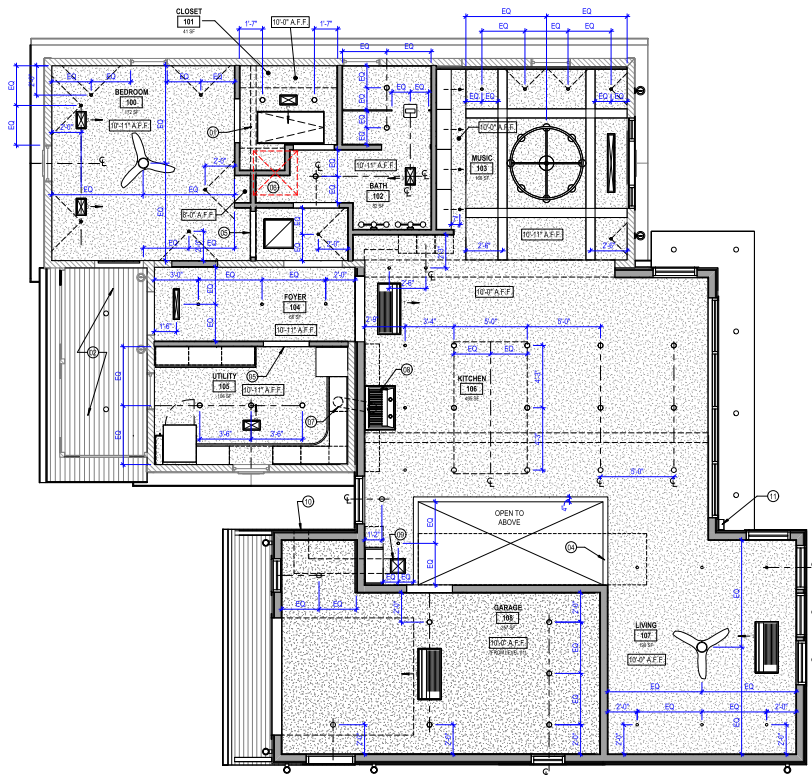
1. ALL ELECTRICAL WORK SHALL BE INSTALLED PER APPLICABLE CODES LISTED ON SHEET G101. INSTALLATION SHALL BE PERFORMED BY QUALIFIED AND LICENSED PERSONNEL.
2. ALL DIMENSIONS ARE TO FACE OF GYP. NOMINAL FACE OF MASONRY OR FACE OF CONCRETE, UNLESS NOTED OTHERWISE.
3. RECEPTACLES SHALL BE INSTALLED AT 18" CENTERLINE AFF AND SWITCHES AT 48" CENTERLINE AFF UNLESS NOTED OTHERWISE.
4. ALL ROOF SOFFITS SHALL BE VENTED SMOOTH LP SMARTSIDE SOFFIT PANELS, PREFINISHED.
5. ALL UPPER CABINETS WITHIN KITCHEN AND UTILITY ROOM SHALL HAVE L.E.D. UNDER CABINET LIGHTING INSTALLED.
6. MAKEUP AIR SYSTEM FOR KITCHEN SHALL BE BY FANTECH. SIZE SHALL BE DETERMINED BY VENT HOOD PERFORMANCE.
7. ALL SUPPLY AND RETURN AIR GRILLS ARE TO BE PAINTED TO MATCH ADJACENT CEILING COLOR.
8. ALL DISCONNECTS, BUILDING MAINS, CONTACTORS, RELAYS, JUNCTION BOXES, AND OTHER ENCLOSURES CONTAINING LIVE PARTS SHALL BE DEAD FRONT.
9. COORDINATE LOCATION OF FIXTURES, DEVICES AND ROUTING OF CONDUIT AND/OR WIRE WITH OTHER CRAFTS.
10. ALL OUTLET BOXES AND CONDUITS SHALL BE PROPERLY SUPPORTED.
11. ALL LIGHT FIXTURES WITHIN BATHROOMS SHALL BE DAMP RATED.

KEYNOTES

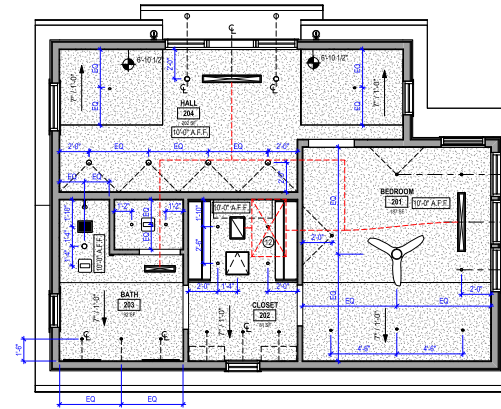
01. EXISTING BEAM ABOVE
02. EXISTING WOOD PORCH CEILING, SAND SMOOTH THEN PAINT
03. WOOD TRIM SURROUND, REFER TO DETAILS
04. INSTALL TRANSFER AIR GRILLE ON BOTH SIDES OF WALL ABOVE DOOR, PAINT TO MATCH WALL COLOR.
05. ABOVE CEILING MOUNTED FURNACE
06. VENT HOOD EXHAUST DUCT, SIZE AND INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS
07. VENT HOOD BY OWNER, INSTALLED BY CONTRACTOR
08. MAKEUP AIR SYSTEM SUPPLY SYSTEM (R.O.D. FANTECH MUAS 1200)
09. MAKEUP AIR SYSTEM INTAKE VENT, PAINT TO MATCH SIDING
10. VOID IN RAFTING ROOF FOR DOWNPOUT TO DROP THROUGH
11. ABOVE CEILING, MID-STATIC, DUCTED CASSETTE UNIT (DASHED RED LINES INDICATE PROPOSED DUCT PATH TO DIFFUSERS, 800 + MITSUBISHI PEAD HYPER HEAT MODEL @ 18,000 BTU/H MIN)

RCP LEGEND

	STRIP LIGHT (SURFACE MOUNTED)
	4\"/>
	2\"/>
	VANITY WALL SCONCE FIXTURE
	EXTERIOR WALL SCONCE FIXTURE
	RAIN SHOWER HEAD
	DECORATIVE CHANDLIER
	DC MOTOR CEILING FAN
	ACCESS PANEL W/ GYP BOARD INLAY
	WERNER ENERGY SEAL ALUMINUM ATTIC LADDER UNIVERSAL FIT
	RETURN AIR GRILLE
	SUPPLY AIR GRILLE
	LINEAR SLOT DIFFUSER
	MITSUBISHI ML2-AP EZ FIT CASSETTE
	EXHAUST FAN
	GYPSUM WALLBOARD, PAINTED
	CEILING HEIGHT ABOVE FINISH FLOOR



1 LEVEL 01 REFLECTED CEILING PLAN
1/8" = 1'-0"



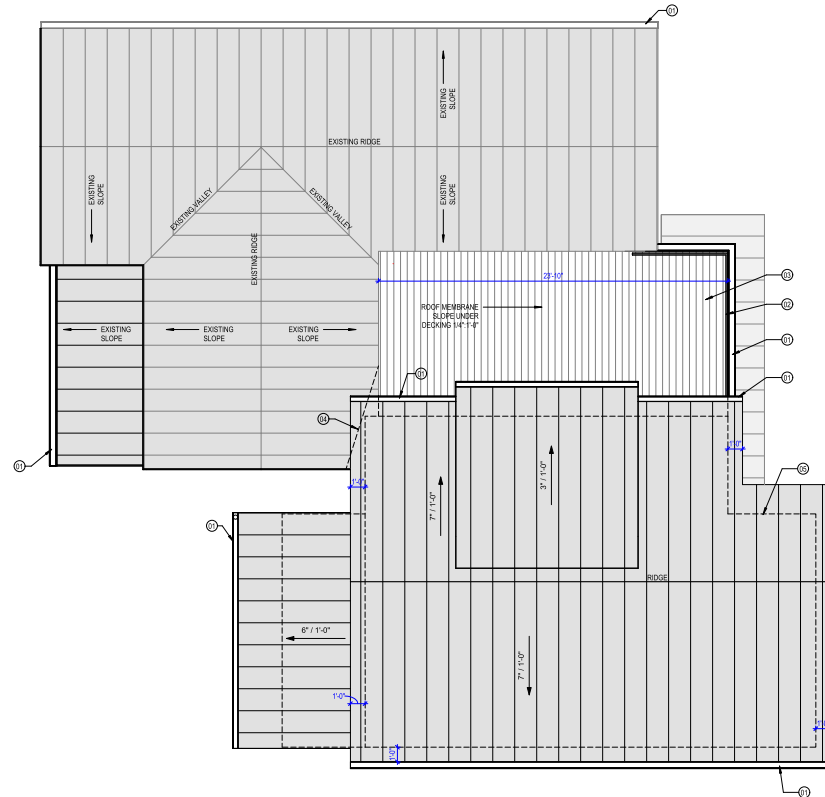
2 LEVEL 02 REFLECTED CEILING PLAN
1/8" = 1'-0"

GENERAL NOTES

1. IMMEDIATELY ON DISCOVERY OF THE NEED FOR CLARIFICATION OF THE CONTRACT DOCUMENTS, SUBMIT A REQUEST FOR INFORMATION TO ARCHITECT.
2. THESE DOCUMENTS SHOULD NOT BE CONSIDERED AS A SURVEY OF EXISTING CONDITIONS. THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS BETWEEN DOCUMENTS AND FIELD CONDITIONS BEFORE COMMENCING ANY WORK AND REQUEST CLARIFICATION.
3. ALL DIMENSIONS ARE TO FACE OF MASONRY, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
4. FIELD VERIFY ALL DIMENSIONS.
5. CONTRACTOR TO COORDINATE ALL ROOF PENETRATIONS WITH STRUCTURAL, MECHANICAL, AND PLUMBING SYSTEMS.
6. ALL ROOF FLASHING TO BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
7. ALL ROOF GUTTERS SHALL HAVE A CONTINUOUS SLOPE OF AT LEAST 1/4" PER 10 FT OF GUTTER LENGTH.
8. STANDING SEAM METAL ROOF SHALL BE A GALVALUME FINISHED WORKMAN ROSES, 1" SEAMS AND 21" PANELS.
9. INSTALL BLOWN-IN FIBERGLASS INSULATION (R-8) BETWEEN EXISTING CEILING JOISTS, THEN INSTALL 2 LAYERS OF MINERAL WOOL SATTS ON TOP (R-40) (STAGGER JOINTS).

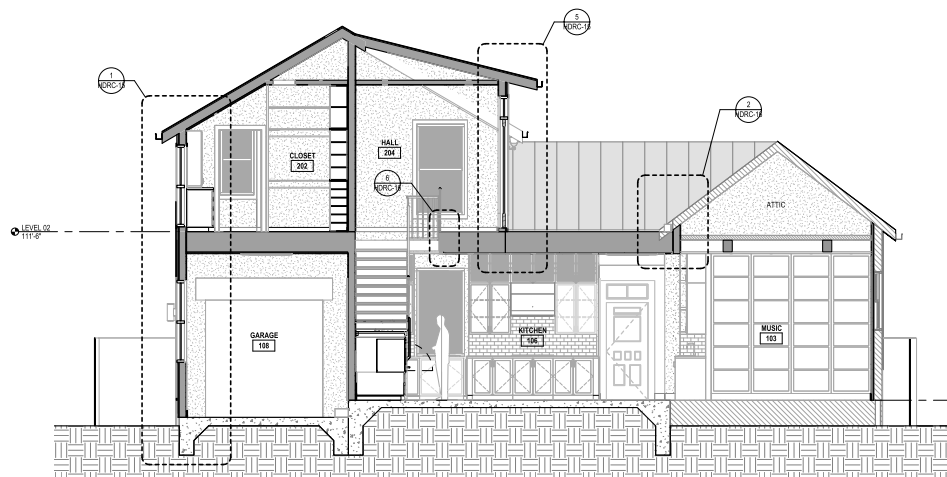
KEYNOTES

- 01 9" PREFINISHED METAL GUTTER
- 02 30" POWDER-COATED METAL RAILING W/ VERTICAL BALUSTERS SPACED AT 4" O.C. MAX.
- 03 TIMBERTECH COMPOSITE DECKING FLOOR ABOVE LOW-SLOPE TPO ROOF MEMBRANE
- 04 STANDING SEAM RAIN DIVERTER
- 05 DASHED LINE REPRESENTS OUTLINE OF EXTERIOR WALL BELOW

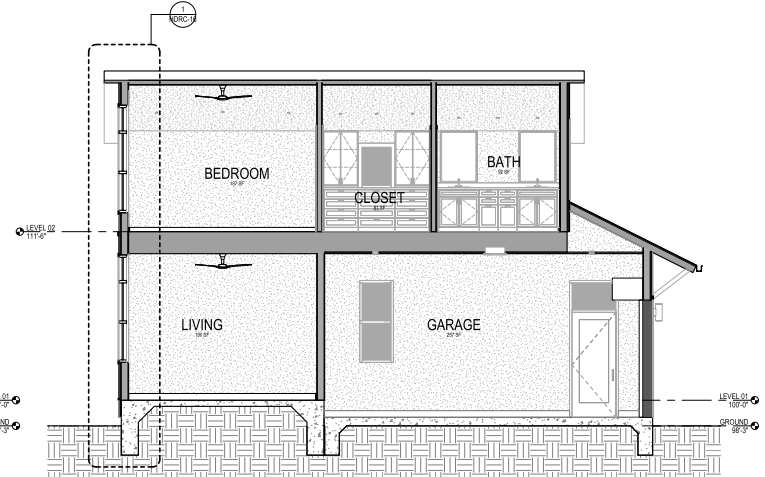


1 ROOF PLAN
1/4" = 1'-0"

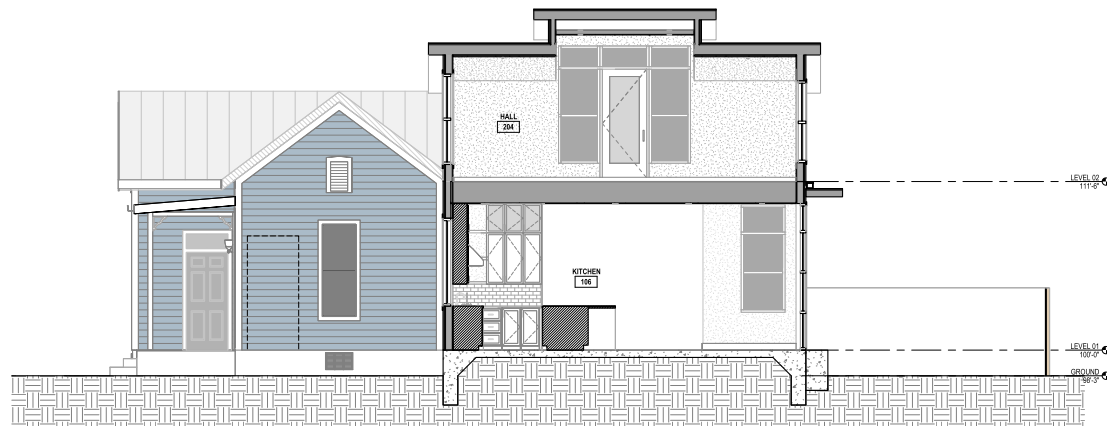




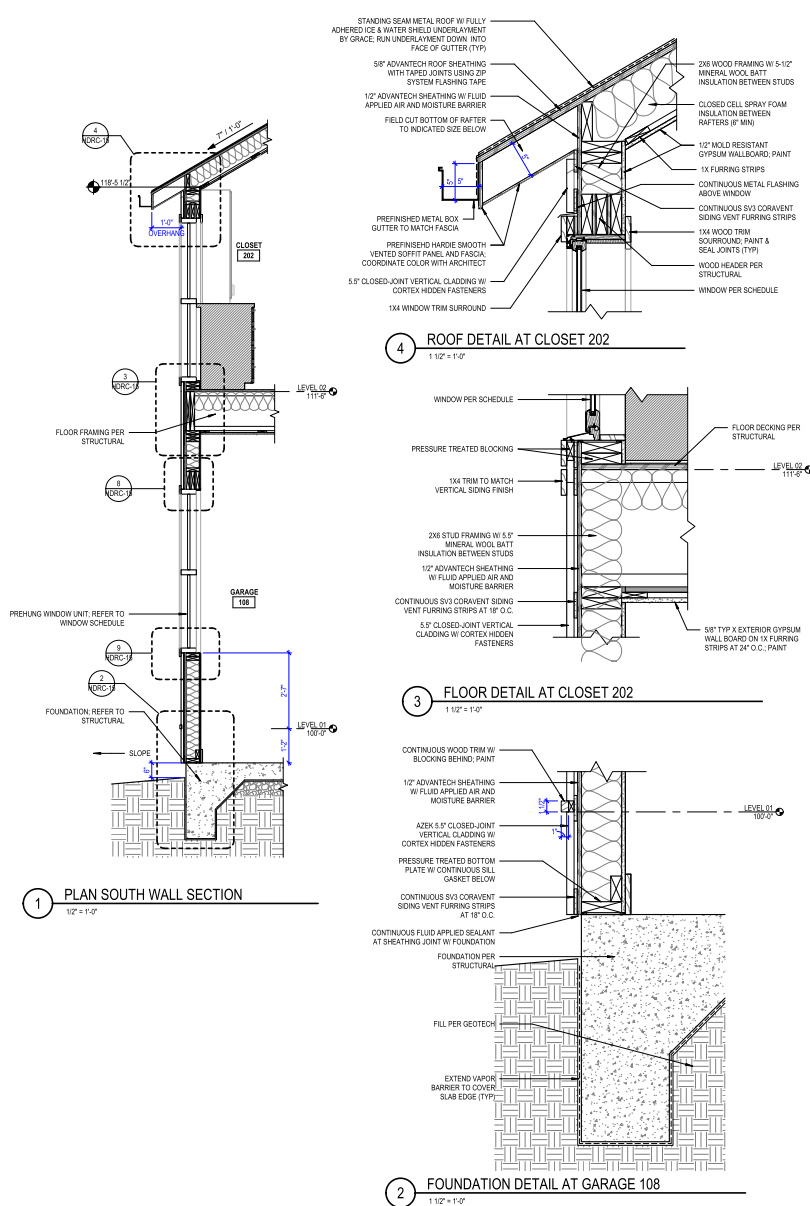
1 DORMER LONGITUDINAL SECTION
1/4" = 1'-0"

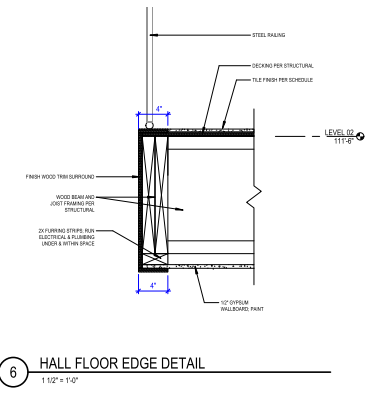
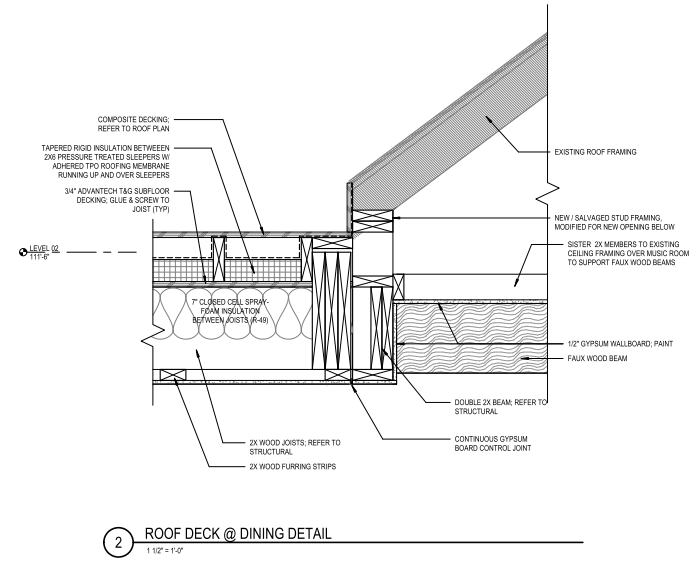
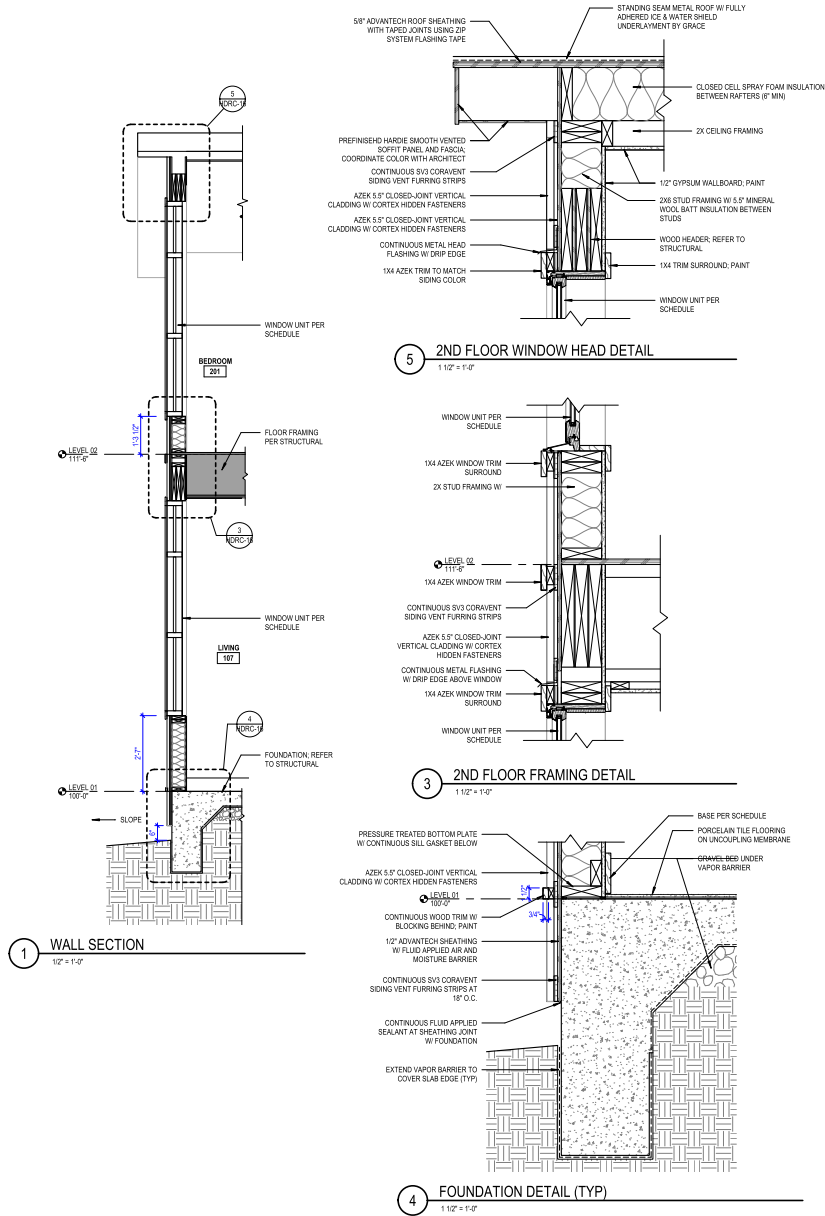


3 LOFT TRANSVERSE SECTION
1/4" = 1'-0"



2 DORMER TRANSVERSE SECTION
1/4" = 1'-0"



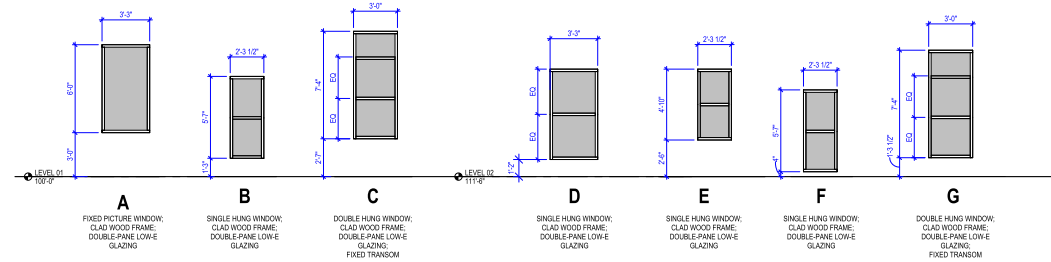


DOOR SCHEDULE

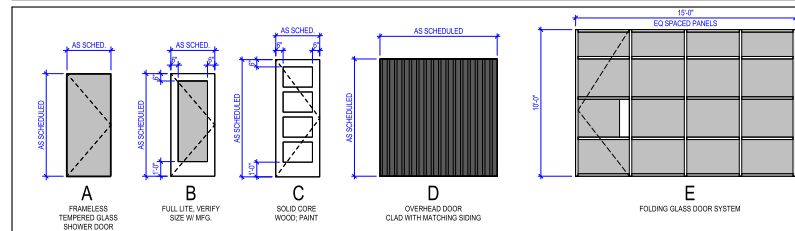
NUMBER	TYPE	WIDTH	HEIGHT	PANEL MATERIAL	FRAME MATERIAL	DETAILS	HARDWARE	COMMENTS
100	C	3'-0"	8'-0"	WD-1	WD-1	1		
101A	-	3'-0"	8'-0"	WD-1	WD-1	1		[1]
101B	C	2'-0"	8'-0"	WD-1	WD-1	1		
102A	C	3'-0"	8'-0"	WD-1	WD-1	1		
102B	A	2'-0"	8'-0"	GL-1	-	-		
103	B	3'-0"	8'-0"	WD-2	WD-1	3		
105	C	3'-0"	8'-0"	WD-1	WD-1	1		
106	C	3'-0"	8'-0"	WD-1	WD-1	1		
107	-	4'-0"	8'-0"	WD-1	WD-1	1		[1]
108A	D	8'-0"	8'-0"	FRGL	WD-1	1		
108B	B	3'-0"	7'-0"	WD-1	WD-1	2		
201	C	3'-0"	8'-0"	WD-1	WD-1	1		
202	C	2'-0"	7'-0"	WD-1	WD-1	1		
203A	C	2'-0"	7'-0"	WD-1	WD-1	1		
203B	-	3'-0"	7'-0"	WD-1	WD-1	1		[1]
204	B	3'-0"	7'-0"	WD-2	WD-1	4		

LEGEND	COMMENTS
DOOR MATERIAL TYPES WD-1: WOOD PAINTED GL-1: TEMPERED GLASS FRGL: FIBERGLASS	[1] CASSED OPENING [2]
DOOR FRAME MATERIAL TYPES RM: HOLLOW METAL AL: ALUMINUM WD-1: WOOD PAINT STL: STEEL	
HARDWARE SET TYPES ES: ENTRY SET LS: LOCK SET PS: PASSAGE SET	

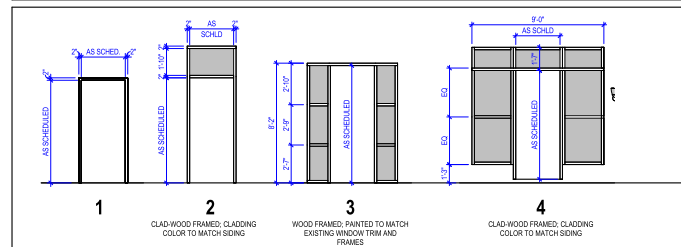
WINDOW TYPES



PANEL TYPES



FRAME TYPES



FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALLS				CEILING	COMMENTS
				NORTH	SOUTH	EAST	WEST	FINISH	
LEVEL 01									
100	BEDROOM	CPT-1	WB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
101	CLOSET	FT-1	WB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
102	BATH	FT-1	WB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
103	MUSIC	FT-1	WB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
104	FOYER	FT-1	WB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
105	UTILITY	FT-1	WB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
106	KITCHEN	FT-1	WB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
107	LIVING	FT-1	WB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
108	GARAGE	CONC-1	PVCB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
LEVEL 02									
201	BEDROOM	CPT-1	WB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
202	CLOSET	CPT-1	WB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
203	BATH	FT-1	WB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
204	HALL	FT-1	WB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	

October 13, 2023

City of San Antonio
Office of Historic Preservation
1901 S. Alamo Street
San Antonio, Texas 78204

Re: 315 Refugio Street, HDRC Application Narrative for Final Approval

To the HDRC Board and Staff:

The homeowner is seeking final approval to renovate and add onto the existing house located at 315 Refugio Street. The existing 1,118 SF home features a rear quarter porch that was later enclosed and expanded to include an additional bedroom and bathroom. This rear quarter is being proposed to be removed and replaced with a larger 764 SF addition with a 583 SF second floor.

The project first went to the DRC for feedback in September of 2022, where the consensus was that the addition was too tall and should be reduced.

After substantial revisions to the massing, the project applied for and received conceptual approval in December of 2022 with a lot of positive feedback. Here is a short summary of the comments:

- “Huge improvement” over the previous DRC proposed design.
- Commissioners acknowledged that site constraints made it impossible to physically detach the garage from the house.
- The design team should try to find a way to “mimic” a detached garage.
- Commission was okay with the lot coverage % being slightly over 50%. (50.8% then; 50.6% now)
- The submission had 2 letters of support from neighbors and 4 voicemails from neighbors in support of the project.

The project later applied for Final approval in October with disappointing results. The client and the design team have gone back and made some alterations to the garage materials and further tweaked the front façade windows to be more in with staff and commissioner comments. We hope these alterations and an evolution summary of the project will show progress has been made in good faith. If there are any further questions, please let us know.

Sincerely,



David Hannan Jr., Principal
Fisher Heck Architects

Specifications: LP® SmartSide® Vertical Siding

VERTICAL SIDING

CHARMING STYLE FOR AMERICAN HOMES

- 16' lengths can eliminate horizontal joints
- Coordinates with LP SmartSide Trim
- Primed for exceptional paint adhesion
- Not rated for structural use
- Treated with the SmartGuard® process for superior protection and resistance against the weather, fungal decay and termites
- Sheathing-only attachment

VERTICAL SIDING

DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PD NUMBER	WEIGHT
28 Series Cedar Texture Vertical Siding	16 ft. (204 in.)	12 3/4 in. (320 mm)	1/2 in. (13 mm)	40500	15.95 lb

Specifications: LP® SmartSide® Vertical Siding Coverage

Board Size	16' Board (ft)
100	5 sq. ft.
200	10 sq. ft.
300	15 sq. ft.
400	20 sq. ft.
500	25 sq. ft.
600	30 sq. ft.
700	35 sq. ft.
800	40 sq. ft.
900	45 sq. ft.
1000	50 sq. ft.
1100	55 sq. ft.
1200	60 sq. ft.
1300	65 sq. ft.
1400	70 sq. ft.
1500	75 sq. ft.
1600	80 sq. ft.
1700	85 sq. ft.
1800	90 sq. ft.
1900	95 sq. ft.
2000	100 sq. ft.
2100	105 sq. ft.
2200	110 sq. ft.
2300	115 sq. ft.
2400	120 sq. ft.
2500	125 sq. ft.
2600	130 sq. ft.
2700	135 sq. ft.
2800	140 sq. ft.
2900	145 sq. ft.
3000	150 sq. ft.
3100	155 sq. ft.
3200	160 sq. ft.
3300	165 sq. ft.
3400	170 sq. ft.
3500	175 sq. ft.
3600	180 sq. ft.
3700	185 sq. ft.
3800	190 sq. ft.
3900	195 sq. ft.
4000	200 sq. ft.
4100	205 sq. ft.
4200	210 sq. ft.
4300	215 sq. ft.
4400	220 sq. ft.
4500	225 sq. ft.
4600	230 sq. ft.
4700	235 sq. ft.
4800	240 sq. ft.
4900	245 sq. ft.
5000	250 sq. ft.

See Official Literature for product details.

Specifications: LP® SmartSide® Accessories

J-BLOCKS

A COHESIVE LOOK FOR HOME EXTERIORS

- Easier installation
- Primed for exceptional paint adhesion
- Rich cedar-grain texture
- Used to easily and attractively mount light fixtures, water faucets and more
- Treated with the SmartGuard® process for superior protection and resistance against the weather, fungal decay and termites
- Backed by a 5/10-year limited warranty

DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PD NUMBER
Cedar Texture J-Block	72 in. (1830 mm)	72 in. (1830 mm)	3/8 in. (9.5 mm)	42000

MINI-SPLITS

EASIER INSTALLATION FOR EXTERIOR FEATURES

- Easier installation (can be expanded for specific mount sizes)
- Primed for exceptional paint adhesion
- Rich cedar-grain texture
- Used to easily and attractively mount light fixtures, water faucets and more
- Treated with the SmartGuard® process for superior protection and resistance against the weather, fungal decay and termites
- Backed by a 5/10-year limited warranty

DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PD NUMBER
Cedar Texture Mini-Split	72 in. (1830 mm)	72 in. (1830 mm)	3/8 in. (9.5 mm)	42000

For more information, visit www.lpsmartside.com

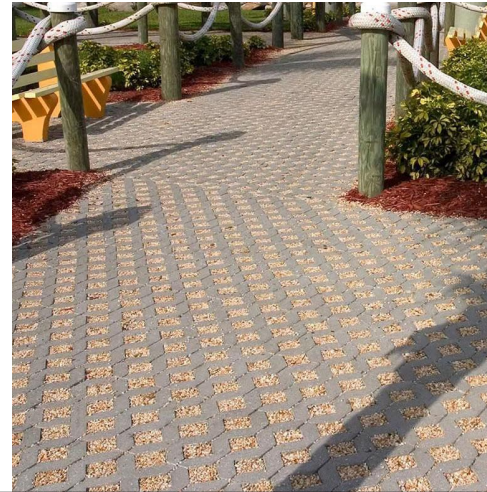
LP SMARTSIDE VERTICAL SIDING

METAL CLAD WOOD WINDOWS ON NEW ADDITION ONLY

CRIMPED RIDGE STANDING SEAM GALVALUME METAL ROOF



PROPOSED DRIVEWAY MATERIAL - TURFSTONE W/ PEA GRAVEL INFILL





CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: 10/11/2023

HDRC Case #:

Address: 315 Refugio

Meeting Location: WebEx

APPLICANT: David Hannan, Bob Knight, Alejandro Ramon

DRC Members present: Jeffrey Fetzer, Anne-Marie Grube, Jason Vasquez, Dr. Homer Guevara, Jimmy Cervantes

Staff Present: Rachel Rettaliata

Others present:

REQUEST: Construction of a 2-story addition, fenestration modifications to the rear elevation

COMMENTS/CONCERNS:

DH: [presentation of updates since initial submission and updates since the October 4th HDRC hearing].

JF: I feel like the evolution of the property could have been detailed at the last hearing and we have new Commissioners since the last hearing. Based on staff's comments and Commission comments at the last hearing, I think the proposed alternate does a lot to reduce the mass of the proposed addition. Having the darker paint on the 2-story structure helps it recede and helps the historic house be prominent. I like the alterations to the second-story windows instead of triangular shaped glass. Having the two windows (first and second floor) so that there is a lot of transparency, it reads as separate from the house even though it is attached. On the rear, I think that removing the door transom helps with letting the historic part of the house.

HG: I commend you for the changes you have made.

AMG: Could you show us the site plan? I agree with Commissioner Fetzer. I wanted to make sure that there's no way to move it further back.

DH: Yes, and this is the setback line. We squeezed the garage as much as we could to allow a car to be in there. There is a small niche for some storage, but it is a tiny garage.

AMG: Is there an option to center the window on the top gable?

DH: The problem is we have the shower in the central part.

AMG: Is it possible to flip the bathroom the other way?

DH: We have discussed flipping the toilet and the shower, but for the owners that is not an ideal layout. In totality, the two windows are centered on the entire wall. This informed the location of the second window as well.

AMG: I understand that the interior is dictating the window location, but we are reviewing the exterior. I would also like to see you present other properties with front garages, that would be helpful to better understand the context.

DH: Yes, we had a map with pinpoints and there are several properties. Some of them are new construction but some were historic.

JV: I'll echo that the fenestration on the front of the second story, flipping the toilet area with the shower would be more consistent with what you have on the rear of the garage area vs what you have now with the widely separated windows. Everything else looks great otherwise.

BK: One of the things about the bathroom design, is the exterior wall on the bathroom is the short wall, which is why the shower, and the toilet are on the wall they are on. The sink wall is the short wall. This was part of the reason.

JF: I think it would be helpful to show the section drawing when you are explaining your rationale for the window.

AMG: Can we look at the garage door?

DH: This would be a wood-clad garage door similar to the one on the back.

JC: I don't have any comments. I was fine with what was presented before but I appreciate the updates.

JF: One thing you might look at would be the head alignment of the windows on the second story of the front façade.

OVERALL COMMENTS:

INTERIOR AND EXTERIOR REHABILITATION

REFUGIO HOUSE

HDRC FINAL REVIEW SET

Fisher Heck
ARCHITECTS

915 SOUTH ST. MARY'S STREET
SAN ANTONIO, TEXAS 78205
FISH@FISHERHECK.COM
210-299-1500

PRELIMINARY
NOT FOR REGULATORY
APPROVAL,
PERMIT, OR CONSTRUCTION
FISHER HECK, INC., ARCHITECTS
MARK B. NAVARRO #25326

09/05/2023



PROJECT:
REFUGIO HOUSE

SHEET TITLE:
TITLE SHEET

PROJECT NO: 2207 A1

△ REVISIONS DATE

OWNER

BOB KNIGHT & ALEJANDRO RAMON
315 REFUGIO ST
SAN ANTONIO, TX 78210
PH: (586) 530-2545
CONTACT: BOB KNIGHT
EMAIL: trailhoundbob@hotmail.com

ARCHITECT

FISHER HECK ARCHITECTS
915 S. ST. MARY'S STREET
SAN ANTONIO, TX 78205
PH: (210) 299-1500
CONTACT: DAVID HANNAN JR
EMAIL: dhannan@fisherheck.com
www.fisherheck.com

MEP ENGINEER

N/A

STRUCTURAL ENGINEER

PROJECTA ENGINEERING
13066 N HUNTERS CIR
SAN ANTONIO, TX 78230
PH: (210) 380-0060
CONTACT: CARMEN C. GROTH
EMAIL: cgroth@projectaengineering.com

CIVIL ENGINEER

N/A

LANDSCAPE ARCHITECT

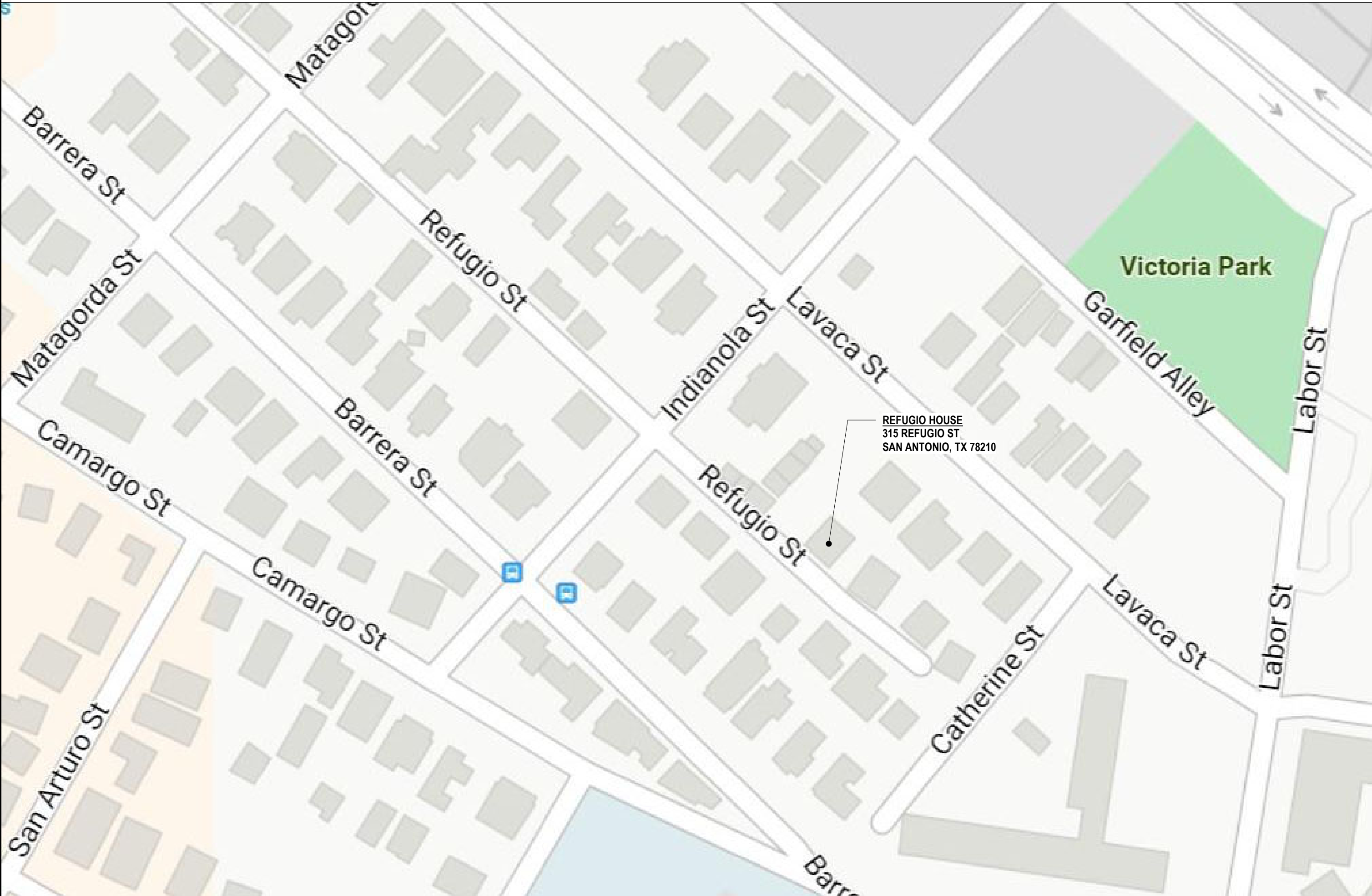
N/A

SHEET NO:
G-100

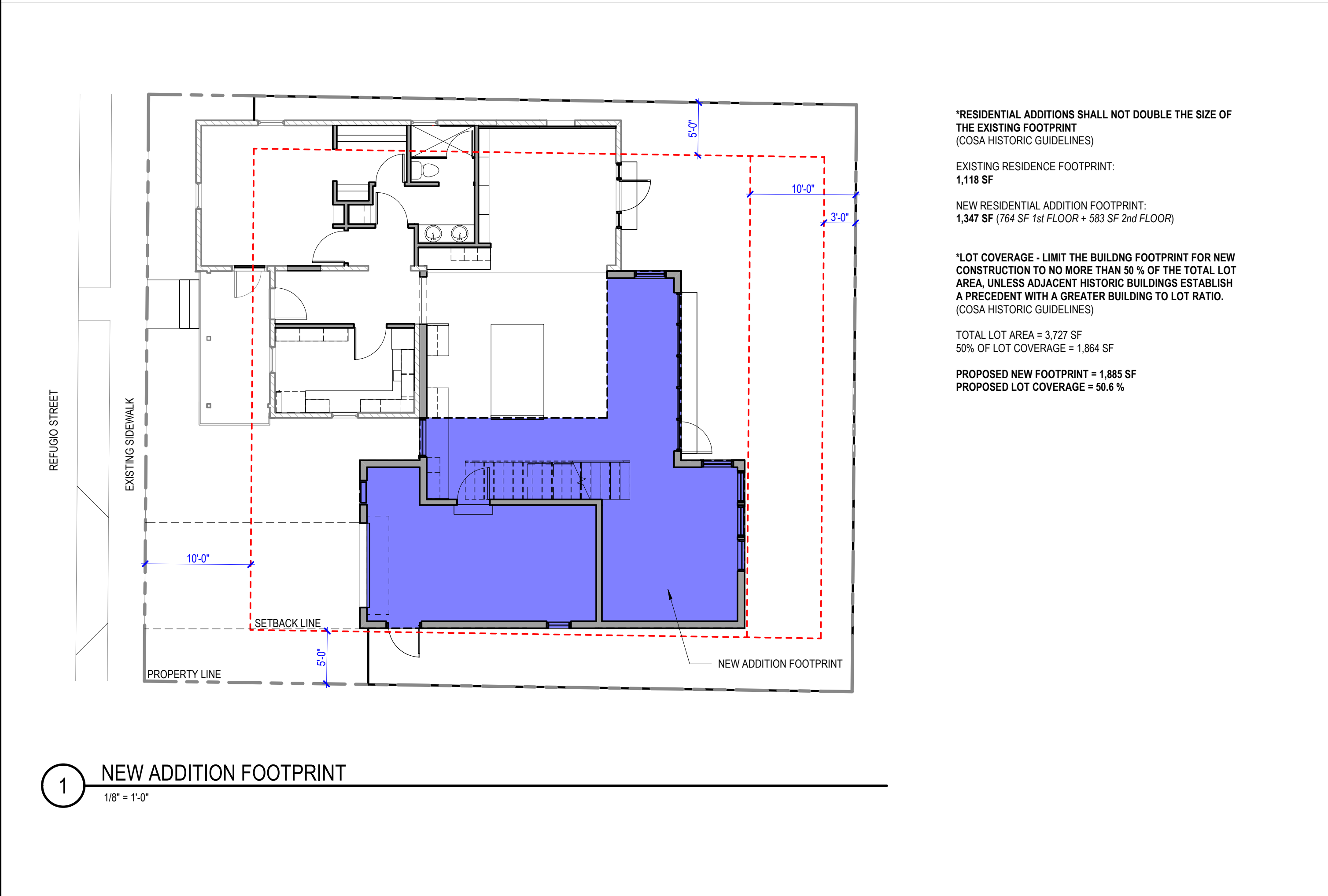
LOCATION MAPS

CODE INFO & ANALYSIS

DRAWING INDEX



CODE REVIEW PLANS



APPLICABLE CODES AND STANDARDS:

THIS PROJECT IS IN THE CITY OF SAN ANTONIO, TEXAS.
THE CITY OF SAN ANTONIO CURRENTLY HAS ADOPTED THE FOLLOWING CODES WITH LOCAL AMENDMENTS:

- 2021 INTERNATIONAL EXISTING BUILDING CODE
- 2021 INTERNATIONAL BUILDING CODE
- 2021 INTERNATIONAL FIRE CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL RESIDENTIAL CODE
- 2021 INTERNATIONAL PLUMBING CODE
- 2020 NATIONAL ELECTRICAL CODE
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE

OCCUPANCY CLASSIFICATION:
• SINGLE FAMILY RESIDENTIAL

CLASSIFICATION OF WORK:
• ALTERATION - LEVEL 3

CONSTRUCTION CLASSIFICATION:
• TYPE - VB

FIRE RESISTANCE RATINGS REQUIRED

- BUILDING ELEMENT HOURS**
 - STRUCTURAL FRAME 0
 - BEARING WALLS
 - EXTERIOR 0
 - INTERIOR 0
 - NONBEARING WALLS & PARTITIONS
 - EXTERIOR 0
 - INTERIOR 0
 - FLOOR CONSTRUCTION
 - INCLUDING BEAMS AND JOISTS 0
 - ROOF CONSTRUCTION
 - INCLUDING BEAMS AND JOISTS 0

FIRE PROTECTION SYSTEMS
• SMOKE DETECTORS IN ALL BEDROOMS, SMOKE AND CARBON MONOXIDE DETECTOR NEAR ALL FURNICES

SPECIAL INSPECTIONS N/A

IBC SECTION		APPLICABLE	NOT APPLICABLE
1705.1.1	SPECIAL CASES	-	X
1705.2	STEEL CONSTRUCTION	-	X
1705.3	CONCRETE CONSTRUCTION	-	X
1705.4	MASONRY CONSTRUCTION	-	X
1705.5	WOOD CONSTRUCTION	-	X
1705.6	SOILS	-	X
1705.7	DRIVEN DEEP FOUNDATIONS	-	X
1705.8	CAST-IN-PLACE DEEP FOUNDATIONS	-	X
1705.9	HELICAL PILE FOUNDATIONS	-	X
1705.10	FABRICATED ITEMS	-	X
1705.11	SPECIAL INSPECTIONS FOR WIND RESISTANCE	-	X
1705.12	SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE	-	X
1705.13	TESTING FOR SEISMIC RESISTANCE	-	X
1705.14	SPRAYED FIRE RESISTANT MATERIALS	-	X
1705.15	MASTIC AND INTUMESCENT FIRE-RESISTANT COATINGS	-	X
1705.16	EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS)	-	X
1705.17	FIRE-RESISTANT PENETRATIONS AND JOINTS	-	X
1705.18	TESTING FOR SMOKE CONTROL	-	X
1706	DESIGN STRENGTHS OF MATERIALS	-	X
1707	ALTERNATIVE TEST PROCEDURES	-	X
1708	IN-SITU LOAD TESTS	-	X
1709	PRECONSTRUCTION LOAD TESTS	-	X

The owner shall pay for all special inspections associated with this project.

ARCHITECTURAL ENERGY SUMMARY

METHOD OF ENERGY COMPLIANCE	2021 IECC PRESCRIPTIVE PATH USING COMCHECK 2021 IECC		
DESCRIPTION	SECTION OF IECC	SECTION OF ASHRAE	COMMENT
R-VALUE OF WALLS, ROOFS AND SLABS (if using R-value for building thermal envelope)	C402.1.3 (Prescriptive Only)	5.5.3 (Prescriptive Only)	WALLS: CAVITY R-VALUE = CONTINUOUS R-VALUE = ROOF: CONTINUOUS R-VALUE = SLAB: R-VALUE =
U-VALUE OF WALLS, ROOFS AND SLABS (if using the assembly method for the building thermal envelope)	C402.1.4 (Prescriptive Only)	5.5.3 (Prescriptive Only)	WALLS: U-VALUE = ROOF: U-VALUE = SLAB: U-VALUE =
ROOF SOLAR REFLECTANCE & THERMAL EMITTANCE	C402.3 (Prescriptive Only)	5.5.3.1.1 (Prescriptive Only)	ROOF SOLAR REFLECTANCE = (.65 MIN FOR 3-YR AGED SOLAR REFLECTANCE) ROOF THERMAL EMITTANCE = (.75 MIN FOR 3-YR AGED THERMAL EMITTANCE)
PERCENT OF WINDOWS IN EACH WALL AREA	C402.4 (Prescriptive Only)	5.5.4.2.1, TABLE 5.5-2 (Prescriptive Only)	GROSS VERTICAL GLAZING / WALL AREA = % (30% MAX)
SKYLIGHT AREA	C402.4 (Prescriptive Only)	5.5.4.2.2, TABLE 5.5-2 (Prescriptive Only)	PERCENTAGE OF SKYLIGHT AREA = 0% (5% MAX)
DAYLIGHT ZONE OF SKYLIGHTS	C402.4.2 (Prescriptive Only)	5.5.4.2.3 (Prescriptive Only)	FLOOR AREA PERCENTAGE OF DAYLIGHT ZONE = 0% (50% OF FLOOR AREA)
MAXIMUM U-FACTOR AND SHGC FOR FENESTRATION	C402.4.3 (Prescriptive Only)	5.5.4.3, 5.5.4.4 (Prescriptive Only)	FENESTRATION U-FACTOR = FENESTRATION SHGC =
AIR LEAKAGE REQUIREMENTS	C402.5.1.2 (Always Required)	5.4.3.1 (Always Required)	SEE SHEET A-310 FOR WALL SECTIONS INDICATING CONTINUOUS FLUID APPLIED AIR BARRIER AT ALL EXTERIOR WALLS. THE AIR BARRIER IS SPECIFIED TO BE WALL GAURDIAN FW-100-A . PER THE MANUFACTURER'S WEBSITE, AIR LEAKAGE TEST RESULTS, IN ACCORDANCE WITH ASTM E 2178, SHOWED AIR LEAKAGE AT 0.0001 cfm/ft ² . THIS RESULT IS FAR BELOW THE MAXIMUM AMOUNT OF 0.004 cfm/ft ² ALLOWED PER IECC 2015.

GENERAL

- G-100 TITLE SHEET
- G-101 SHEET INDEX & CODE ANALYSIS

DEMOLITION

- D-100 DEMO PLAN

ARCHITECTURAL

- A-001 GENERAL NOTES, ABBREVIATIONS & SYMBOLS
- A-101 GROUND FLOOR PLAN / SITE PLAN
- A-102 SECOND FLOOR PLAN
- A-103 REFLECTED CEILING PLANS
- A-105 ROOF PLAN
- A-200 EXTERIOR ELEVATIONS
- A-201 REFUGIO ST ELEVATION
- A-202 PERSPECTIVES
- A-300 BUILDING SECTIONS
- A-301 SECTIONS & DETAILS
- A-302 SECTIONS & DETAILS
- A-400 INTERIOR ELEVATIONS
- A-401 INTERIOR ELEVATIONS
- A-402 INTERIOR ELEVATIONS
- A-403 INTERIOR VIEWS
- A-600 DOOR & WINDOW SCHEDULES
- A-700 FRONT-FACING GARAGE PRECEDENTS

STRUCTURAL

- S.01 ROOF FRAME PLAN RAFTERS
- S.002 FRAMMING PLAN CEILING JOIST
- S.02.1 TALL WALL DETAILS
- S.02.2 TALL WALL DETAILS
- S.003 WIND BRACE PLAN
- S.04 PIER FOUNDATION PLAN
- S.05 STAIR DETAILS

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FISHER HECK, INC., ARCHITECTS
MARK B. NAVARRO #25326

09/05/2023

PROJECT:
REFUGIO HOUSE

PROJECT NO: 2207 A1

△ REVISIONS DATE

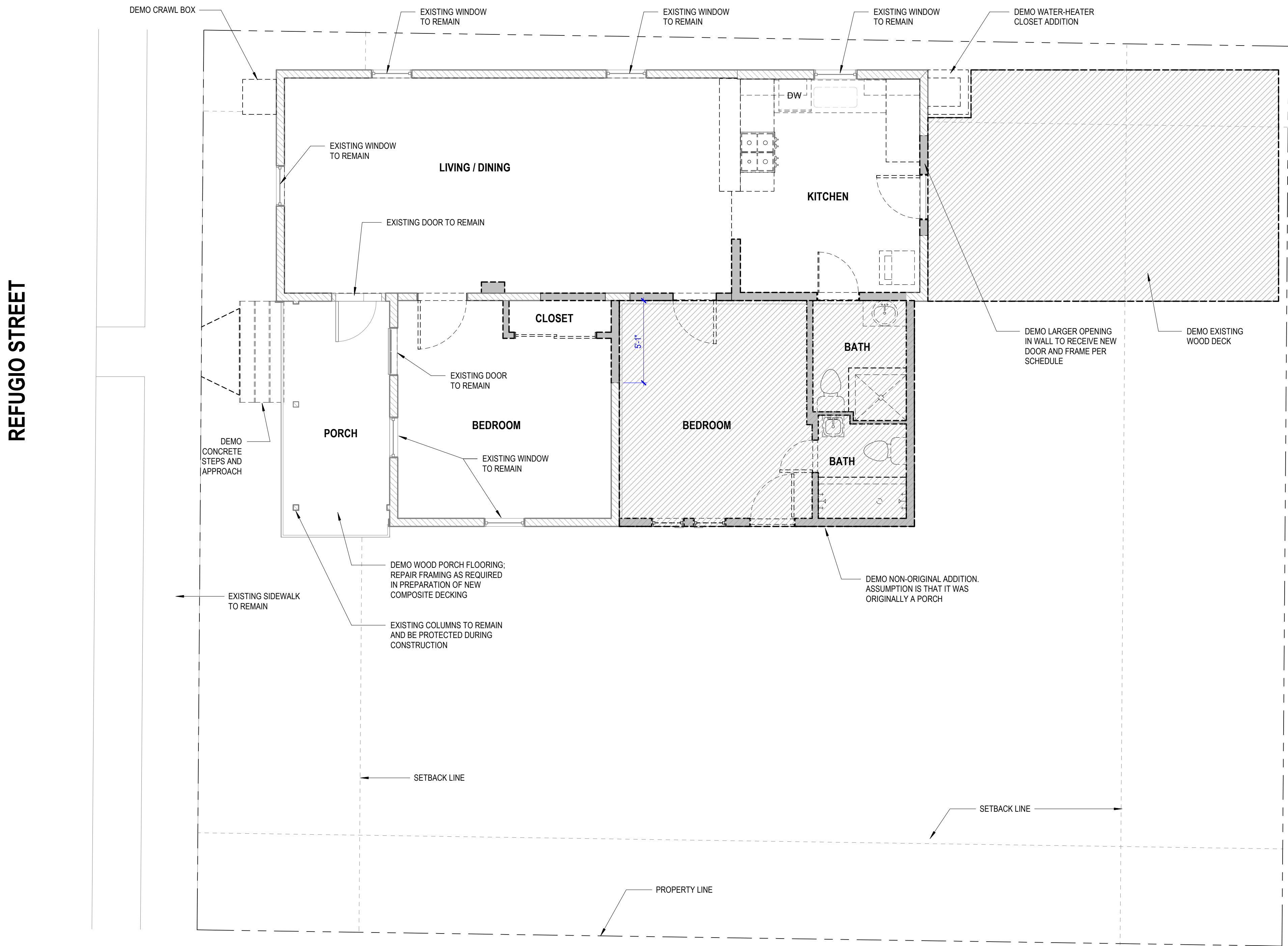
SHEET NO:

G-101

SHEET TITLE:
SHEET INDEX & CODE ANALYSIS

GENERAL NOTES

1. CONTRACTOR TO COORDINATE WITH OWNER ON SALVAGING ANY EXISTING APPLIANCES OR FIXTURES.
2. CAREFULLY REMOVE EXISTING WOOD FLOORING AND DONATE TO THE OFFICE OF HISTORIC PRESERVATION'S LIVING HERITAGE TRADES ACADEMY AND MATERIAL INNOVATION CENTER.
3. DEMO EXISTING INTERIOR GYPSUM WALLBOARD THROUGHOUT IN PREPARATION OF NEW INSULATION, ELECTRICAL & PLUMBING AS REQUIRED.
4. LOCATE EXISTING MAIN ELECTRICAL AND PLUMBING LINES TO HOUSE AND CAP UNTIL NEW CONSTRUCTION BEGINS.
5. DEMO ALL EXISTING IKEA KITCHEN CABINETRY AND FLOORING.
6. RELOCATE EXISTING GRAVEL FROM SITE IN CRAWL SPACE OF EXISTING FOOTPRINT TO REMAIN. SALVAGED GRAVEL SHALL BE USED AS A NATURAL VAPOR BARRIER.
7. DEMO EXISTING SHINGLE ROOF AND UNDERLAYMENT, THEN INSPECT SHEATHING FOR ROT AND DAMAGE. REPLACE ALL ROTTING SHEATHING BOARDS IN-KIND PRIOR TO INSTALLATION OF NEW UNDERLAYMENT AND INSULATION.
8. CAREFULLY REMOVE EXISTING WOOD WINDOWS AND DOORS WITHIN NON-HISTORIC ADDITION SCHEDULED FOR DEMOLITION AND DONATE TO THE OFFICE OF HISTORIC PRESERVATION'S LIVING HERITAGE TRADES ACADEMY AND MATERIAL INNOVATION CENTER.



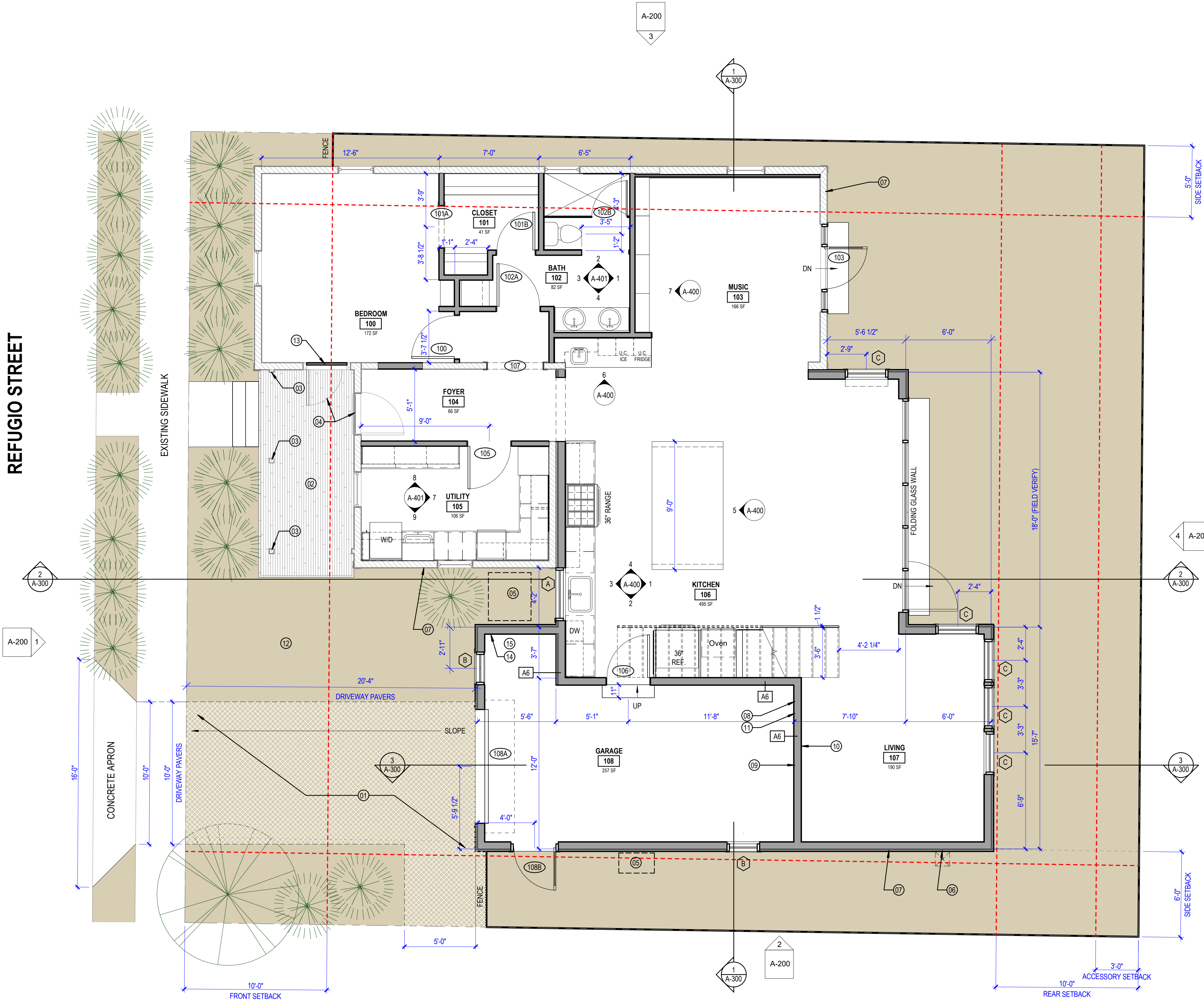
1 LEVEL 01 - DEMOLITION PLAN
1/4" = 1'-0"

GENERAL NOTES

- DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, AND CENTERLINE OF DOOR OPENINGS, UNLESS NOTED OTHERWISE. DIMENSIONS NOTED AS "CLR" MUST BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL UNLESS NOTED AS "V.L."
- CONTRACTOR SHALL NOT SCALE THE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING.
- REFER TO PARTITION TYPES FOR INTERIOR WALL ASSEMBLIES.
- FURNITURE LAYOUT IS FOR REFERENCE ONLY.
- ARCHITECTURAL ELEVATION - 100'-0"
- PROVIDE DOUBLE WOOD STUDS AT ALL DOOR JAMBS.
- DOORS ARE FRAMED 6" FROM FACE OF WALL ON HINGE SIDE U.N.O.
- SIZE AND NUMBER OF NAILS CONNECTING WOOD MEMBERS SHALL COMPLY WITH 2021 IRC.
- ALL WOOD IN CONTACT WITH CONCRETE OR EARTH SHALL BE PRESSURE TREATED. ALL PRESSURE TREATED LUMBER SHALL NOT CONTAIN, OR BE TREATED WITH CHROMIUM COPPER ARSENATE.
- SLOPE ALL DECKS, WALKS, DRIVEWAYS AND PATIOS AWAY FROM THE BUILDING AT A MINIMUM OF 1/4" PER FOOT.
- ALL WALL MOUNTED HOSE BIBBS SHALL BE AQUOR HYDRANT V2+
- REFER TO A-400 SHEETS FOR ALL INTERIOR ELEVATIONS
- ALL INTERIOR PARTITIONS ARE A3 WALLS UNLESS NOTED OTHERWISE.
- STRIP, REPAIR, AND REFINISH ALL EXISTING WOOD SIDING SCHEDULED TO REMAIN.

KEYNOTES

- PERMIABLE PAVER & GRAVEL DRIVEWAY
- STRIP, REPAIR, AND REFINISH EXISTING PORCH DECKING, THEN STAIN
- STRIP, REPAIR, AND REFINISH EXISTING WOOD COLUMNS
- STRIP, REPAIR, AND REFINISH EXISTING DOOR, FRAME, AND TRANSOM
- OUTDOOR AIR HANDLING UNIT AND PAD PER MANUFACTURER'S RECOMMENDATIONS
- WALL MOUNTED EXTERIOR SHOWER: PROVIDE HOT & COLD WATER SUPPLY LINES AS REQUIRED AS WELL AS GROUND FLOOR DRAIN.
- HOSE BIBB
- INSTALL WATER LINE AND POWER FOR REFRIGERATOR BY OWNER
- INSTALL OUTLETS AT 42" AFF FOR TOOL USE, COORDINATE WITH OWNER ON LOCATION AND QUANTITY
- PROVIDE ETHERNET, AND POWER FOR WALL ENTERTAINMENT CENTER; COORDINATE WITH OWNER
- INSTALL SANITARY SEWER STUP-UP CONNECTION FOR FUTURE TOILET.
- GRAVEL BED
- REMOVE OPERATING HARDWARE FROM DOOR, PLUG HOLES AS REQUIRED, THEN INSTALL INFILL WALL WITHIN INTERIOR DOOR FRAME TO CONCEAL DOOR FROM BEDROOM. ALIGN FINISH FACE WITH ADJACENT WALL
- WALL-MOUNTED, NATURAL GAS INTERIOR TANKLESS WATER HEATER
- PROVIDE SALTLESS-WATER SOFTENER; BOD = FUTURESOF SALT-FREE WATER SOFTENER

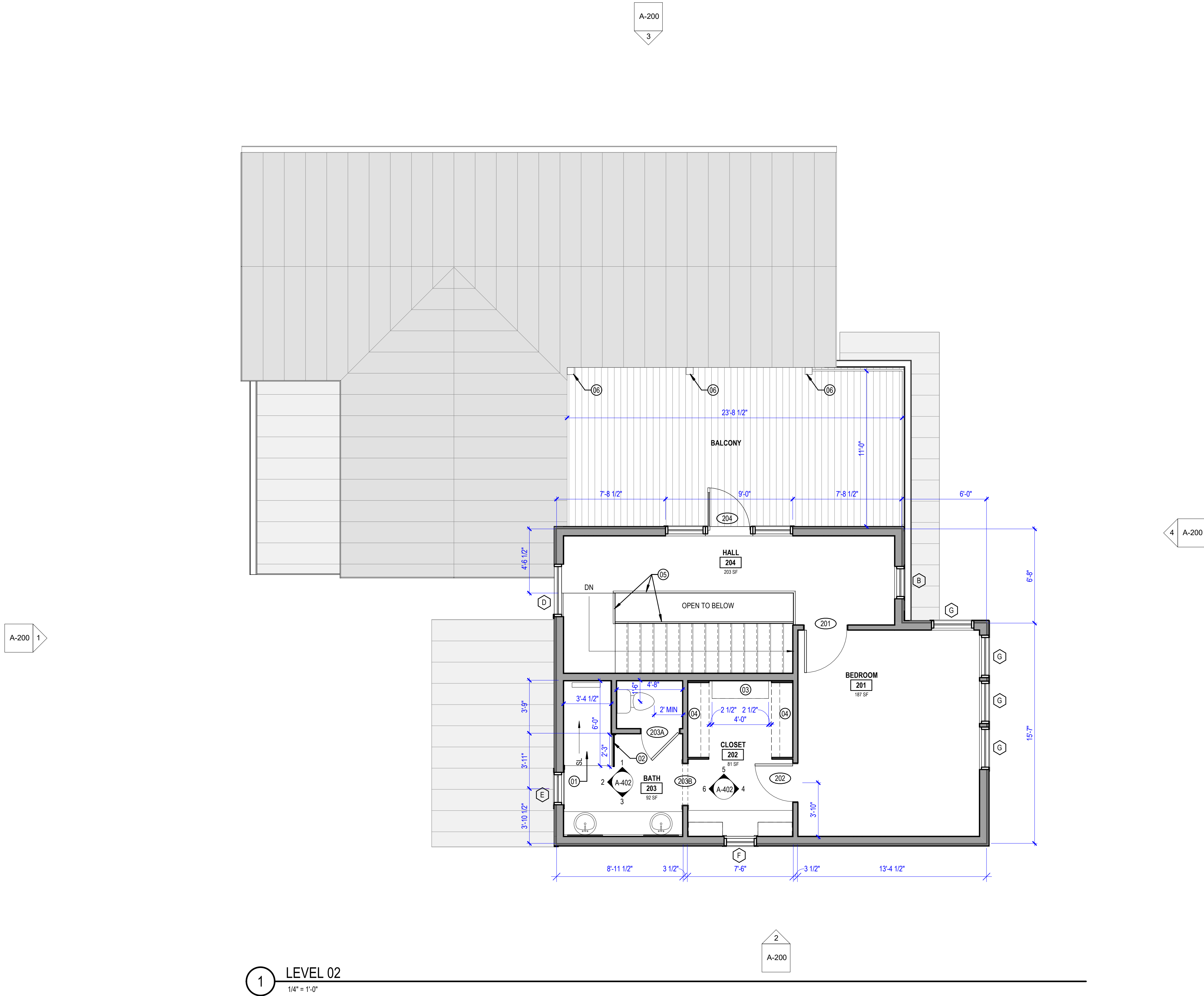


GENERAL NOTES

- DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, AND CENTERLINE OF DOOR OPENINGS, UNLESS NOTED OTHERWISE. DIMENSIONS NOTED AS "CLR" MUST BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL UNLESS NOTED AS "+/-".
- CONTRACTOR SHALL NOT SCALE THE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING.
- REFER TO PARTITION TYPES FOR INTERIOR WALL ASSEMBLIES.
- FURNITURE LAYOUT IS FOR REFERENCE ONLY.
- ARCHITECTURAL ELEVATION - 100'-0"
- PROVIDE DOUBLE WOOD STUDS AT ALL DOOR JAMBS.
- DOORS ARE FRAMED 6" FROM FACE OF WALL ON HINGE SIDE U.N.O.
- SIZE AND NUMBER OF NAILS CONNECTING WOOD MEMBERS SHALL COMPLY WITH 2021 IRC.
- ALL WOOD IN CONTACT WITH CONCRETE OR EARTH SHALL BE PRESSURE TREATED. ALL PRESSURE TREATED LUMBER SHALL NOT CONTAIN, OR BE TREATED WITH CHROMIUM COPPER ARSENATE.
- SLOPE ALL DECKS, WALKS, DRIVEWAYS AND PATIOS AWAY FROM THE BUILDING AT A MINIMUM OF 1/4" PER FOOT.
- ALL WALL MOUNTED HOSE BIBBS SHALL BE AQUOR HYDRANT V2+
- REFER TO A-400 SHEETS FOR ALL INTERIOR ELEVATIONS

KEYNOTES

- SOLID SURFACE SHOWER PAN WITH INTIGRATED CENTER LINEAR DRAIN
- FIXED TEMPERED GLASS SCREEN PARTITION W/ EASED EDGES
- 15D WOOD SHELVING
- 15D DOUBLE TIER CLOSET SHELF AND ROD
- 38H STEEL GUARDRAIL WITH 4"MAX BALUSTRADE SPACING
- FUTURE POST CONNECTION POINT, PROVIDE AZEK MOUNTING BLOCK SECURED TO BEAM BELOW



GENERAL NOTES

1. ALL ELECTRICAL WORK SHALL BE INSTALLED PER APPLICABLE CODES LISTED ON SHEET G101. INSTALLATION SHALL BE PERFORMED BY QUALIFIED AND LICENSED PERSONNEL.
2. ALL DIMENSIONS ARE TO FACE OF GYP, NOMINAL FACE OF MASONRY, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
3. RECEPTACLES SHALL BE INSTALLED AT 18" CENTERLINE AFF AND SWITCHES AT 48" CENTERLINE AFF UNLESS NOTED OTHERWISE.
4. ALL ROOF SOFFITS SHALL BE VENTED SMOOTH LP SMARTSIDE SOFFIT PANELS; PREFINISHED.
5. ALL UPPER CABINETS WITHIN KITCHEN AND UTILITY ROOM SHALL HAVE I.E.D. UNDER CABINET LIGHTING INSTALLED.
6. MAKEUP AIR SYSTEM FOR KITCHEN SHALL BE BY FANTECH. SIZE SHALL BE DETERMINED BY VENT HOOD PERFORMANCE.
7. ALL SUPPLY AND RETURN AIR GRILLS ARE TO BE PAINTED TO MATCH ADJACENT CEILING COLOR.
8. ALL DISCONNECTS, BUILDING MAINS, CONTACTORS, RELAYS, JUNCTION BOXES, AND OTHER ENCLOSURES CONTAINING LIVE PARTS SHALL BE DEAD FRONT.
9. COORDINATE LOCATION OF FIXTURES, DEVICES AND ROUTING OF CONDUIT AND/OR WIRE WITH OTHER CRAFTS.
10. ALL OUTLET BOXES AND CONDUITS SHALL BE PROPERLY SUPPORTED.
11. ALL LIGHT FIXTURES WITHIN BATHROOMS SHALL BE DAMP RATED.

KEYNOTES

- 01 EXISTING BEAM ABOVE
- 02 EXISTING WOOD PORCH CEILING; SAND SMOOTH THEN PAINT
- 04 WOOD TRIM SURROUND; REFER TO DETAILS
- 05 INSTALL TRANSFER AIR GRILLE ON BOTH SIDES OF WALL ABOVE DOOR; PAINT TO MATCH WALL COLOR.
- 06 ABOVE CEILING MOUNTED FURNACE
- 07 VENT HOOD EXHAUST DUCT; SIZE AND INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS
- 08 VENT HOOD BY OWNER; INSTALLED BY CONTRACTOR
- 09 MAKEUP AIR SYSTEM SUPPLY SYSTEM (B.O.D. FANTECH MUAS 1200)
- 10 MAKEUP AIR SYSTEM INTAKE VENT; PAINT TO MATCH SIDING
- 11 VOID IN AWNING ROOF FOR DOWNSPOUT TO DROP THROUGH ABOVE CEILING. MID STATIC, DUCTED CASSETTE UNIT; DASHED RED LINES INDICATE PROPOSED DUCT PATH TO DIFFUSERS. B.O.D. = MITSUBISHI PEAD HYPER HEAT MODEL @ 18,000 BTU/H MIN
- 12

RCP LEGEND

- STRIP LIGHT (SURFACE MOUNTED)
- 4" RECESSED ADJUSTABLE LED FIXTURE
- 2" RECESSED ADJUSTABLE LED FIXTURE
- VANITY WALL SCONCE FIXTURE
- EXTERIOR WALL SCONCE FIXTURE
- RAIN SHOWER HEAD
- DECORATIVE CHANDALIER
- DC MOTOR CEILING FAN
- ACCESS PANEL W/ GYP BOARD INLAY
- WERNER ENERGY SEAL ALUMINUM ATTIC LADDER UNIVERSAL FIT
- RETURN AIR GRILLE
- SUPPLY AIR GRILLE
- LINEAR SLOT DIFFUSER
- MITSUBISHI MLZ-KP-EZ FIT CASSETTE
- EXHAUST FAN
- GYPSUM WALLBOARD; PAINTED
- 9'-0" A.F.F. CEILING HEIGHT ABOVE FINISH FLOOR

PROJECT:
REFUGIO HOUSE

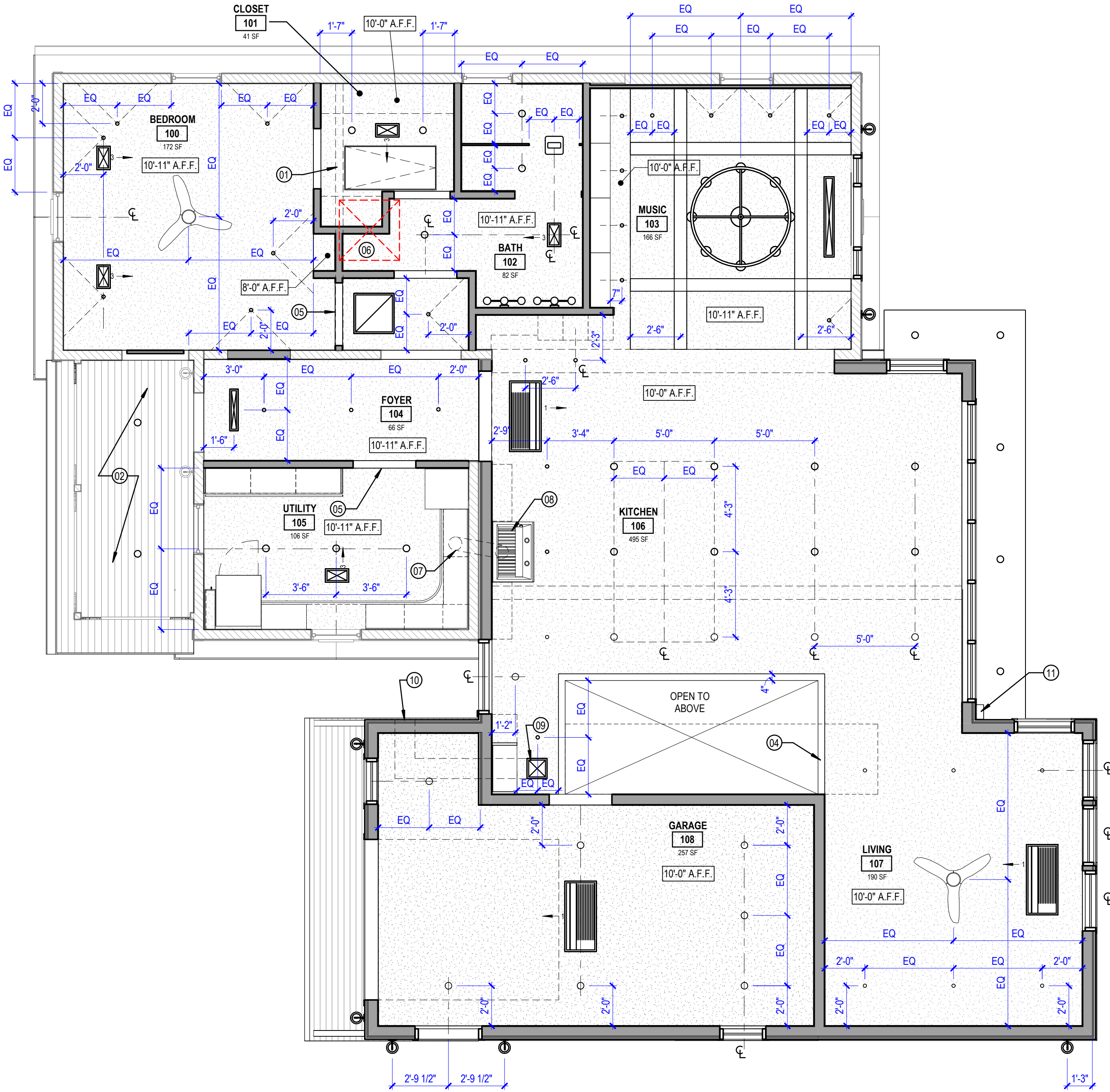
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REFLECTED CEILING PLANS

PROJECT NO: 2207 A1

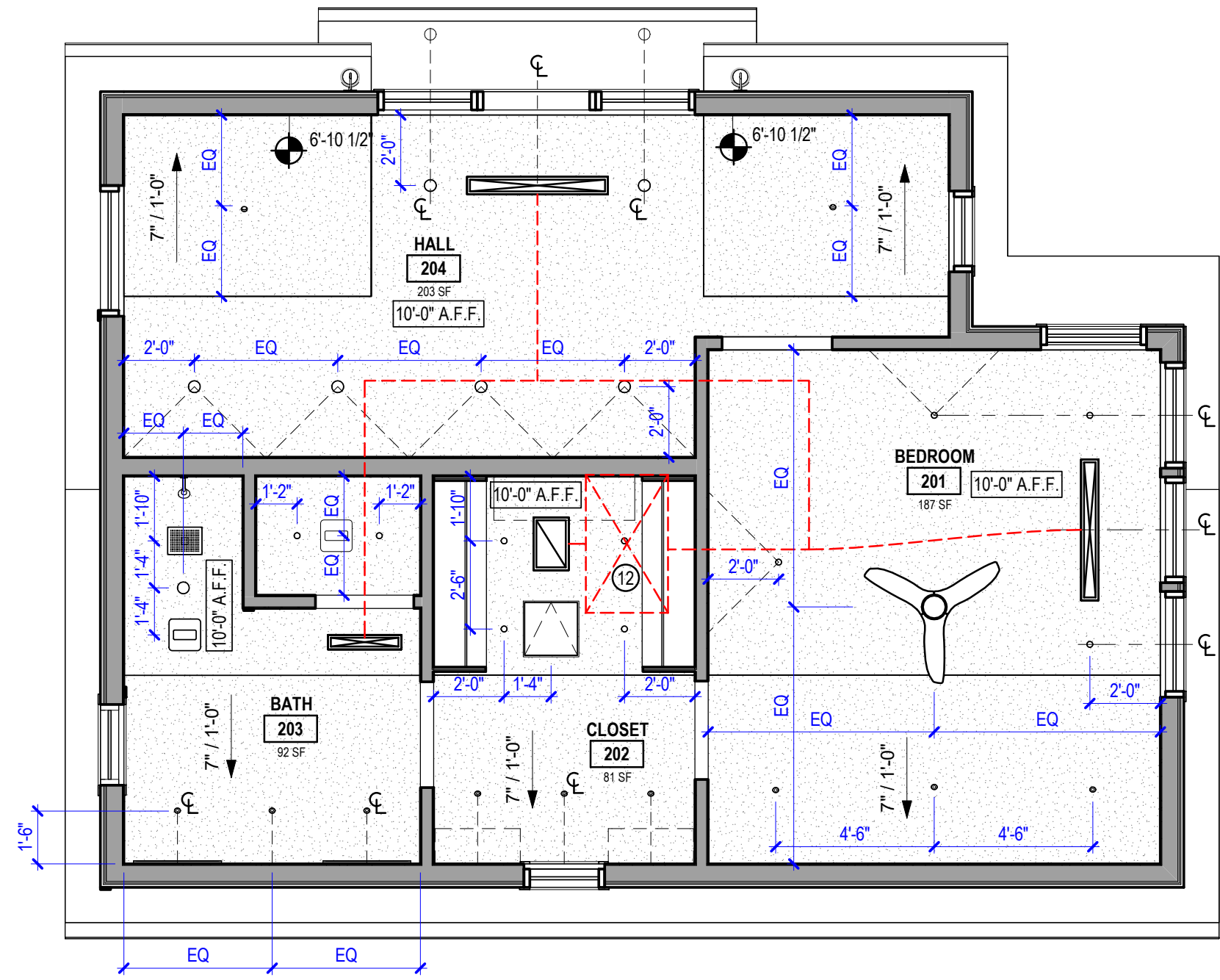
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SHEET NO:

A-103



1 LEVEL 01 REFLECTED CEILING PLAN
1/4" = 1'-0"



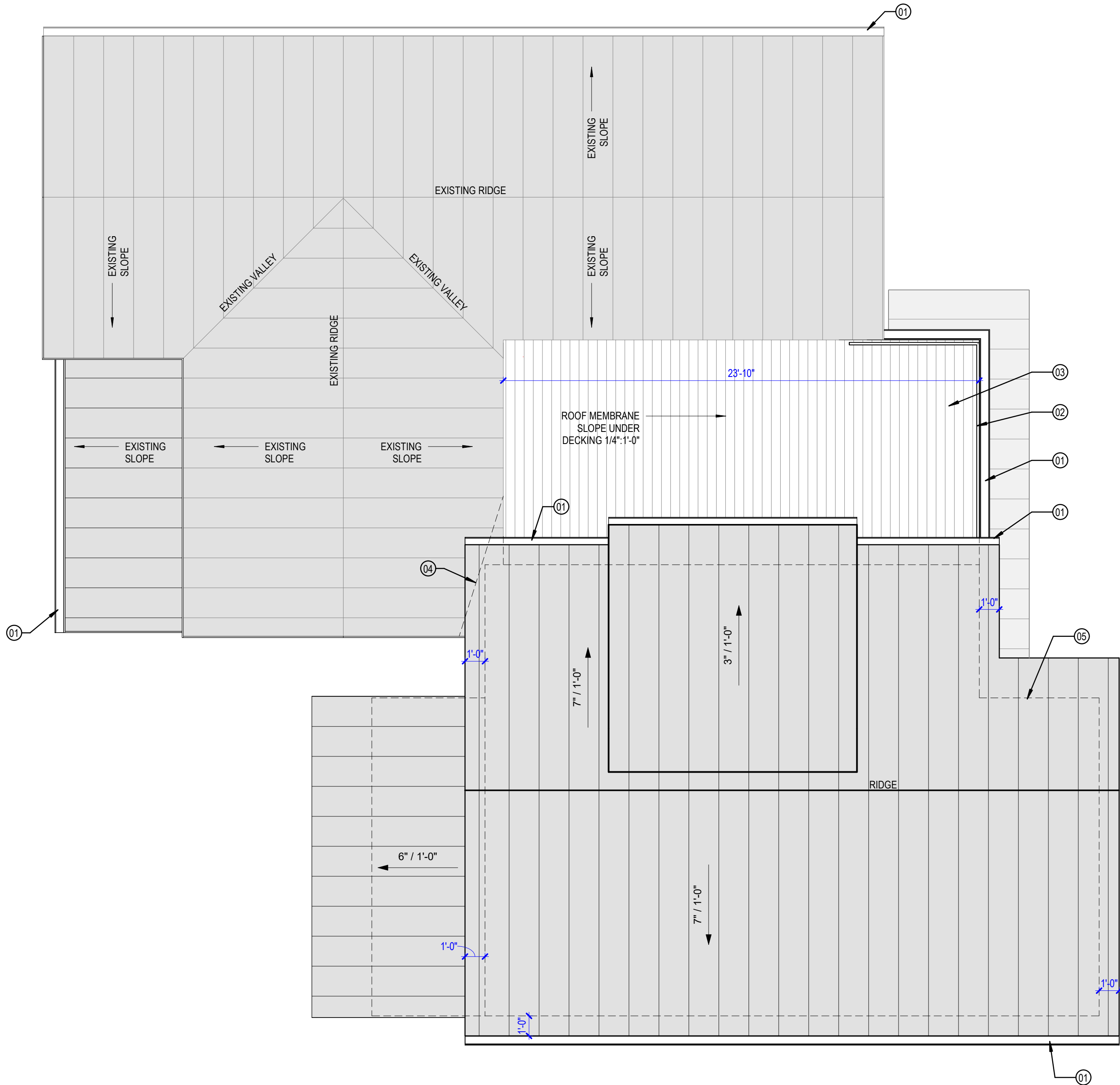
2 LEVEL 02 REFLECTED CEILING PLAN
1/4" = 1'-0"

GENERAL NOTES

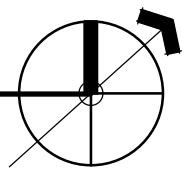
1. IMMEDIATELY ON DISCOVERY OF THE NEED FOR CLARIFICATION OF THE CONTRACT DOCUMENTS, SUBMIT A REQUEST FOR INFORMATION TO ARCHITECT.
2. THESE DOCUMENTS SHOULD NOT BE CONSIDERED AS A SURVEY OF EXISTING CONDITIONS. THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS BETWEEN DOCUMENTS AND FIELD CONDITIONS BEFORE COMMENCING ANY WORK AND REQUEST CLARIFICATION.
3. ALL DIMENSIONS ARE TO FACE OF NOMINAL FACE OF MASONRY, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
4. FIELD VERIFY ALL DIMENSIONS.
5. CONTRACTOR TO COORDINATE ALL ROOF PENETRATIONS WITH STRUCTURAL, MECHANICAL, AND PLUMBING SYSTEMS
6. ALL ROOF FLASHING TO BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
7. ALL ROOF GUTTERS SHALL HAVE A CONTINUOUS SLOPE OF AT LEAST 1/4" PER 10 FT OF GUTTER LENGTH.
8. STANDING SEAM METAL ROOF SHALL BE A GALVALUME FINISHED W/CRIMPED RIDGES, 1" H SEAMS, AND 21"W PANELS
9. INSTALL BLOWN-IN FIBERGLASS INSULATION (R-9) BETWEEN EXISTING CEILING JOISTS, THEN INSTALL 2 LAYERS OF MINERAL WOOL BATTS ON TOP (R-40) (STAGGER JOINTS)

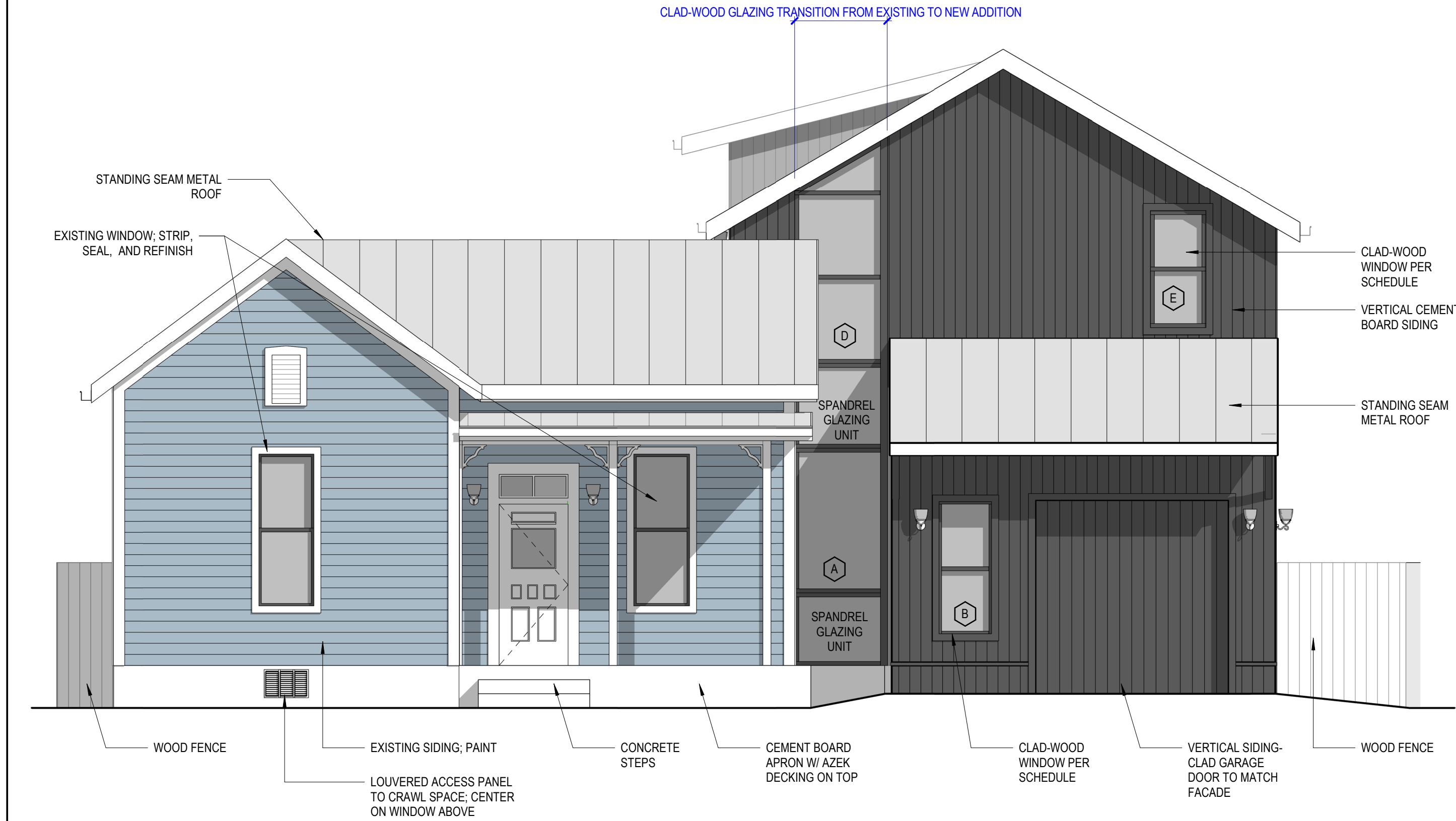
KEYNOTES

- 01 5" PREFINISHED METAL GUTTER
02 39"H POWDER-COATED METAL RAILING W/ VERTICAL BALUSTERS SPACED AT 4" O.C. MAX
03 TIMBERTECH COMPOSITE DECKING FLOOR ABOVE LOW-SLOPE TPO ROOF MEMBRANE
04 STANDING SEAM RAIN DIVERTER
05 DASHED LINE REPRESENTS OUTLINE OF EXTERIOR WALL BELOW



1 ROOF PLAN
1/4" = 1'-0"

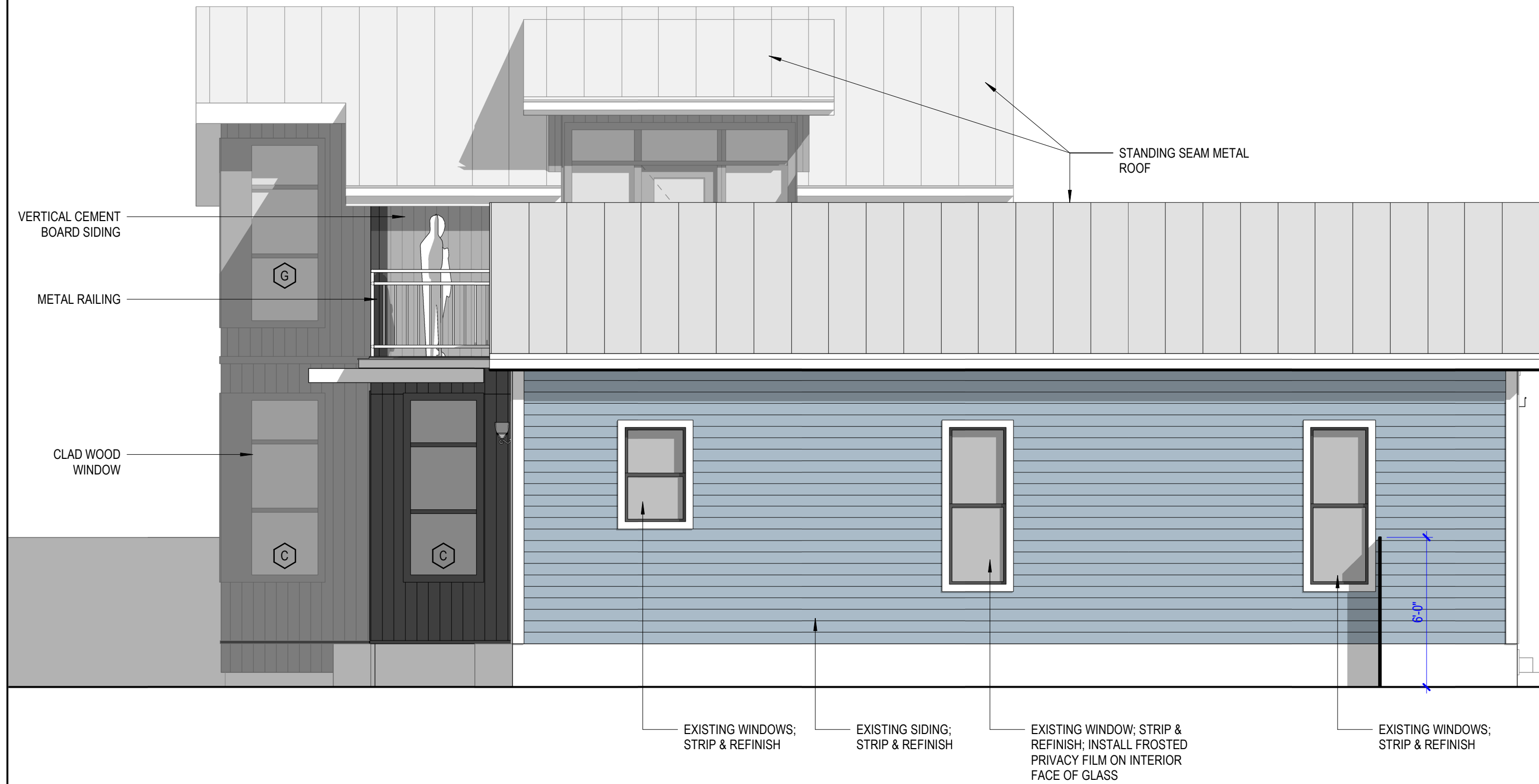




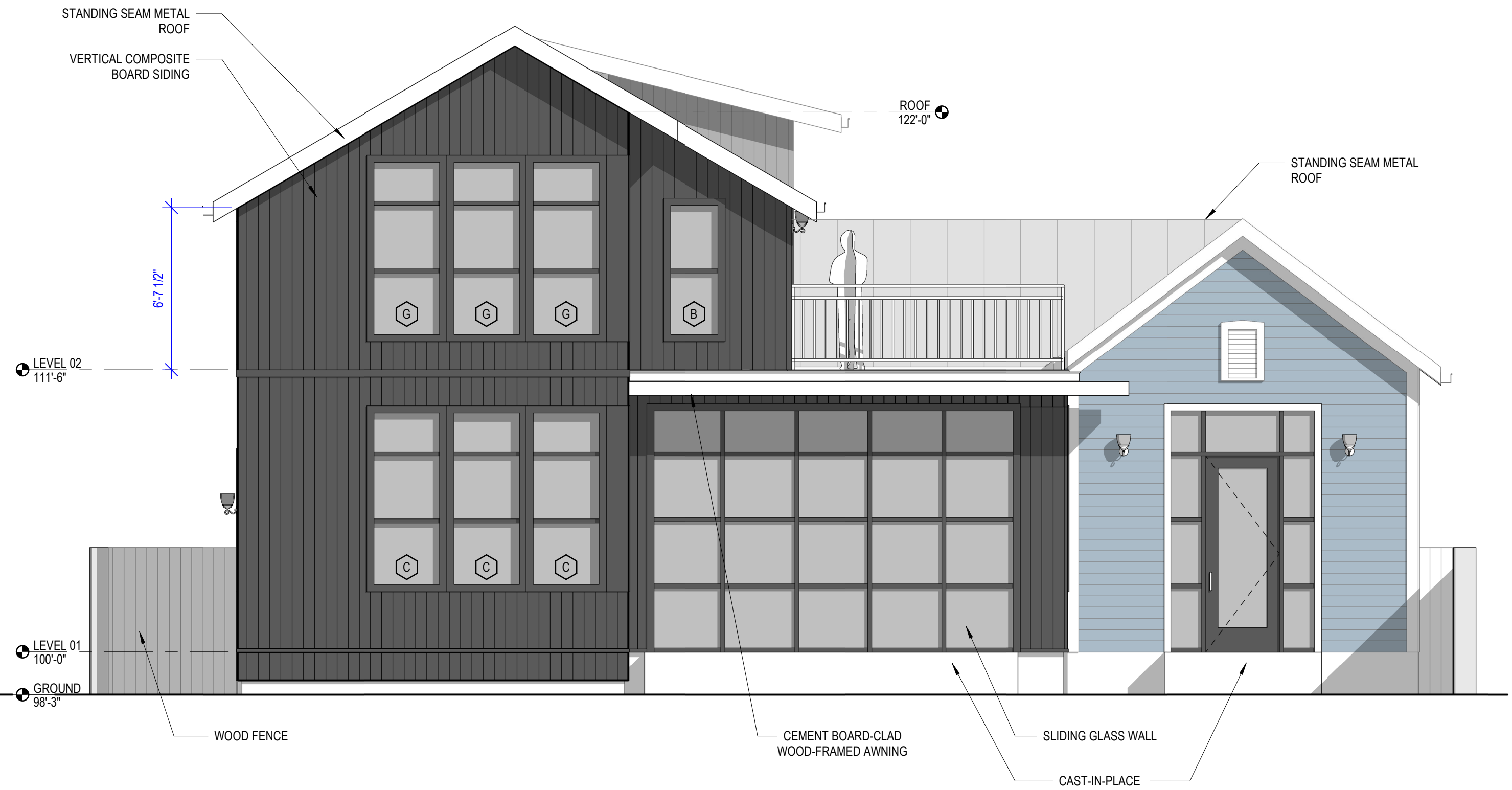
1 WEST ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

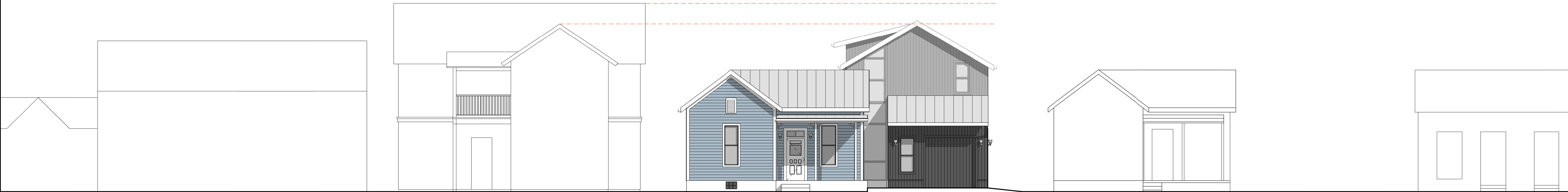


3 NORTH ELEVATION
1/4" = 1'-0"



4 EAST ELEVATION
1/4" = 1'-0"

REFUGIO STREET ELEVATION



315 REFUGIO STREET



ACROSS THE STREET



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915 SOUTH ST. MARY'S STREET
SAN ANTONIO, TEXAS 78205
210-298-1500

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FISHER HECK, INC., ARCHITECTS
MARK B. NAVARRO #25326

09/05/2023

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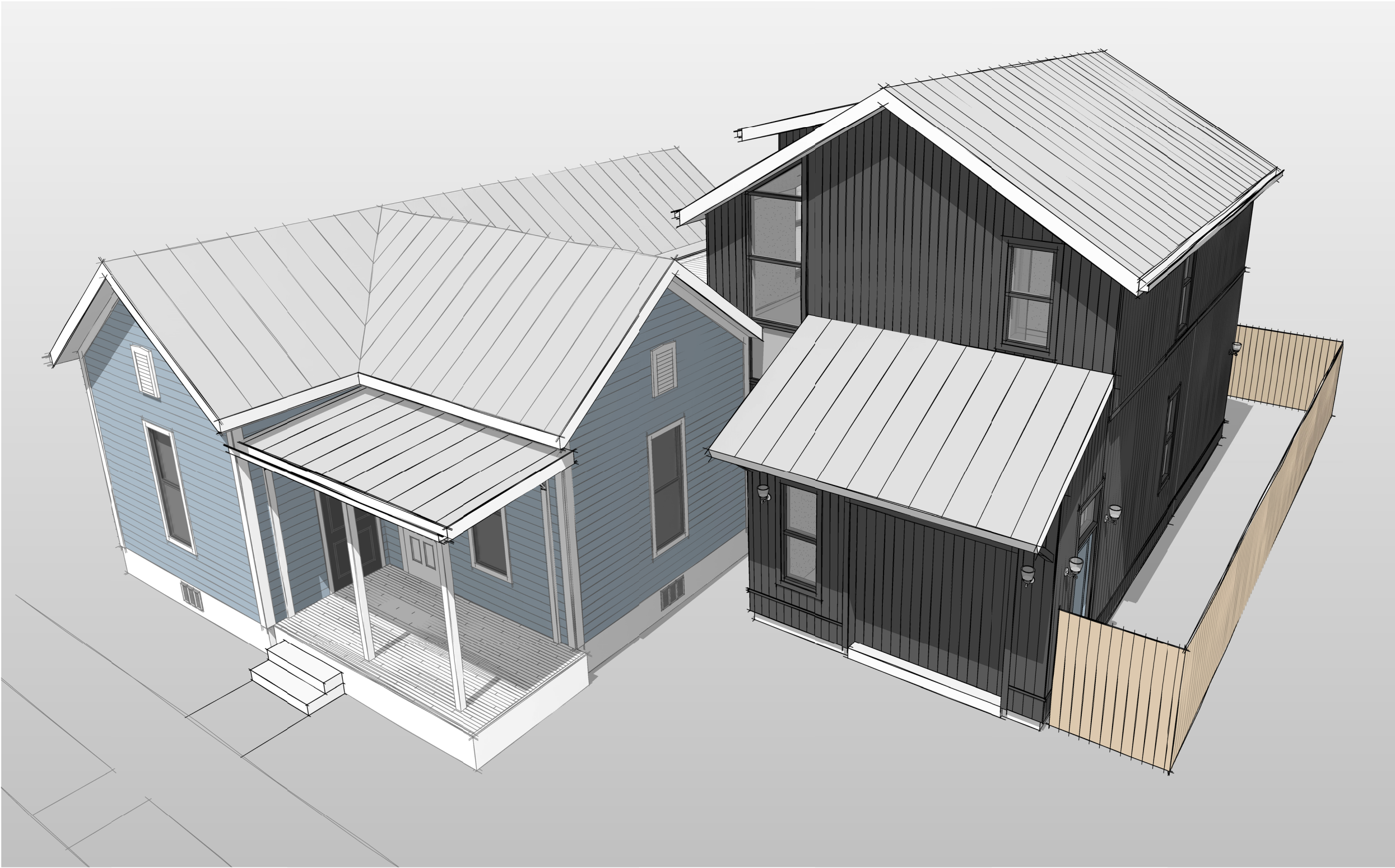
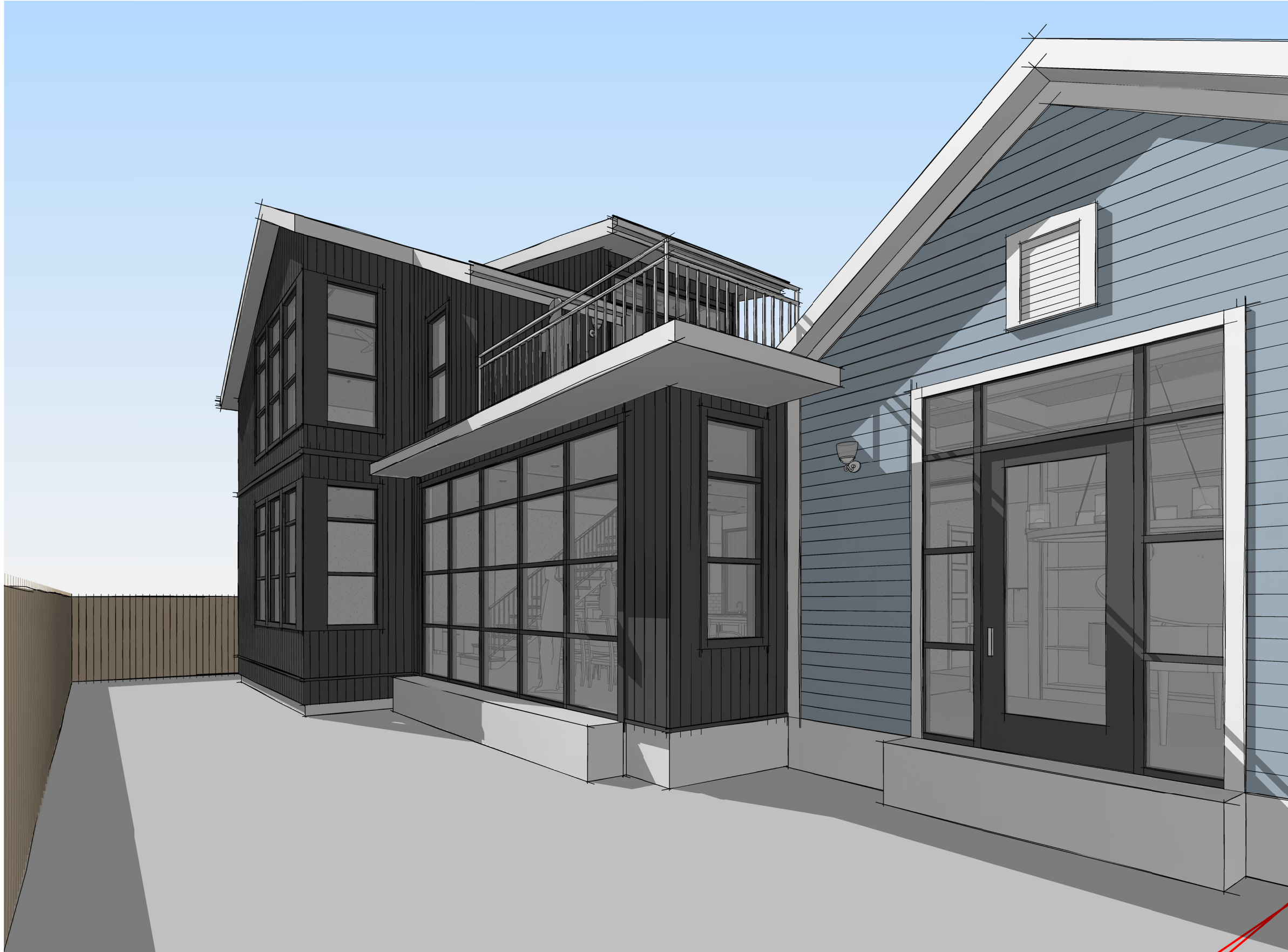
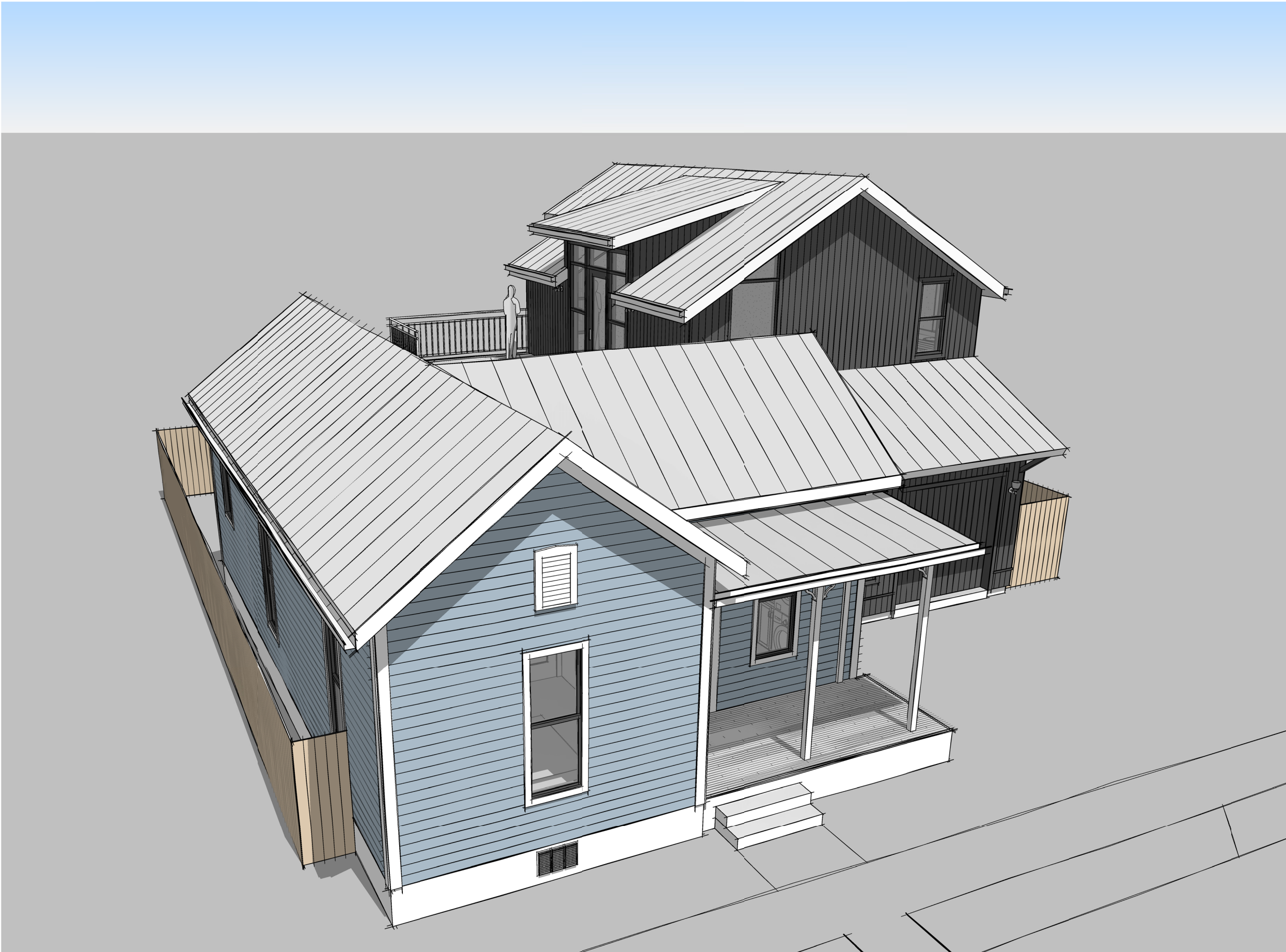
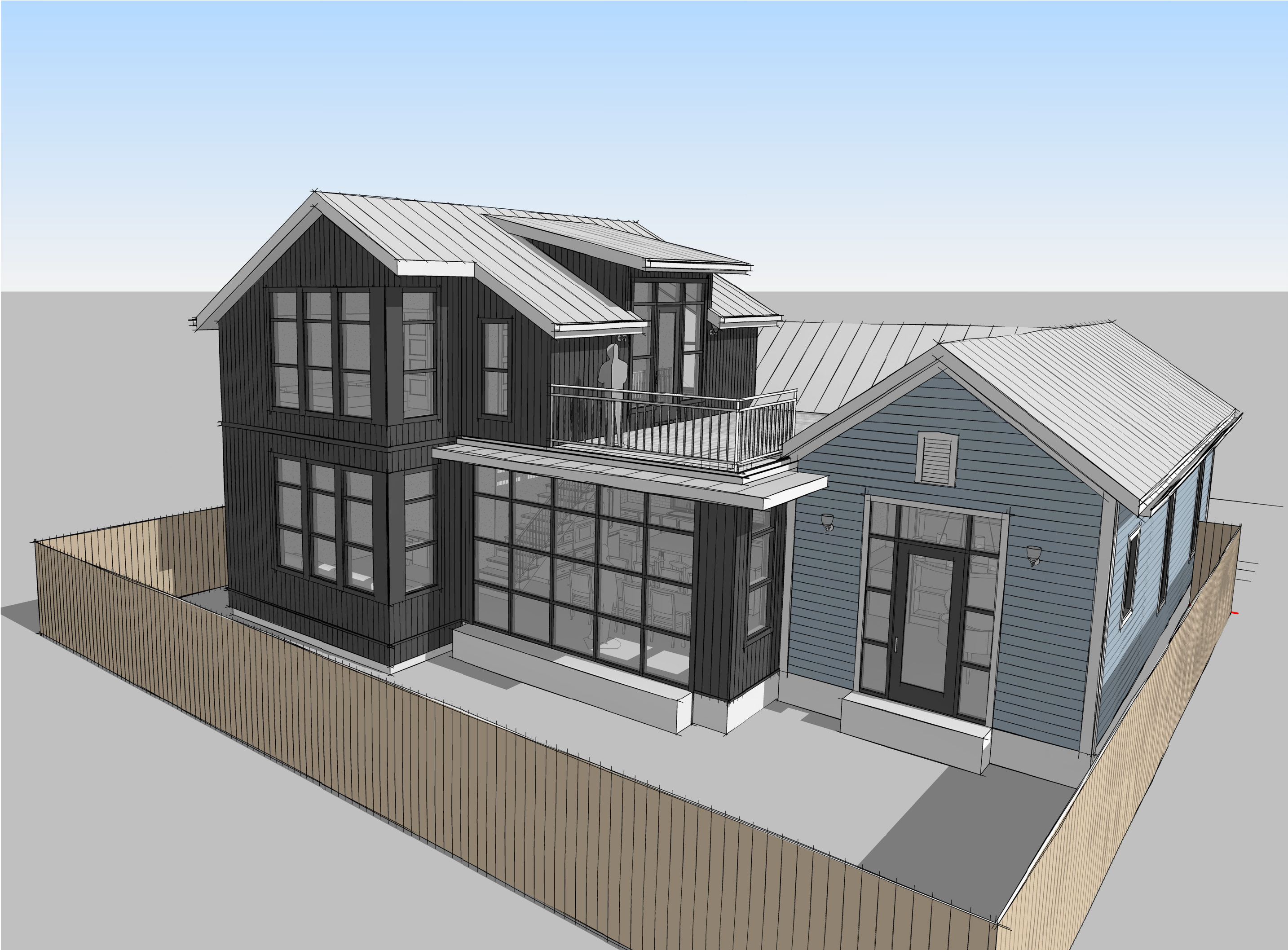
SHEET TITLE:
REFUGIO ST ELEVATION

PROJECT NO: 2207 A1

△ REVISIONS DATE

SHEET NO:

A-201



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09/05/2023

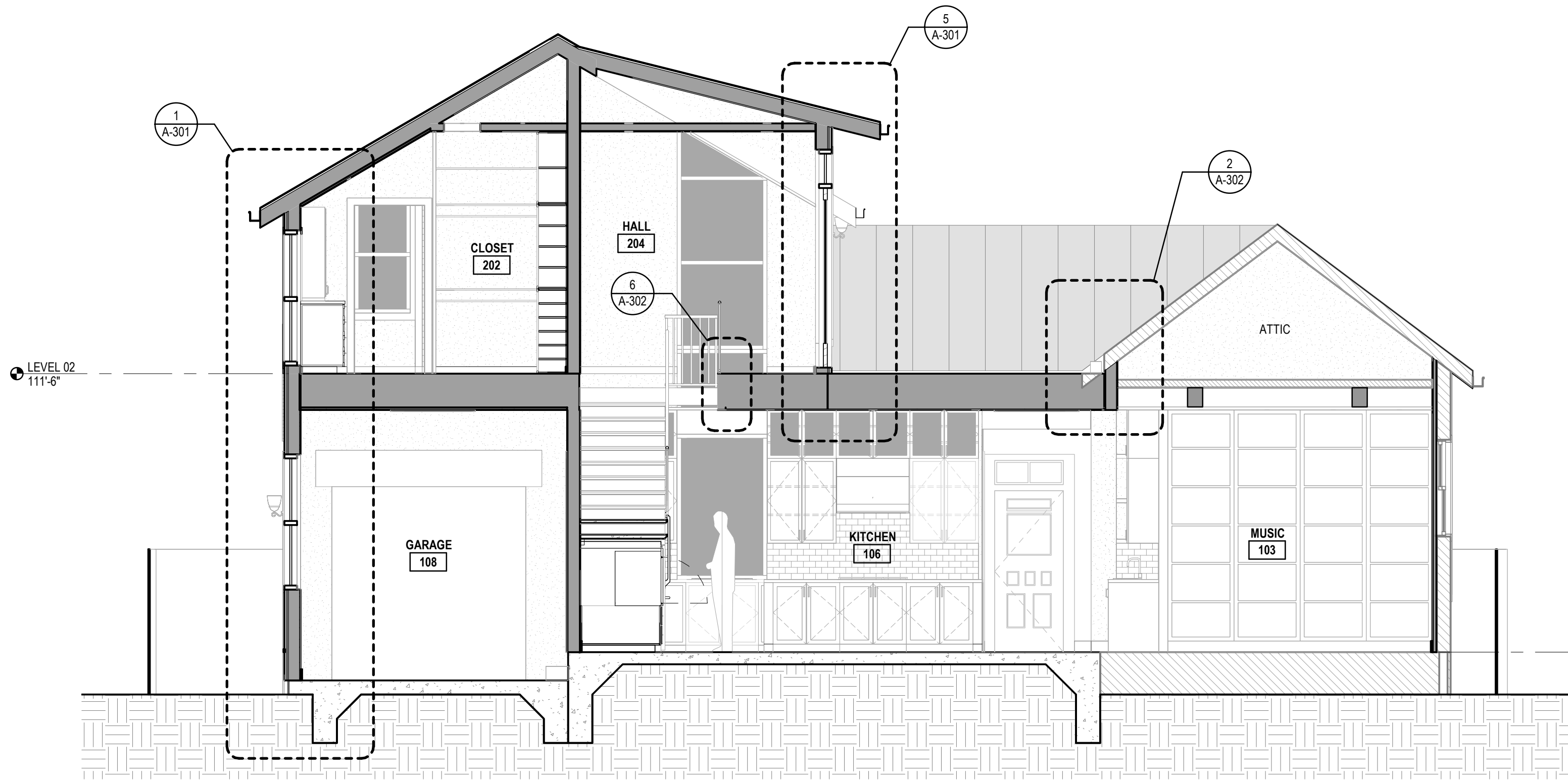
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PERSPECTIVES

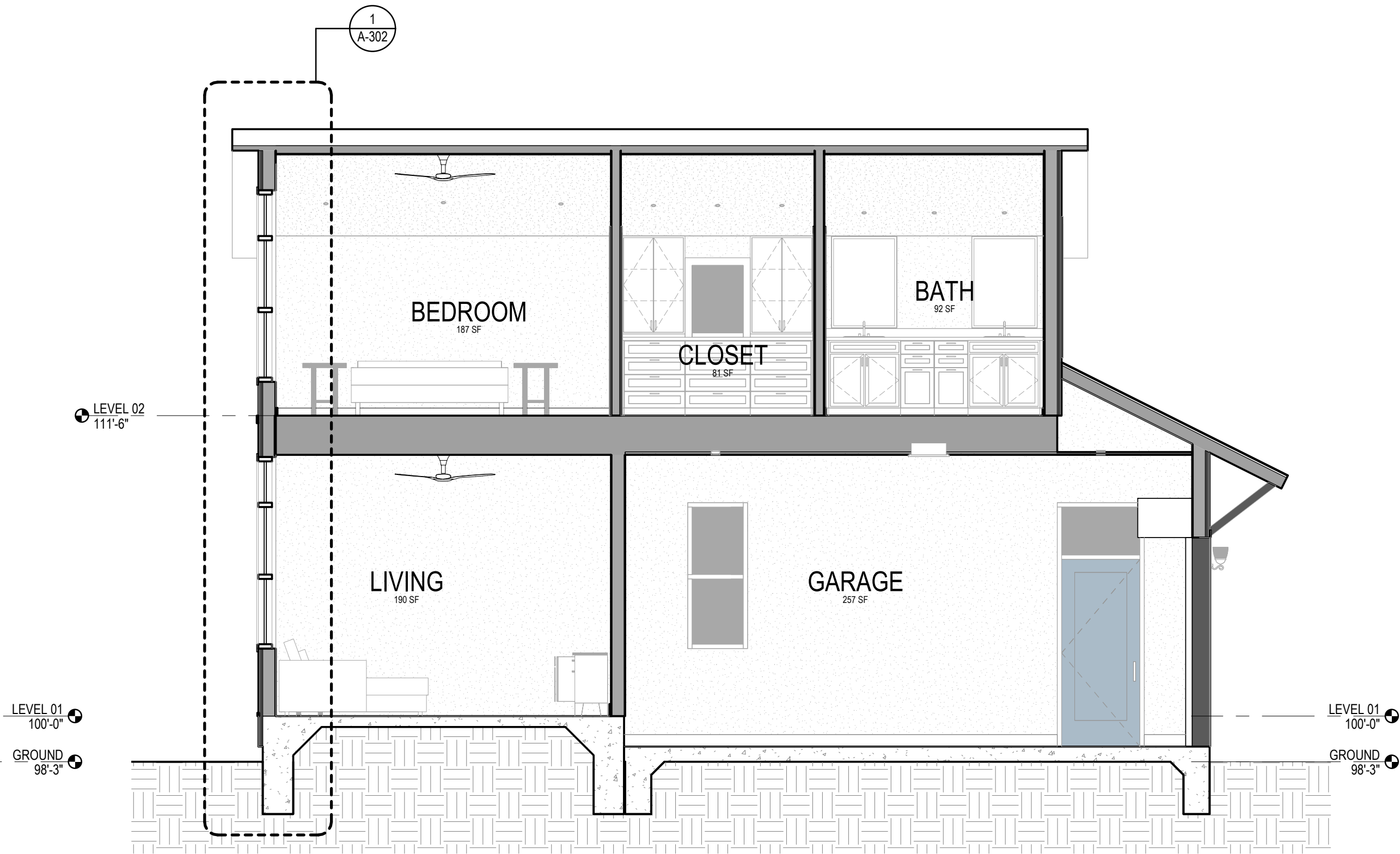
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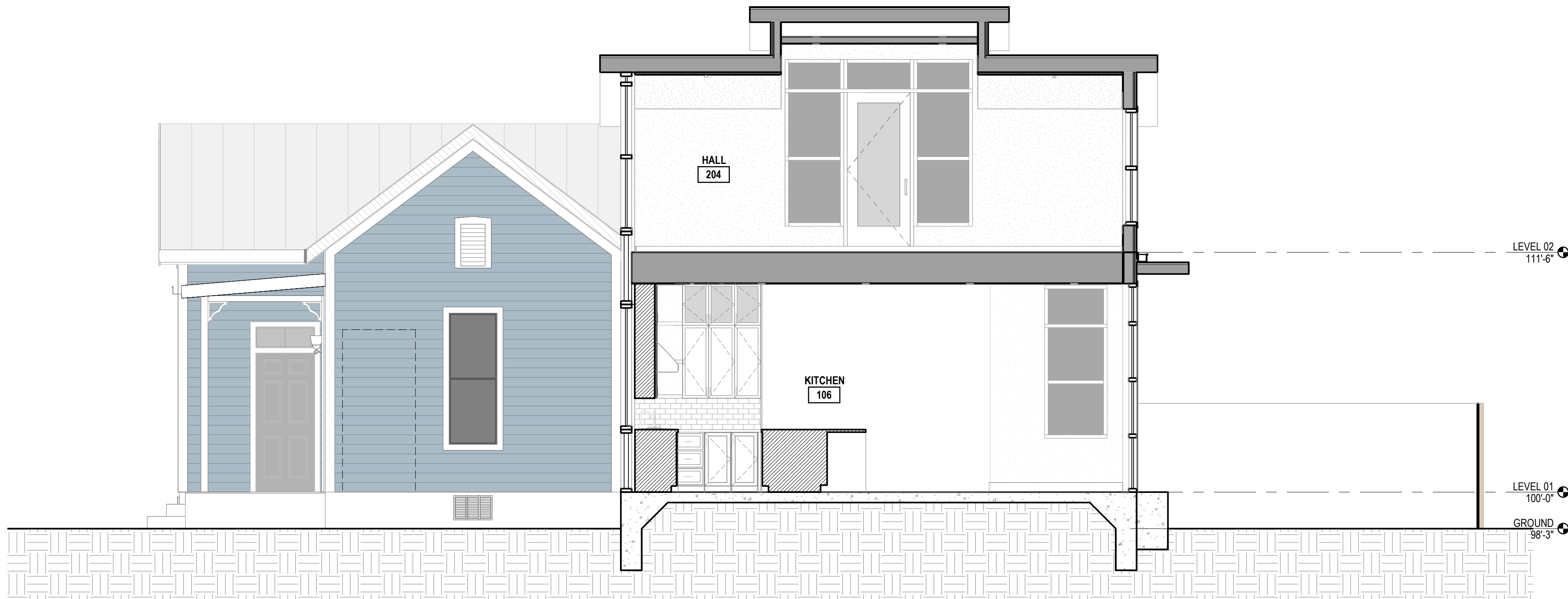
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A-202



1 DORMER LONGITUDINAL SECTION
1/4" = 1'-0"



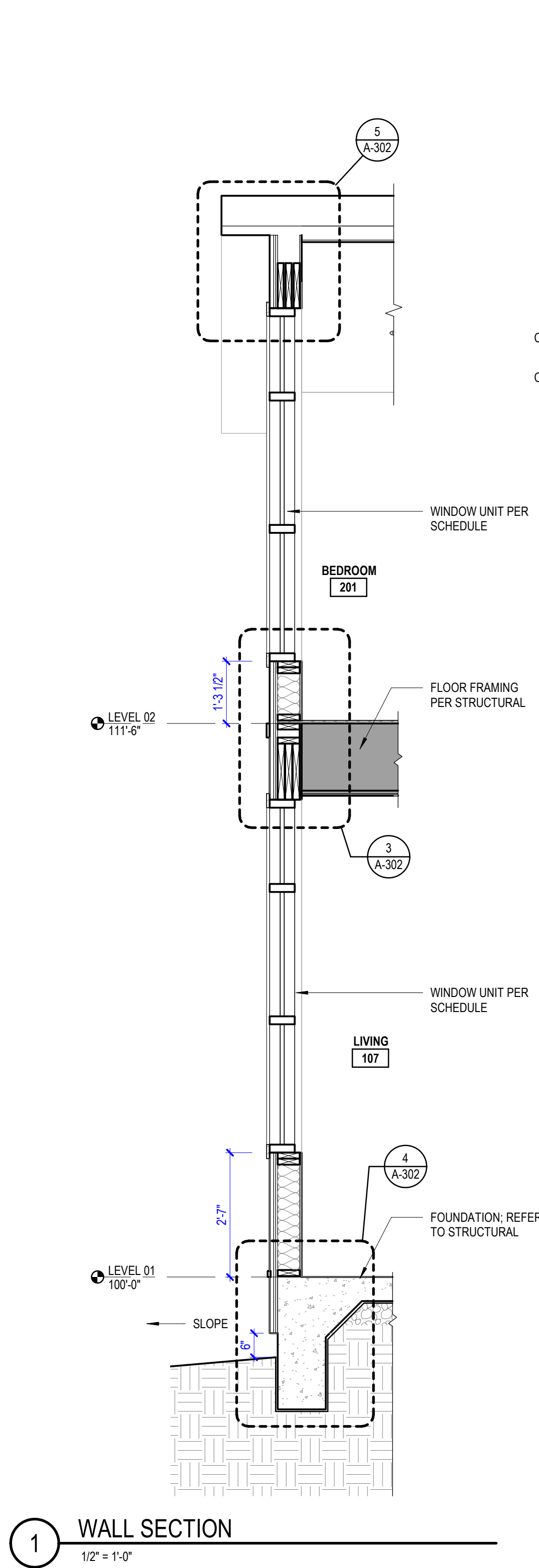
3 LOFT TRANSVERSE SECTION
1/4" = 1'-0"



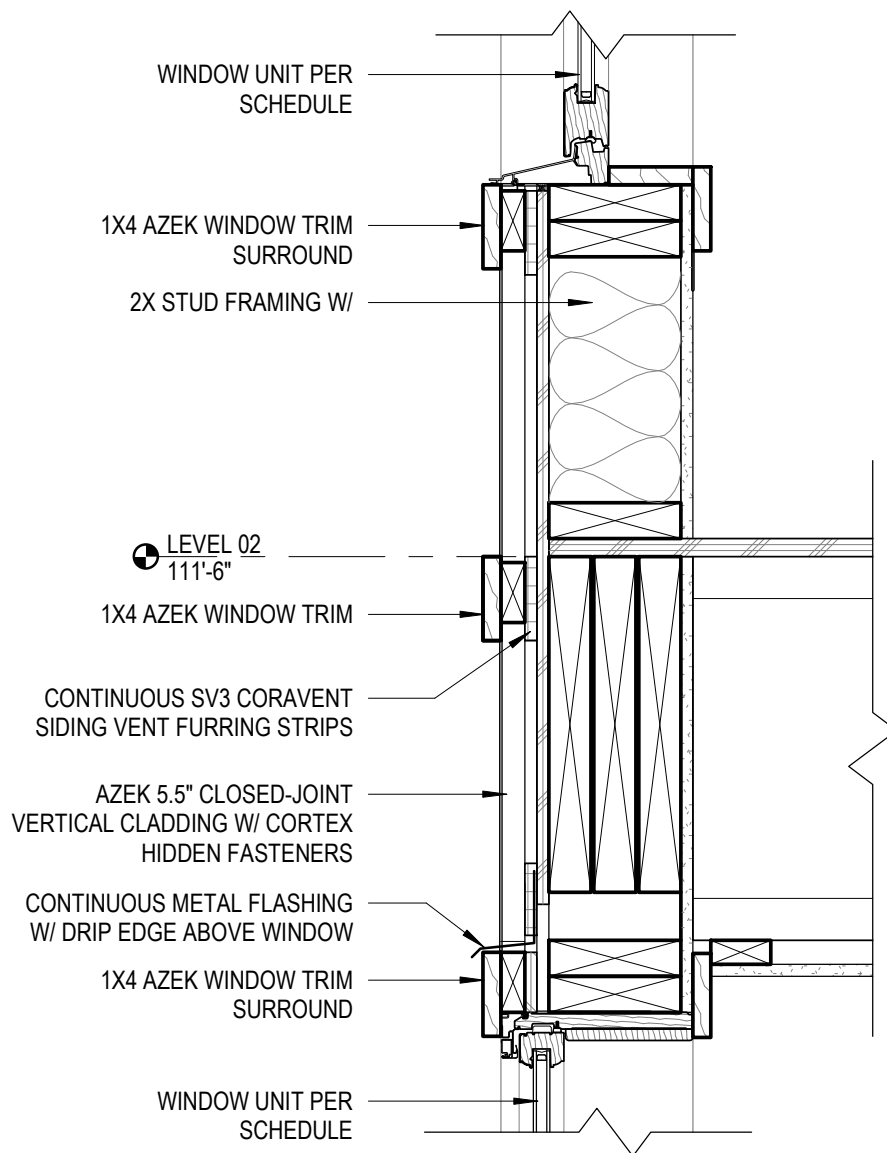
2 DORMER TRANSVERSE SECTION
1/4" = 1'-0"

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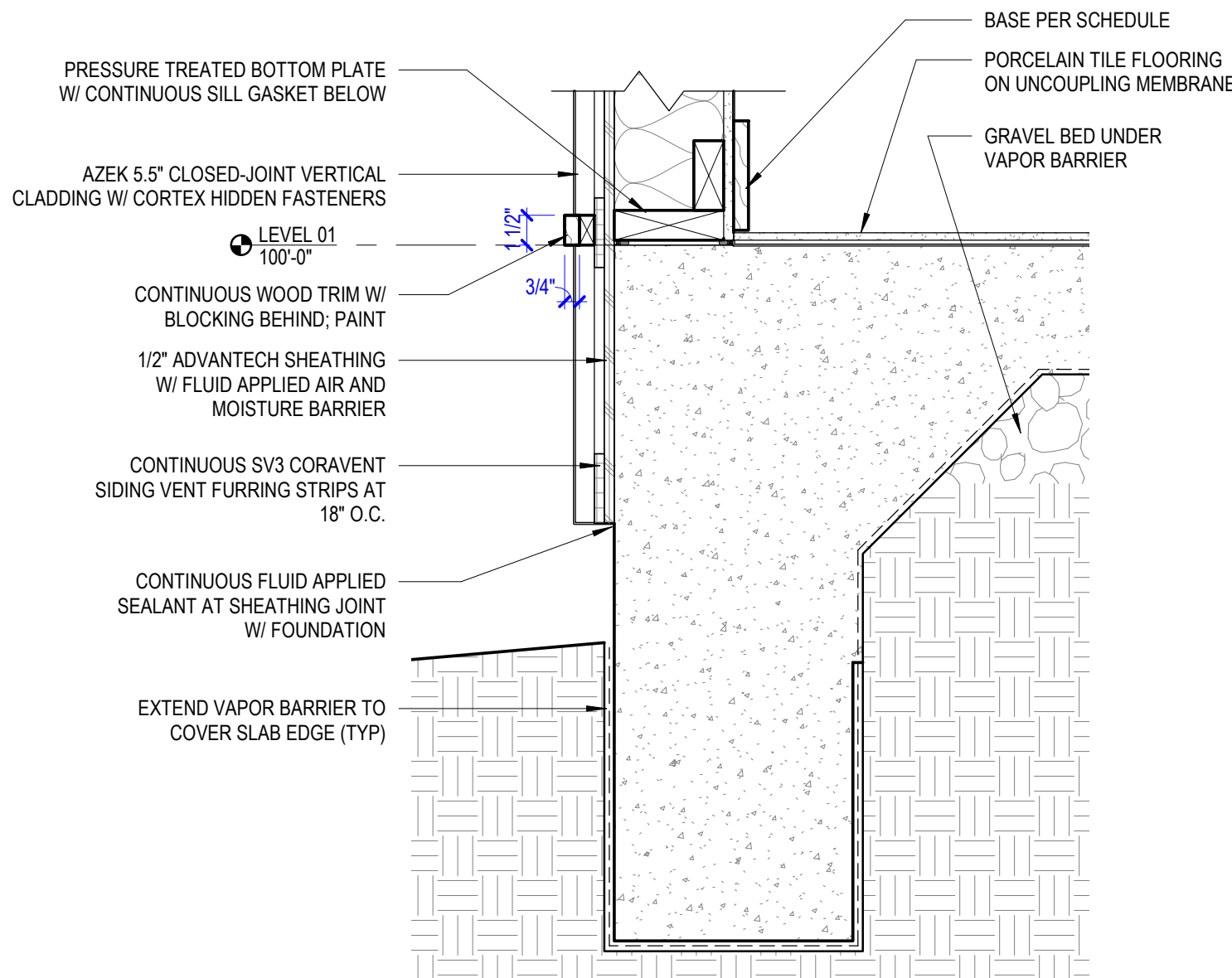




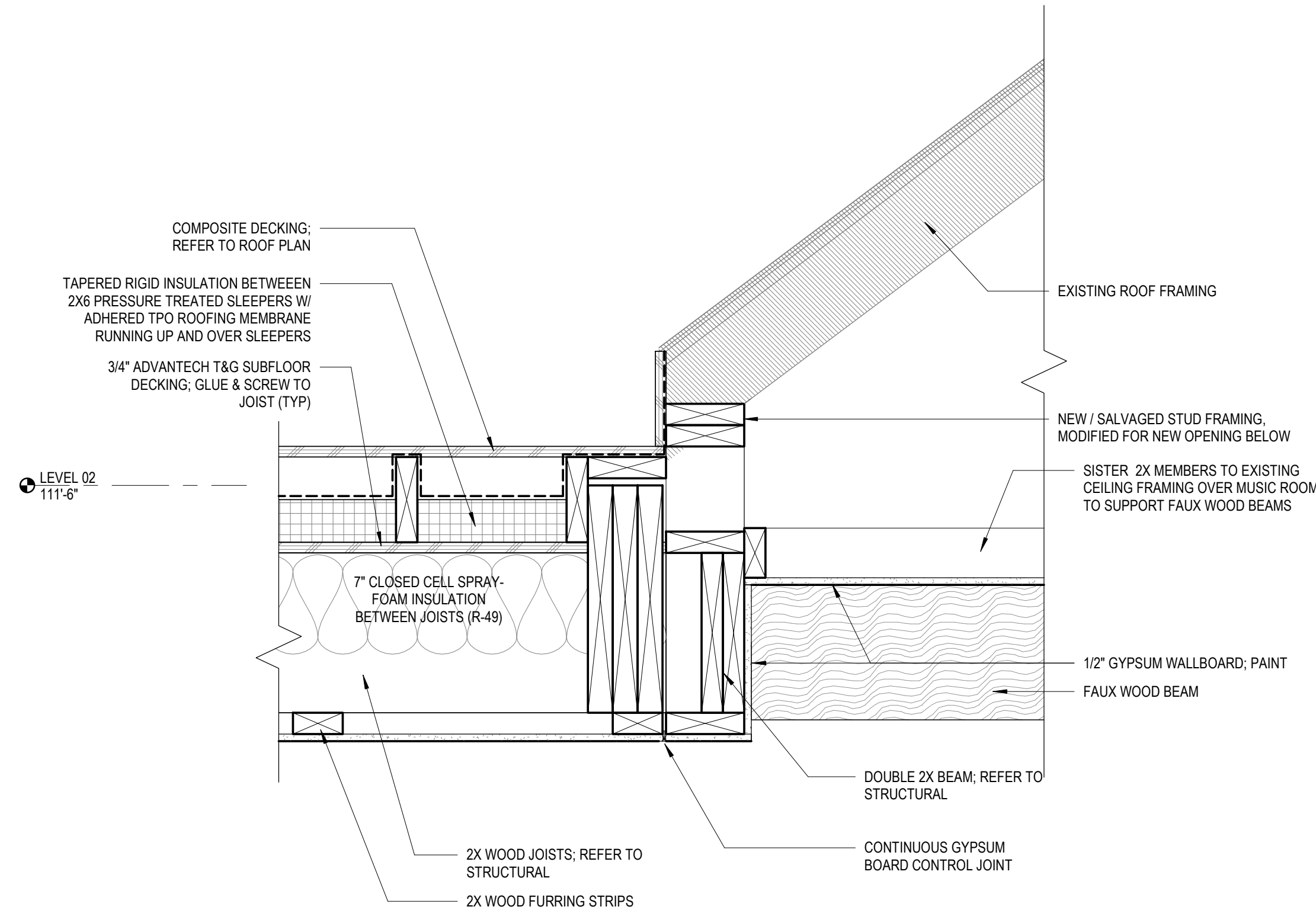
5 2ND FLOOR WINDOW HEAD DETAIL
1 1/2" = 1'-0"



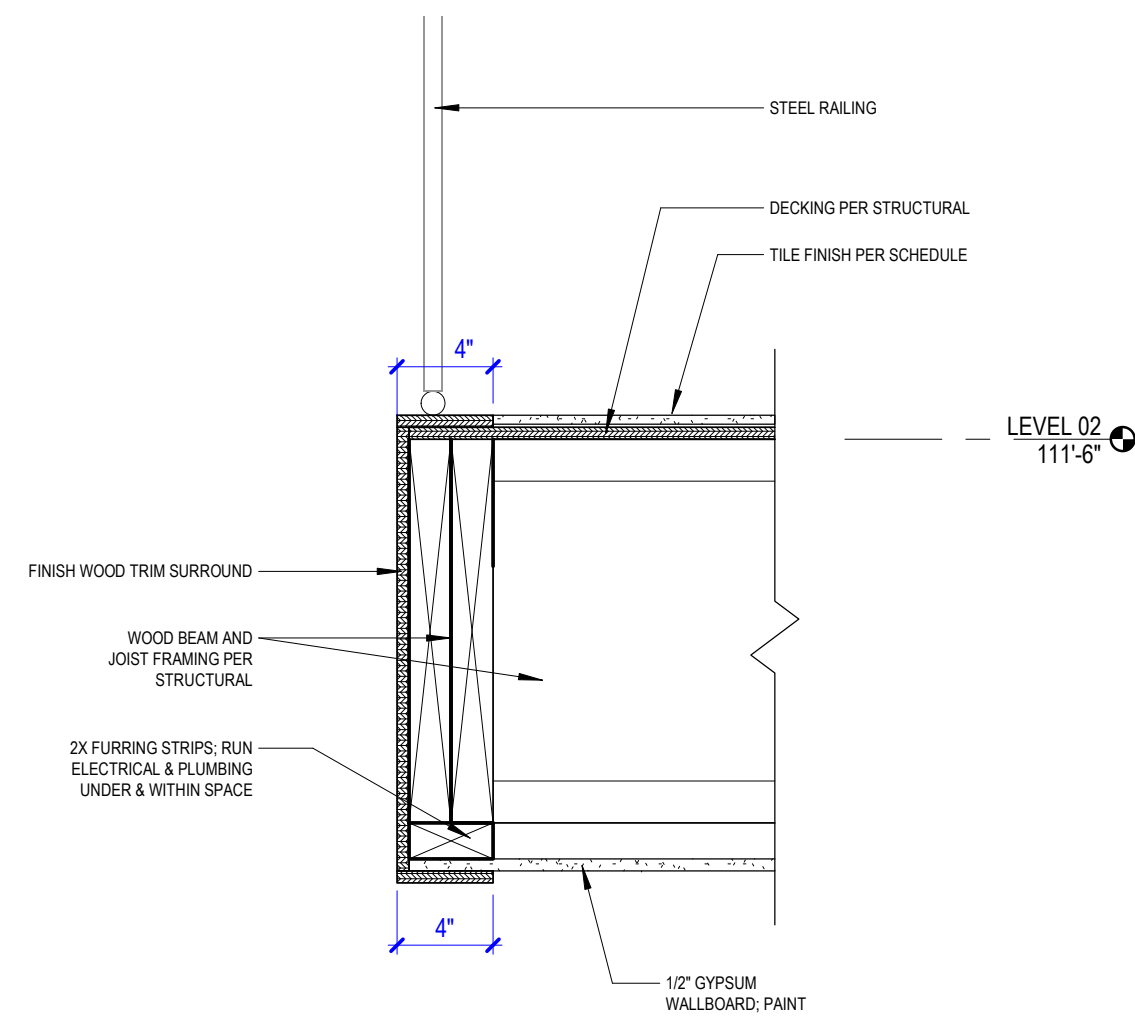
3 2ND FLOOR FRAMING DETAIL
1 1/2" = 1'-0"



4 FOUNDATION DETAIL (TYP)
1 1/2" = 1'-0"



2 ROOF DECK @ DINING DETAIL
1 1/2" = 1'-0"

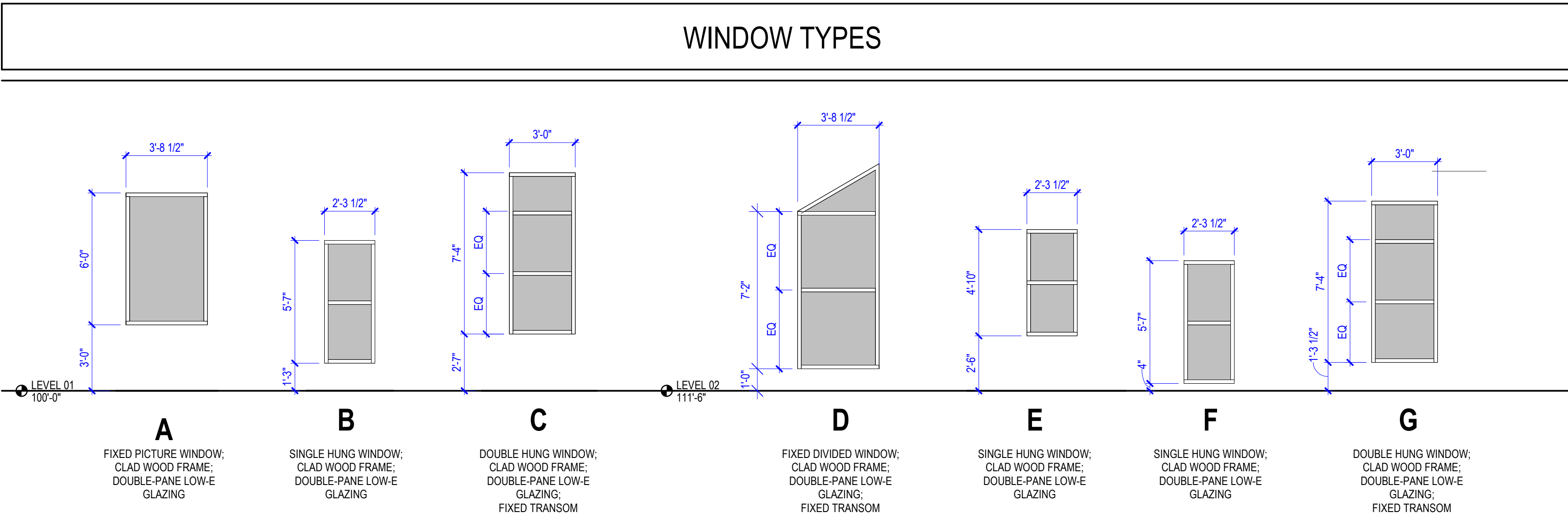
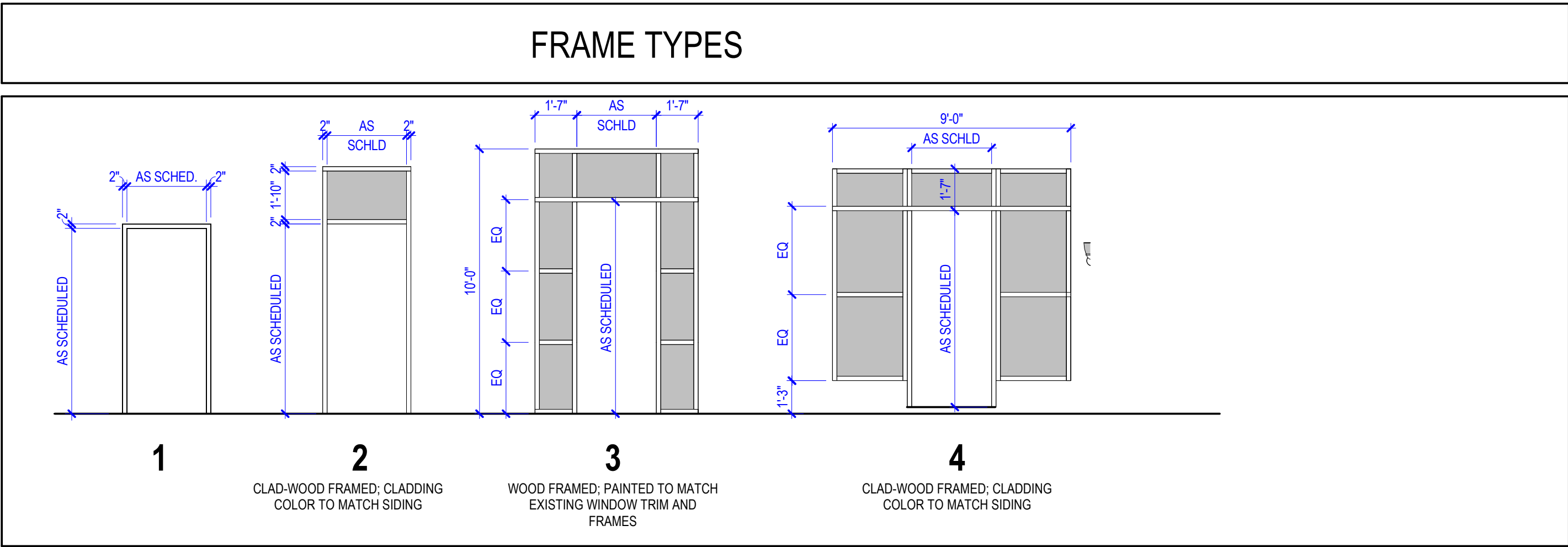
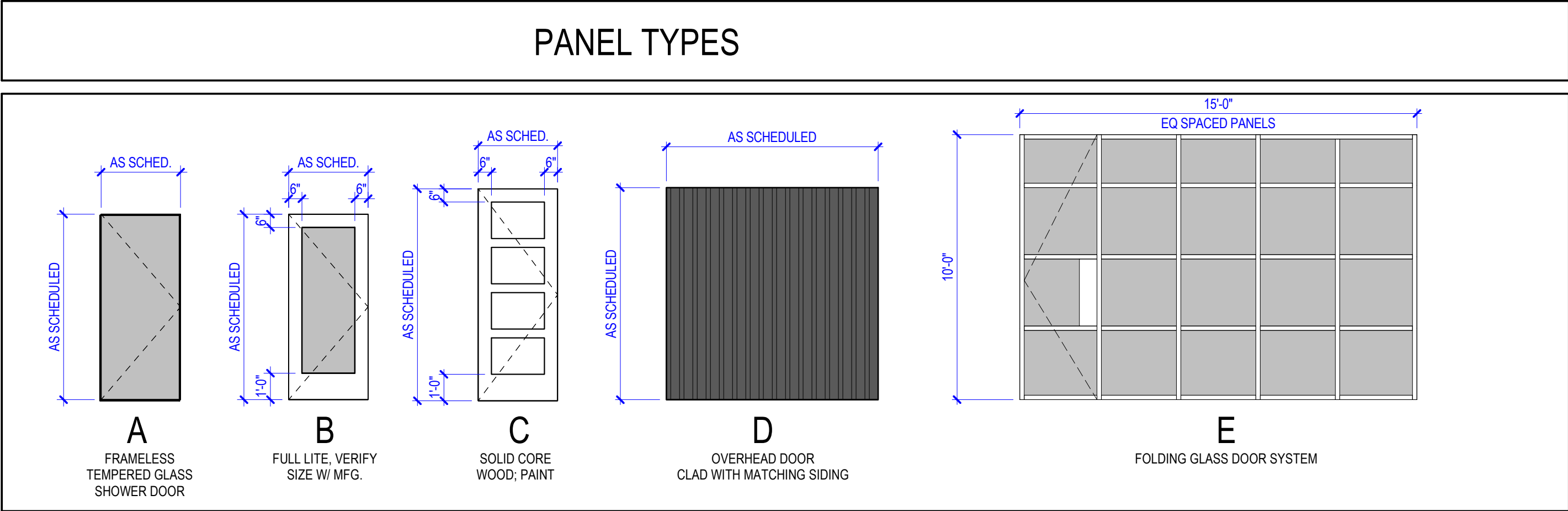


6 HALL FLOOR EDGE DETAIL
1 1/2" = 1'-0"

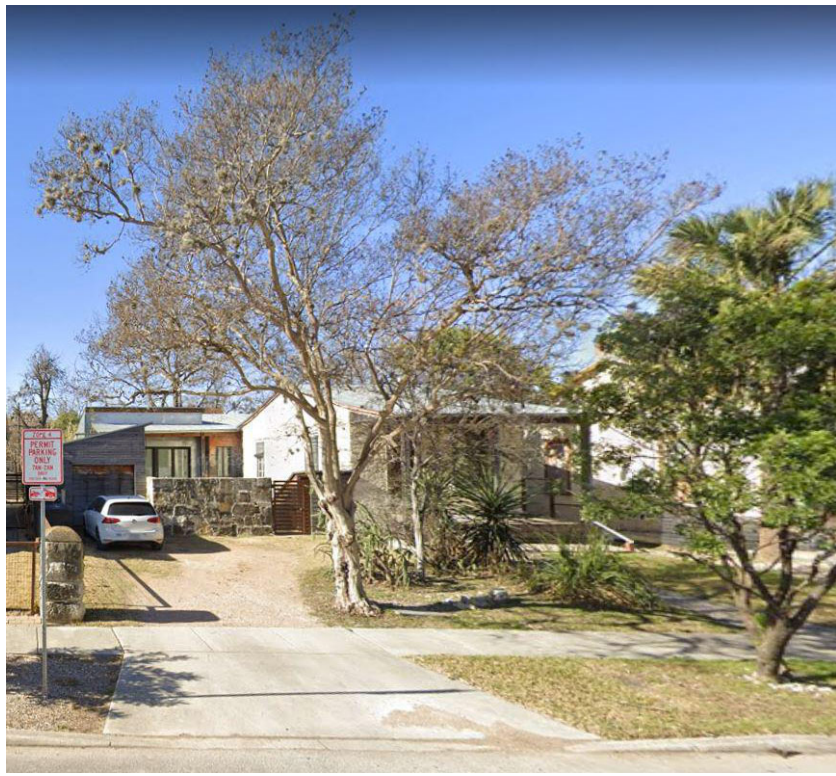
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DOOR SCHEDULE											
NUMBER	PANEL			FRAME			DETAILS			HARDWARE	COMMENTS
	TYPE	WIDTH	HEIGHT	MATERIAL	TYPE	MATERIAL	HEAD	JAMB	THRESHOLD	SET	
100	C	3'-0"	8'-0"	WD-1	1	WD-1					
101A	-	3'-0"	8'-0"	-	1	WD-1					[1]
101B	C	2'-8"	8'-0"	WD-1	1	WD-1					
102A	C	3'-0"	8'-0"	WD-1	1	WD-1					
102B	A	2'-6"	6'-0"	GL-1	-	-					
103	B	3'-0"	8'-0"	WD-2	3	WD-1					
105	C	3'-0"	8'-0"	WD-1	1	WD-1					
106	C	3'-0"	8'-0"	WD-1	1	WD-1					
107	-	4'-0"	8'-0"	-	1	WD-1					[1]
108A	D	8'-0"	8'-0"	FBRGL	1	WD-1					
108B	B	3'-0"	7'-2"	WD-3	2	WD-1					
201	C	3'-0"	8'-0"	WD-1	1	WD-1					
202	C	2'-8"	7'-0"	WD-1	1	WD-1					
203A	C	2'-8"	7'-0"	WD-1	1	WD-1					
203B	-	3'-0"	7'-0"	-	1	WD-1					[1]
204	B	3'-0"	7'-5"	WD-2	4	WD-1					
		63/256"									

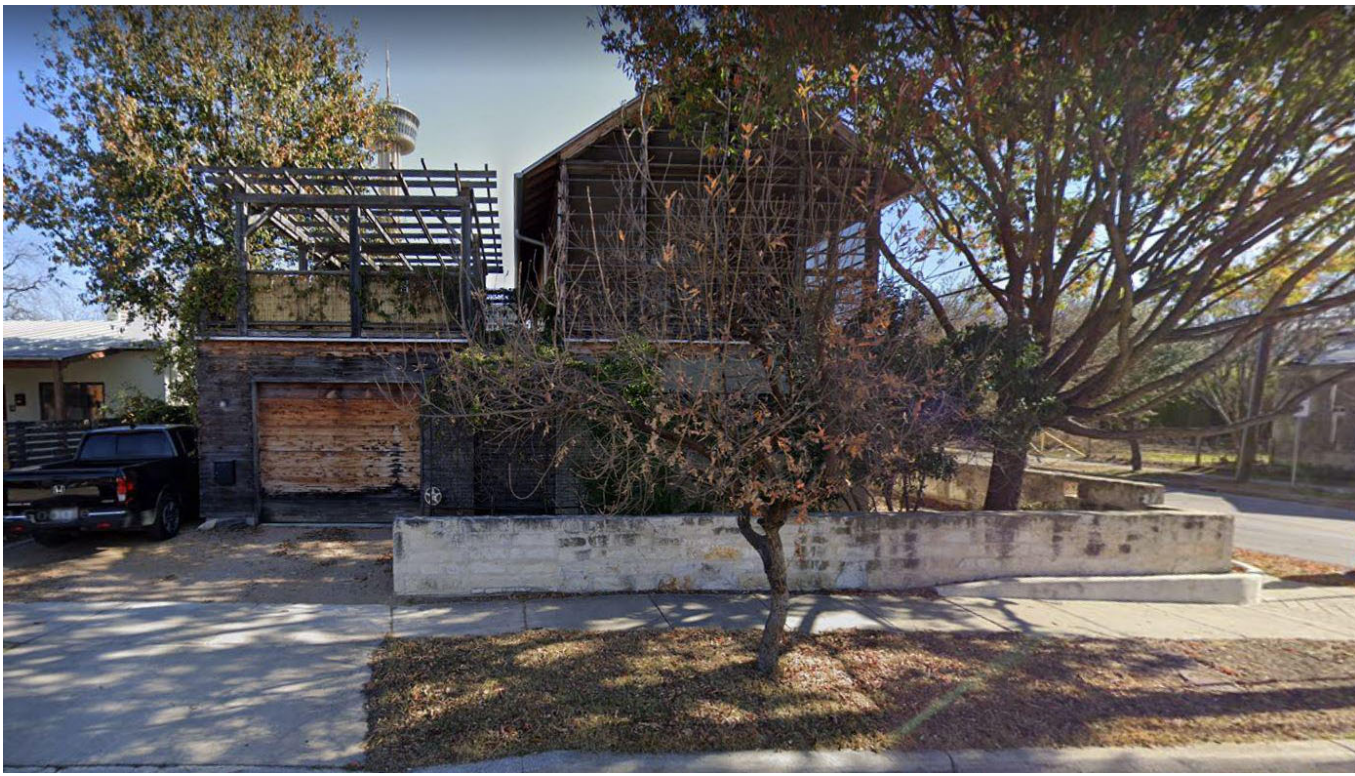
LEGEND			COMMENTS
DOOR MATERIAL TYPES WD-1: WOOD, PAINTED GL-1: TEMPERED GLASS FBRGL: FIBERGLASS	DOOR FRAME MATERIAL TYPES HM: HOLLOW METAL AL: ALUMINUM WD-1: WOOD, PAINT STL: STEEL	HARDWARE SET TYPES ES: ENTRY SET LS: LOCK SET PS: PASSAGE SET	[1] CASSED OPENING [2]



FINISH SCHEDULE									
ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALLS				CEILING	COMMENTS
				NORTH	SOUTH	EAST	WEST	FINISH	
LEVEL 01									
100	BEDROOM	CPT-1	WB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
101	CLOSET	FT-1	WB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
102	BATH	FT-1	WB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
103	MUSIC	FT-1	WB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
104	FOYER	FT-1	WB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
105	UTILITY	FT-1	WB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
106	KITCHEN	FT-1	WB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
107	LIVING	FT-1	WB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
108	GARAGE	CONC-1	PVCB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
LEVEL 02									
201	BEDROOM	CPT-1	WB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
202	CLOSET	CPT-1	WB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
203	BATH	FT-1	WB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
204	HALL	FT-1	WB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	



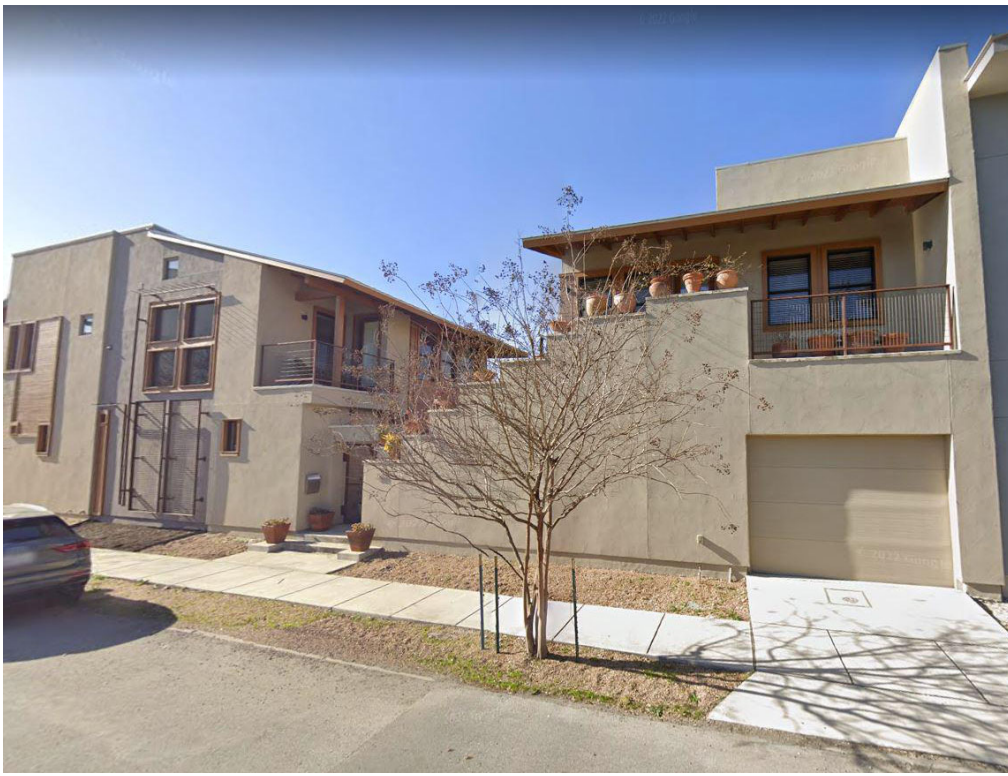
A. 220 LAVACA ST



C. 233 LAVACA ST



E. 311 BARRERA ST



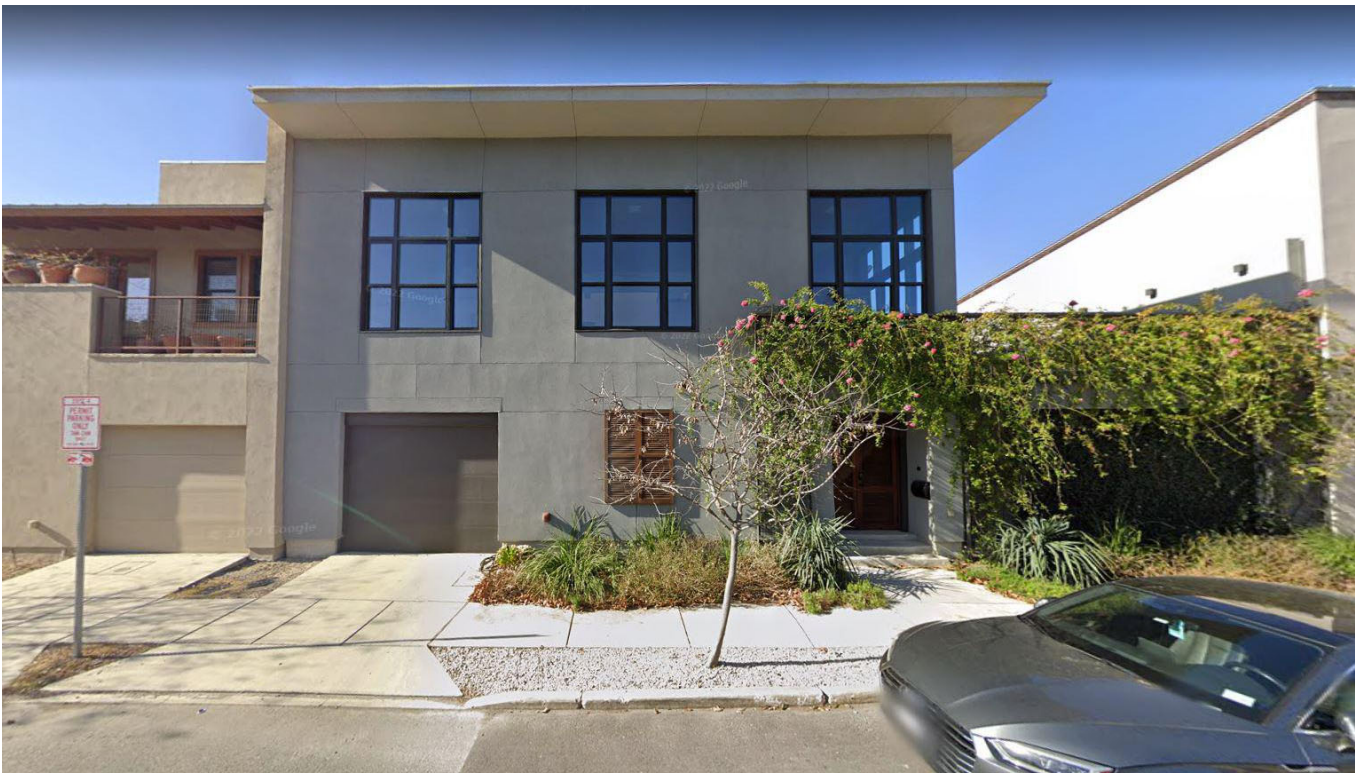
G. 314 BARRERA ST



B. 229 LAVACA ST

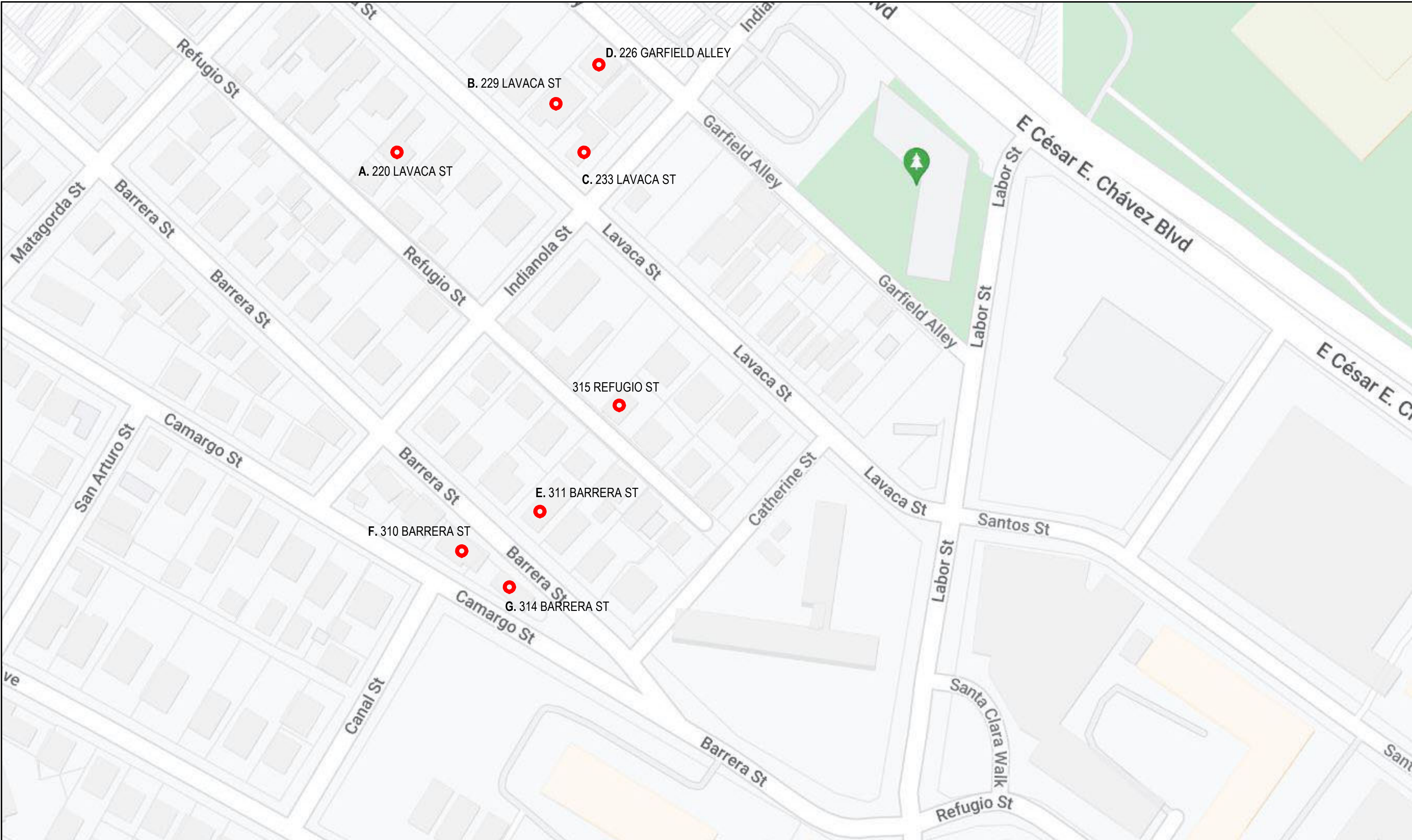


D. 226 GARFIELD ALLEY



F. 310 BARRERA ST

LAVACA NEIGHBORHOOD MAP





EXISTING FRONT FACADE



EXISTING EAST FACADE

DOOR IS NOT ORIGINAL GIVEN THE GHOSTING OF A PREVIOUS WINDOW OVERLAPPING IT. ORIGINAL DOOR WOULD MOST LIKELY HAVE BEEN ON THE SIDE WHERE A PORCH WOULD HAVE BEEN, WHICH HAS SINCE BEEN ENCLOSED.



EXISTING REAR FACADE



EXISTING WEST FACADE

Fisher Heck
ARCHITECTS

915 SOUTH ST MARY'S STREET
SAN ANTONIO, TEXAS 78205
FISH@FISHERHECK.COM
210-280-1500

PRELIMINARY
NOT FOR REGULATORY
APPROVAL,
PERMIT, OR CONSTRUCTION
FISHER HECK, INC., ARCHITECTS
MARK B. NAVARRO #25326

08/28/2023

PROJECT:
REFUGIO HOUSE

SHEET TITLE:
EXISTING PHOTOS

PROJECT NO: 2207 A1

△ REVISIONS DATE

SHEET NO:
HDRC-1

Specifications: LP® SmartSide® Vertical Siding

VERTICAL SIDING

CHARMING STYLE FOR AMERICAN HOMES

- 16' lengths can eliminate horizontal joints
- Coordinates with LP SmartSide Trim
- Primed for exceptional paint adhesion
- Not rated for structural use
- Treated with the SmartGuard® process for superior protection and resistance against the weather, fungal decay and termites
- Sheathing-only attachment

VERTICAL SIDING

DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series Cedar Texture Vertical Siding	16 ft. (192 in.) (4.9 m)	15.94 in. (405 mm)	0.354 in. (9 mm)	40503	15 PSF

Specifications: LP® SmartSide® Vertical Siding Coverage

Vertical Siding	Reveal (in.)
Area (sq. ft.)	15'-15/16" (18")
100	5 pcs.
200	10 pcs.
300	15 pcs.
400	19 pcs.
500	24 pcs.
600	29 pcs.
700	33 pcs.
800	38 pcs.
900	43 pcs.
1000	48 pcs.
1500	71 pcs.
2000	95 pcs.
2500	118 pcs.
3000	142 pcs.
3500	165 pcs.
4000	189 pcs.
4500	212 pcs.
5000	236 pcs.

81 See LPSmartSide.com for product details.

Specifications: LP® SmartSide® Accessories

J-BLOCKS

A COHESIVE LOOK FOR HOME EXTERIORS

- Easier installation
- Primed for exceptional paint adhesion
- Rich cedar-grain texture
- Used to easily and attractively mount light fixtures, water faucets and more
- Treated with the SmartGuard® process for superior protection and resistance against the weather, fungal decay and termites
- Backed by a 5/10-year limited warranty

DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER
Cedar Texture 7.25" x 7.25" J-Block	7.21 in. (183 mm)	7.21 in. (183 mm)	0.970 in. (24.8 mm)	43509

MINI-SPLITS

EASIER INSTALLATION FOR EXTERIOR FEATURES

- Easier installation (can be separated for specific mount sizes)
- Primed for exceptional paint adhesion
- Rich cedar-grain texture
- Used to easily and attractively mount light fixtures, water faucets and more
- Treated with the SmartGuard® process for superior protection and resistance against the weather, fungal decay and termites
- Backed by a 5/10-year limited warranty

DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER
Cedar Texture 7.25" x 6.75" Mini Split	7.21 in. (183mm)	6.75 in. (171 mm)	0.970 in. (24.8 mm)	43510

Please contact your local LP SmartSide sales representative for product availability. | Measurements are rounded. | PSF = Pounds Per Square Foot

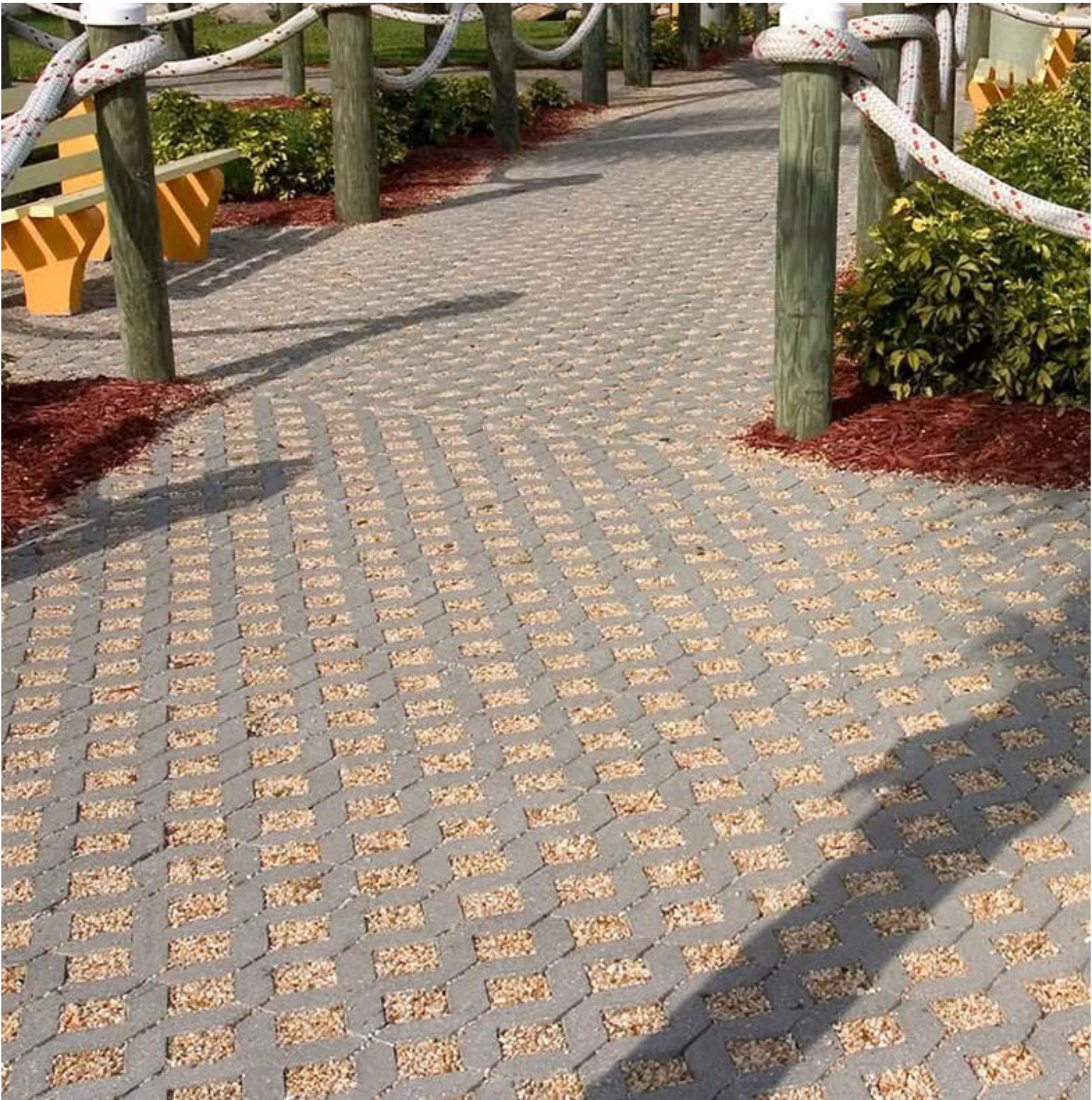
SPECIFICATIONS: VERTICAL SIDING & ACCESSORIES



METAL CLAD WOOD WINDOWS



CRIMPED RIDGE STANDING SEAM GALVALUME METAL ROOF



PROPOSED DRIVEWAY MATERIAL - TURFSTONE W/ PEA GRAVEL INFILL

Case file for October 4, 2023



September 14, 2023

City of San Antonio
Office of Historic Preservation
1901 S. Alamo Street
San Antonio, Texas 78204

Re: 315 Refugio Street, HDRC Application Narrative for Final Approval

To the HDRC Board and Staff:

The homeowner is seeking final approval to renovate and add onto the existing house located at 315 Refugio Street. The project received conceptual approval in December of 2022. A description of the project scope is listed on the following page for reference. In response to the conceptual approval stipulations, we've included the following responses:

Item 2, approval of the fenestration modifications with the following stipulations:

- I. That the applicant provides evidence to staff that the existing rear door is not original to the structure.
 - a. We've included a different photo within the existing photos sheet, HDRC-1, that illustrates the ghosting of a prior window that overlaps a section of the existing door. The window opening has since been filled in, while some of the previous trim remains in place. A rear door would most likely have been on the side of this room, which most likely would have led to a back porch. That porch has since been enclosed with a previous addition.
- II. That the applicant submits final material specifications for the proposed replacement door and sidelites to staff for review. A fully wood door and fully wood sidelites would be most appropriate.
 - a. The replacement door with sidelights will be fully wood-framed and painted to match the other existing exterior wood doors and windows.

Item 3, conceptual approval of the construction of a 2-story rear addition with the following stipulations:

- I. That the applicant reduces the total lot coverage to less than 50 percent based on finding f and submits updated plans to staff for review prior to returning to the HDRC for conceptual approval.
 - a. A small reduction to the footprint from conceptual approval yielded a result of 50.6% lot coverage. Additional reductions to achieve less than 50% lot coverage will result in the garage being too small to house the owner's vehicle and having enough space to get in and out of it.
- II. That the applicant reduces the overall massing of the rear addition and proposes a rear addition that does not extend beyond the front façade based on finding g. The applicant must submit updated drawings to staff for review prior to returning to the HDRC.
 - a. The massing has been reduced to its max, while still satisfying the owner's program for the house and still meeting code requirements for head clearance at the second-floor

Case file for October 4, 2023

level. Per sheet A101, the rear addition is set back from the front façade of the existing house by more than 15ft.

- III. That the applicant submits a salvage plan for any reusable material removed to accommodate the rear addition based on finding j.
 - a. Our demo plan sheet, D-100, includes general notes with instructions on which items shall be kept for salvage. We have added the windows and doors to be donated to OHP's Material Innovation Center.
- IV. That the applicant updates the proposal to feature windows of traditional proportions based on finding k. The applicant must submit updated drawings to staff for review prior to returning to the HDRC.
 - a. The isolated windows on the West and South facades have been modified to be more in keeping with the proportions and style of the existing windows on the existing house. The fixed glass wall of windows on the West facade is meant to be more of a transition element, bridging the new addition to the existing house and allowing the massing of the addition to appear smaller in size.
- V. That the applicant incorporates a more traditional fenestration pattern on the front façade and south elevation based on finding l. The applicant must submit updated drawings to staff for review prior to returning to the HDRC.
 - a. See response above to item IV.
- VI. That the applicant further studies the garage configuration to propose an attached garage that mimics a detached garage.
 - a. Attempts were made to make the garage appear detached, but they were not successful in achieving the desired look in our opinion. This was mainly due to the small distance the rest of the addition is set back from the front of the garage façade. There simply is not enough distance to create that illusion of detachment from the addition. We are hopeful that the transparent and reflective properties of the glazing wall between the garage and the existing home will aid the attempt of making the garage seem detached from the house.
- VII. That the applicant submits dimensions for the proposed driveway, parking pad, and driveway apron to staff for review based on finding q prior to returning to the HDRC.
 - a. Dimensions can be found on sheet A-101.
- VIII. That the applicant submits a landscaping plan to staff for review based on finding s prior to returning to the HDRC.
 - a. Landscaping was not included in our scope of work. A landscape plan will be developed by others while the home is under construction and will be dependent on the final construction cost. Other than the driveway, all other landscape work shown is for scale only.

Case file for October 4, 2023

From Conceptual Design Submittal:

The existing 1,118 SF home features a rear quarter later addition to the house that will be removed and replaced with a larger 764 SF addition with a 583 SF second floor. The ground level of the new addition will include a single-car garage, family room, and stair up to a new primary bedroom suite. The new addition is set back from the existing house as much as possible. The garage will also be used for storage. For security reasons, it is designed to be fully enclosed rather than being an open carport. The overall design of the new addition is meant to be submissive to the existing house, utilizing a simpler approach to detailing and architectural features. A series of stacked windows between the new addition and the existing house provide a unique transition between the two structures, while at the same time, reducing the sense of mass from the new addition. The spring line of roof of the new addition is at its lowest elevation that code will allow, while the pitch of the roof differs from the existing house in favor of reducing the overall height of the addition as much as possible. At the rear, a new roof deck is proposed on top of the former addition to the original house, which will provide views of the tower and downtown. The material palette for the new addition includes vertical composite board siding, clad-wood windows, and a galvalume standing seam metal roof. The existing exterior facades of the original house will be spot repaired and repainted. Windows within the original footprint of the house will remain and be refinished. The two main front doors will also remain and be refinished. The non-original rear door to the house that leads to an expansive deck, will also be removed, and replaced with a new door with side lite windows to let in more daylight into the house. The existing shingle roof of the main house will also be replaced with a matching galvalume standing seam metal roof and new front porch steps will be constructed. Landscaping will be a future phase once the home is complete, but a new permeable paver/gravel driveway from the sidewalk to the garage is proposed for this phase. If there are any additional questions regarding the proposed scope of work, please let us know.

Sincerely,

A handwritten signature in blue ink, reading "David Hannan Jr.", with a stylized, cursive script.

David Hannan Jr., Principal
Fisher Heck Architects



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

December 7, 2022

HDRC CASE NO: 2022-540
ADDRESS: 315 REFUGIO ST
LEGAL DESCRIPTION: NCB 714 BLK 11 LOT S 67 FT OF 12
HISTORIC DISTRICT: Lavaca
APPLICANT: David Hannan Jr/FISHER HECK ARCHITECTS - 915 South St. Mary's Street
OWNER: Robert Knight - 315 REFUGIO ST
TYPE OF WORK: Addition, Exterior alterations, Repair and Maintenance

REQUEST:

The applicant is requesting conceptual approval to: (1)remove and enclose one of the original front door openings on the primary structure, (2)modify the fenestration on the primary structure, (3)construct an approximately 775-square-foot, 2-story rear addition.

FINDINGS:

a. The primary structure at 315 Refugio is a 1-story, single-family residence constructed circa 1910 in the Folk Victorian style. The structure features an L-shaped plan with a cross gable composition shingle roof, exposed rafter tails, an asymmetrical front porch with turned wood columns and decorative brackets, wood cladding, two front doors, and one-over-one windows. Per the 1912 Sanborn Map, the structure did not originally feature the 1-story rear infill addition. The property is contributing to the Lavaca Historic District.

b. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness or final approval.

c. **DESIGN REVIEW COMMITTEE** – The applicant attended a Design Review Committee meeting on July 26, 2022, and a second Design Review Committee meeting on September 13, 2022. The Committee discussed the massing and scale of the proposed addition, materials, the fenestration pattern, the front-facing garage, and landscaping solutions. The applicant has updated the proposal and is requesting conceptual approval from the HDRC.

d. **FRONT DOOR REMOVAL** – The applicant has proposed to remove and enclose one of the two original front door openings. The applicant has proposed to enclose the front door opening on the east elevation of the front porch with wood siding to match existing. Guideline 6.A.i for Exterior Maintenance and Alterations states that existing window and door openings should be preserved. 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. Staff finds the proposal inconsistent with the Guidelines.

e. **REAR FENESTRATION MODIFICATION** – The applicant has proposed to remove the existing rear door to accommodate the installation of a full-lite door with sidelites. Guideline 6.a.ii for Exterior Maintenance and Alterations states that historic doors including hardware, fanlights, sidelights, pilasters, and entablatures should be preserved. Staff finds the proposal generally appropriate but finds that the applicant should submit additional evidence that the rear door is not original to the structure and final material specifications for the replacement door and sidelites for staff to review.

f. **ADDITION: LOT COVERAGE** – The applicant has proposed to construct a 2-story rear addition. The total square footage of the primary structure is 1,118 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 applicant has proposed a total square footage of 1,896 square feet for the primary structure and the proposed addition. The total lot coverage proposed is 50.8% Staff finds the proposal inconsistent with the Guidelines.

g. **ADDITION: MASSING AND FOOTPRINT** – The applicant has proposed to construct an approximately 775-square-foot, 2-story

rear addition. The original primary structure is 11x18 square feet. 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. 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. While the proposed addition will not double the existing building footprint, the proposed addition is not subordinate to the principal façade and extends beyond the footprint of the primary structure and will be highly visible from the public right-of-way. Staff finds the proposal inconsistent with the Guidelines.

h. ADDITION: ROOF – The applicant has proposed to install a front gable roof form with a shed roof form over the front-facing garage door. The addition extends to the side of the primary structure and is setback toward the rear of the primary structure. The roof form of the addition will be highly visible from the public right-of-way. Guideline 1.A.iii for Additions stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. This block of Refugio features a cross gable, front gable, and hip roof forms. Staff finds that the roof form is generally appropriate.

i. ADDITION: ROOF MATERIAL – The applicant has proposed to install a hand-crimped standing seam metal roof on the rear addition to replace the existing composition shingle roof material on the primary structure with a hand-crimped standing seam metal roof to match. According to the 1912 Sanborn map, the structure originally featured a slate or metal roof. 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 generally appropriate.

j. ADDITION: REAR ADDITION REMOVAL – The proposed addition will require the removal of the non-original rear addition that features two (2) one-over-one windows of traditional proportions, two (2) small windows at the rear, and one (1) door. According to Guideline 6.A.i for Additions, filling in historic openings should be avoided, especially when visible from the public right-of-way. This element is not visible from the public right-of-way. Staff finds the proposal acceptable given that the existing addition is not original to the structure and encourages the applicant to salvage and reuse any reusable material.

k. ADDITION: NEW WINDOWS AND DOORS: SIZE AND PROPORTION – The applicant has proposed to install windows with traditional proportions on the front façade, south elevation, and east elevation, smaller fixed windows on the front façade and south elevation, larger three-pane windows on the east and north elevations, a glazing unit between the addition and primary structure, and a sliding glass wall on the rear (east) elevation of the addition. The applicant has proposed to install one (1) garage door clad in vertical siding on the front façade. Staff's standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. Staff finds that the applicant should modify the proposal to feature windows of traditional proportions on the west (front) and south elevations.

l. 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. The applicant has proposed to install stacked fixed windows on the front façade that read as a separation between the primary structure and the addition, one-over-one windows, fixed windows, and three-pane windows in singular and ganged configurations on the rear and north elevations. Staff finds that the second-story window configuration on the front façade and the use of fixed windows is not consistent with traditional fenestration patterns in the district. Staff finds that the applicant should incorporate a more traditional fenestration pattern on the front façade and south elevation.

m. ADDITION: MATERIALS: NEW WINDOWS AND DOORS – The applicant has proposed to install aluminum-clad wood 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. Wood or aluminum-clad 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. Staff finds the proposal consistent with the Guidelines.

n. ADDITION: MATERIALS: FAÇADE – The applicant has proposed to install vertical cement board siding on the 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 consistent with the Guidelines.

o. 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. Staff finds that the proposed addition features a clear visual distinction between the old and new building forms.

p. **ADDITION: GARAGE** – The applicant has proposed to construct an attached front-facing, one-bay carport on the front façade of the proposed addition. Guideline 5.A.i for New Construction states that new garages and outbuildings should be designed to be visually subordinate to the principal historic structure in terms of their height, massing, and form. The proposed garage is setback approximately 20'-4 ½" from the sidewalk. According to Guideline 5.B.i for New Construction, the predominant garage orientation found along the block should be matched. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used. Historic structures along this block of Refugio Street did not historically feature attached garages and currently do not feature garages. The new construction along this block of Refugio Street either feature carports or no parking structure. Properties in the Lavaca Historic District traditionally feature a primary structure along the street and a rear detached accessory structure accessed either from a service alley or by a driveway from the street. Staff finds that a front-facing attached garage is not consistent with the Guidelines.

q. **DRIVEWAY** – Guideline 5.B.i for Site Elements notes that new driveways should be similar to those found historically within the district in regard to their materials, width, and design. Additionally, the Guidelines note that driveways should not exceed ten (10) feet in width. The property currently features a gravel side yard and a curb cut that appears to note exceed 12 feet in width. The applicant has proposed to install a permeable paver and gravel driveway and parking pad at the existing gravel side yard and a concrete apron. At this time, the applicant has not provided dimensions for the proposed driveway, parking pad, and apron. Staff finds that the applicant should submit dimensions for these elements to staff for review.

r. **MECHANICAL EQUIPMENT** – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.

s. **LANDSCAPING PLAN** – The applicant has not submitted a comprehensive landscaping plan at this time. The applicant has submitted a site plan featuring plantings along the primary structure and the planting strip. Staff finds that the applicant should submit a final landscaping plan with planting details prior to returning to the HDRC.

RECOMMENDATION:

Item 1, staff does not recommend approval of the front door enclosure based on finding d.

Item 2, staff recommends approval of the fenestration modification to the rear elevation based on finding e with the following stipulation:

- i. That the applicant provides evidence to staff that the existing rear door is not original to the structure.
- ii. That the applicant submits final material specifications for the proposed replacement door and sidelites to staff for review. A fully wood door and fully wood sidelites would be most appropriate.

Item 3, staff does not recommend conceptual approval of the construction of a 2-story rear addition based on findings e through s. Staff recommends that the applicant meet the following stipulations prior to returning to the HDRC:

- i. That the applicant reduces the total lot coverage to less than 50 percent based on finding f and submits updated plans to staff for review prior to returning to the HDRC for conceptual approval.
- ii. That the applicant reduces the overall massing of the rear addition and proposes a rear addition that does not extend beyond the front façade based on finding g. The applicant must submit updated drawings to staff for review prior to returning to the HDRC.
- iii. That the applicant submits a salvage plan for any reusable material removed to accommodate the rear addition based on finding j.
- iv. That the applicant updates the proposal to feature windows of traditional proportions based on finding k. The applicant must submit updated drawings to staff for review prior to returning to the HDRC.
- v. That the applicant incorporates a more traditional fenestration pattern on the front façade and south elevation based on finding l. The applicant must submit updated drawings to staff for review prior to returning to the HDRC.
- vi. That a detached garage or parking area is utilized in lieu of the proposed front-facing attached garage based on finding p.
- vii. That the applicant submits dimensions for the proposed driveway, parking pad, and driveway apron to staff for review based on finding q prior to returning to the HDRC.
- viii. That the applicant submits a landscaping plan to staff for review based on finding s prior to returning to the HDRC.

COMMISSION ACTION:

Conceptual approval of items 1-3 with stipulations:

Item 2, approval of the fenestration modifications with the following stipulations:

- i. That the applicant provides evidence to staff that the existing rear door is not original to the structure.
- ii. That the applicant submits final material specifications for the proposed replacement door and sidelites to staff for review. A fully wood door and fully wood sidelites would be most appropriate.

Case file for October 4, 2023

Item 3, conceptual approval of the construction of a 2-story rear addition with the following stipulations:

- i. That the applicant reduces the total lot coverage to less than 50 percent based on finding f and submits updated plans to staff for review prior to returning to the HDRC for conceptual approval.
- ii. That the applicant reduces the overall massing of the rear addition and proposes a rear addition that does not extend beyond the front façade based on finding g. The applicant must submit updated drawings to staff for review prior to returning to the HDRC.
- iii. That the applicant submits a salvage plan for any reusable material removed to accommodate the rear addition based on finding j.
- iv. That the applicant updates the proposal to feature windows of traditional proportions based on finding k. The applicant must submit updated drawings to staff for review prior to returning to the HDRC.
- v. That the applicant incorporates a more traditional fenestration pattern on the front façade and south elevation based on finding l. The applicant must submit updated drawings to staff for review prior to returning to the HDRC.
- vi. That the applicant further studies the garage configuration to propose an attached garage that mimics a detached garage.
- vii. That the applicant submits dimensions for the proposed driveway, parking pad, and driveway apron to staff for review based on finding q prior to returning to the HDRC.
- viii. That the applicant submits a landscaping plan to staff for review based on finding s prior to returning to the HDRC.



Shanon Shea Miller
Historic Preservation Officer



EXISTING FRONT FACADE



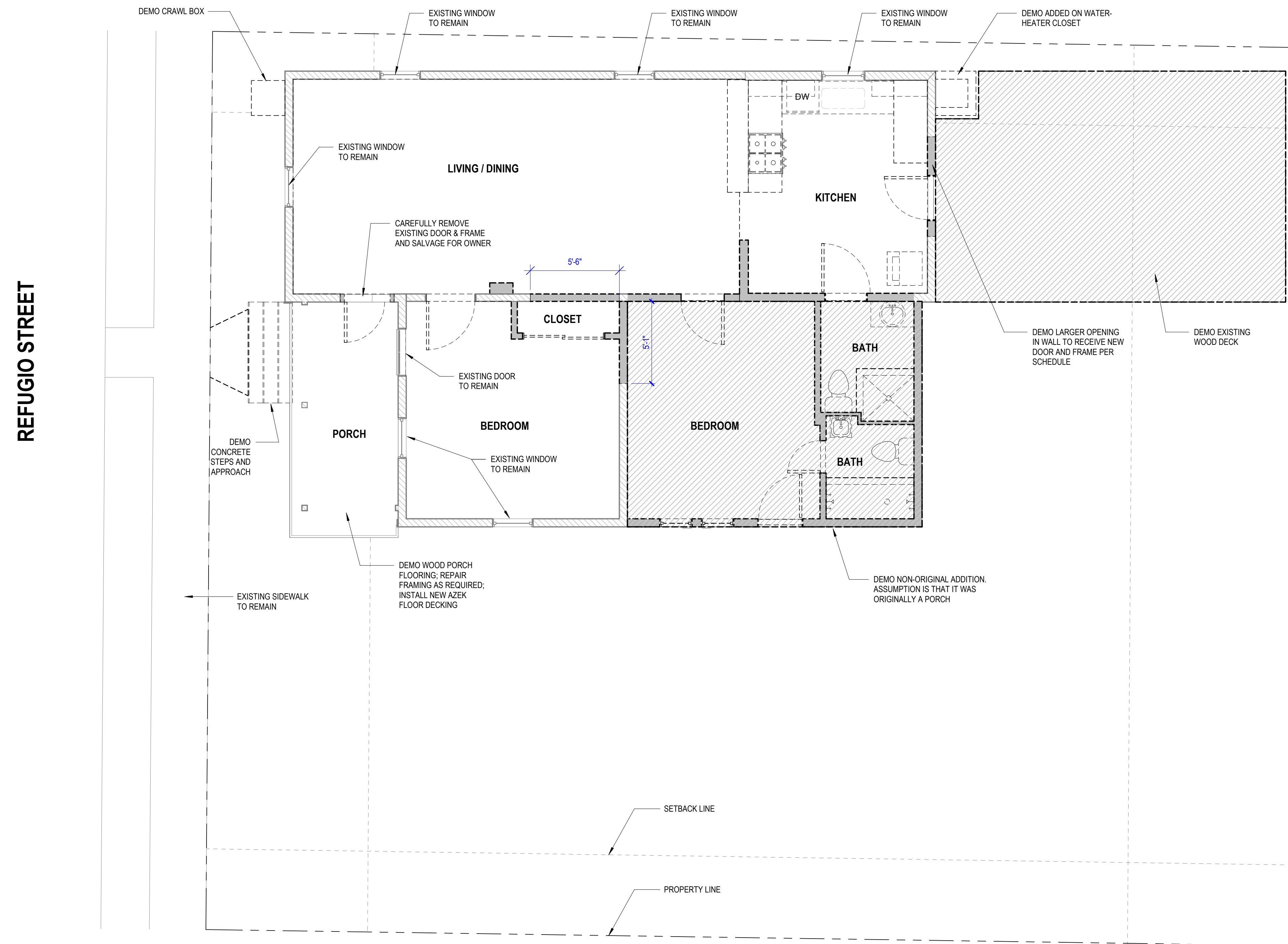
EXISTING EAST FACADE



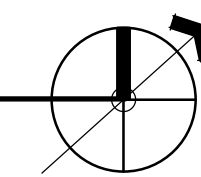
EXISTING REAR FACADE

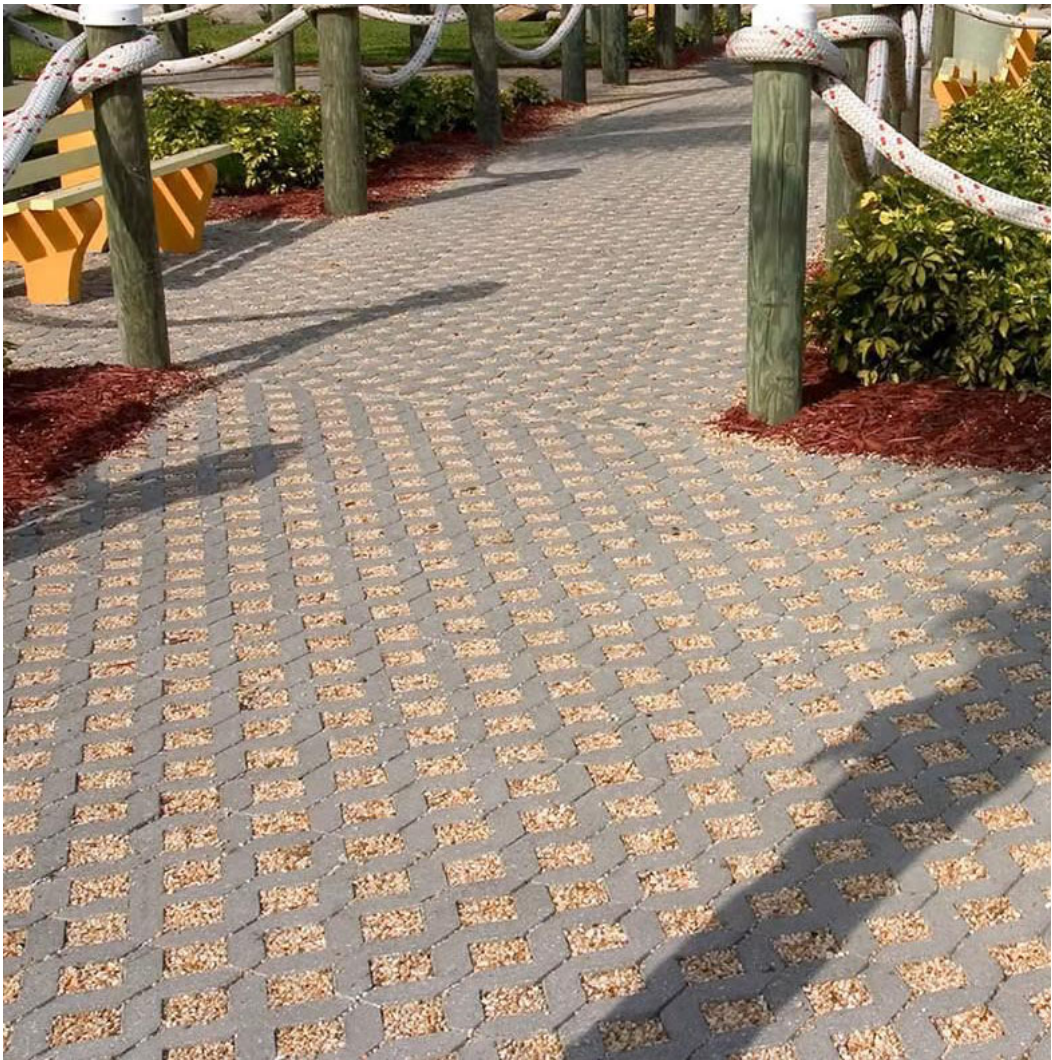


EXISTING WEST FACADE

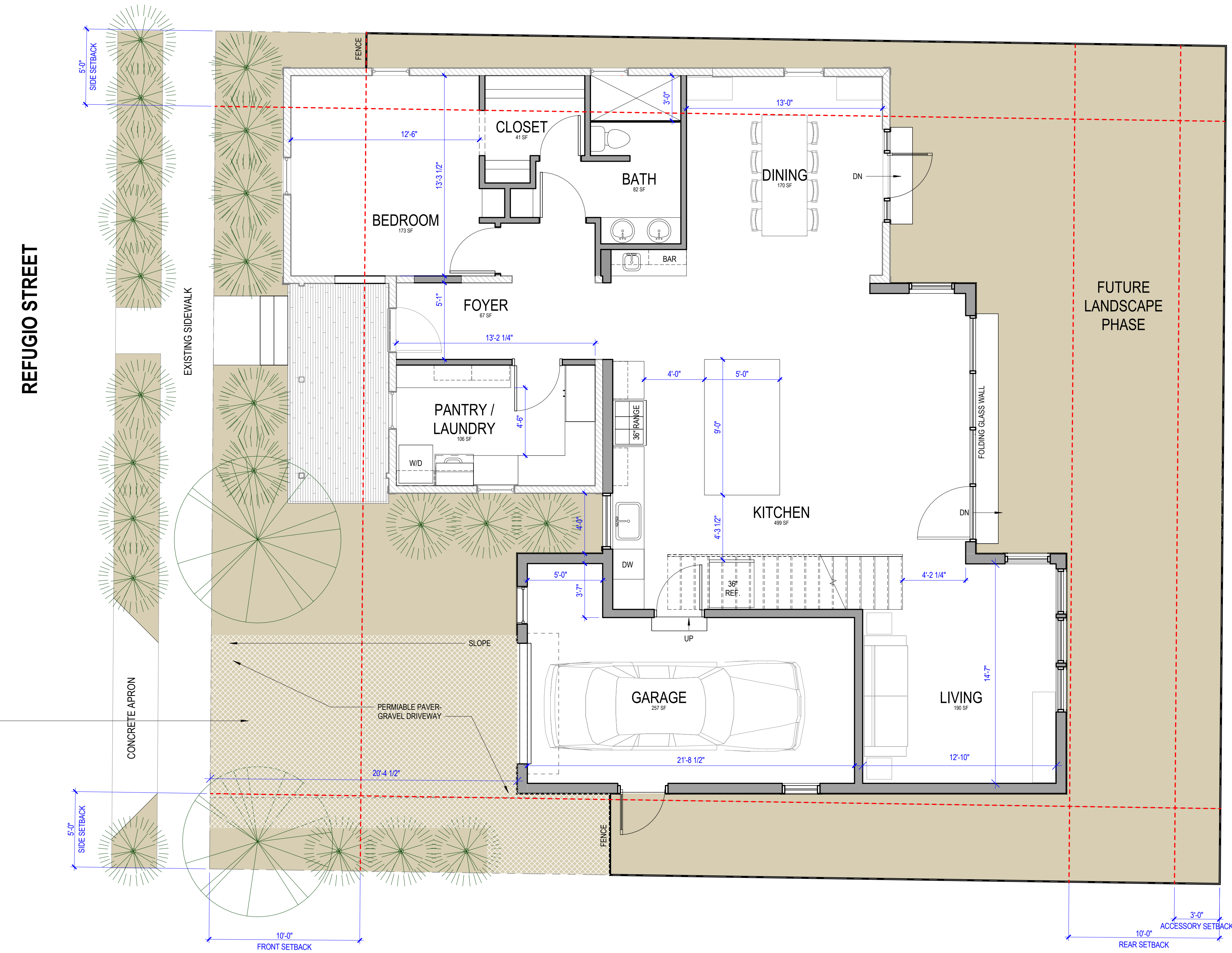


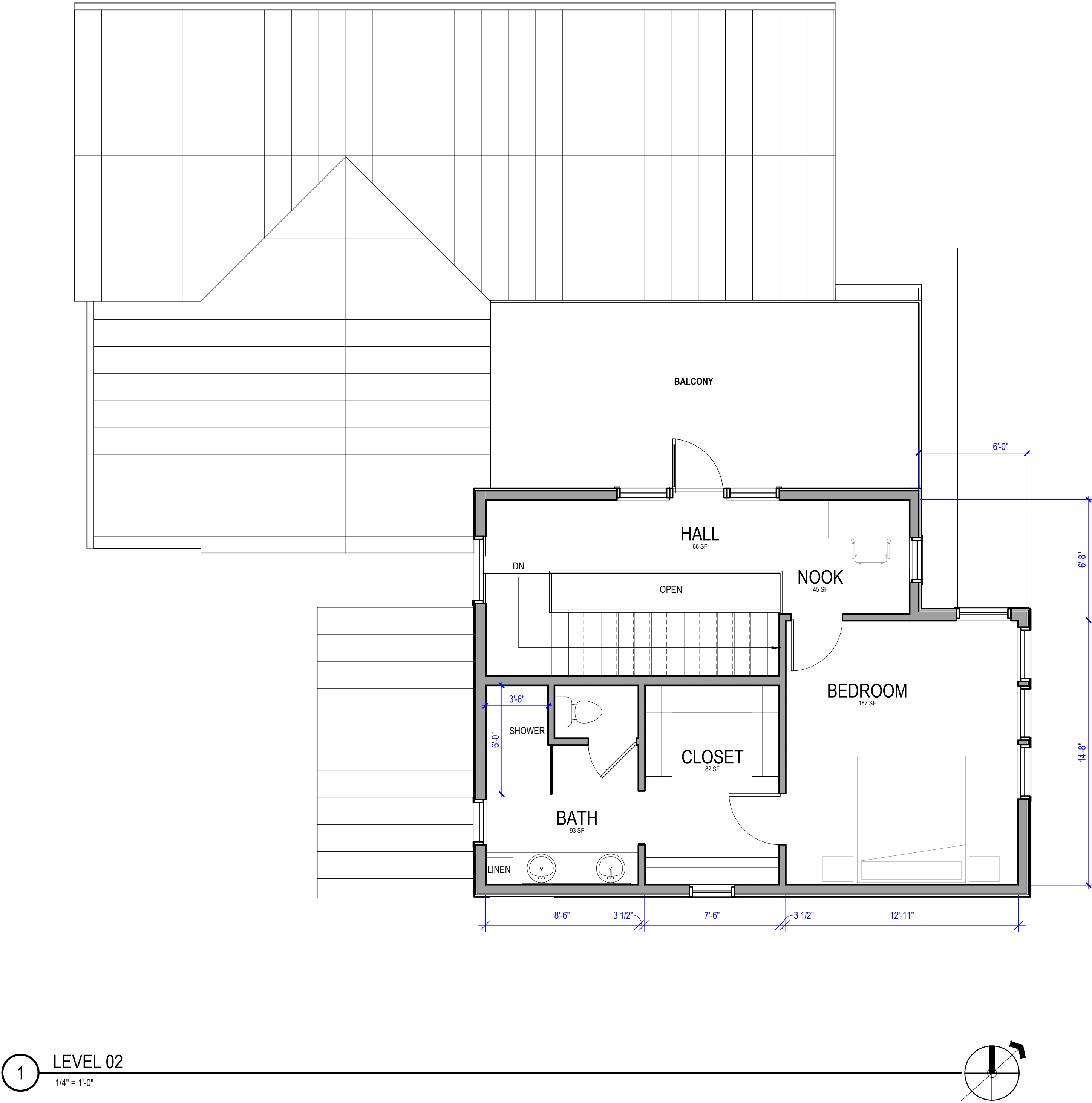
1 LEVEL 01 - DEMOLITION PLAN
1/4" = 1'-0"

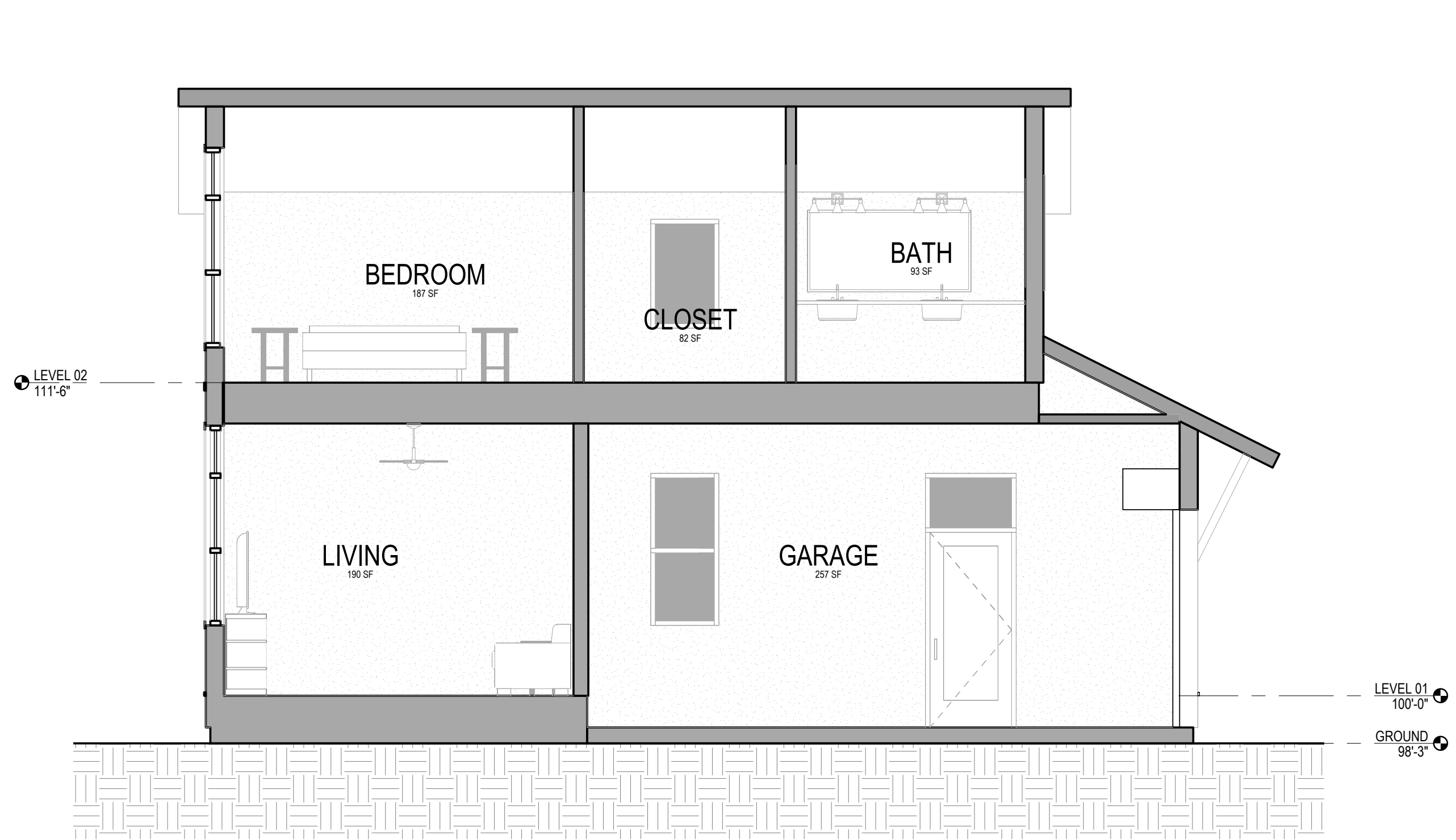




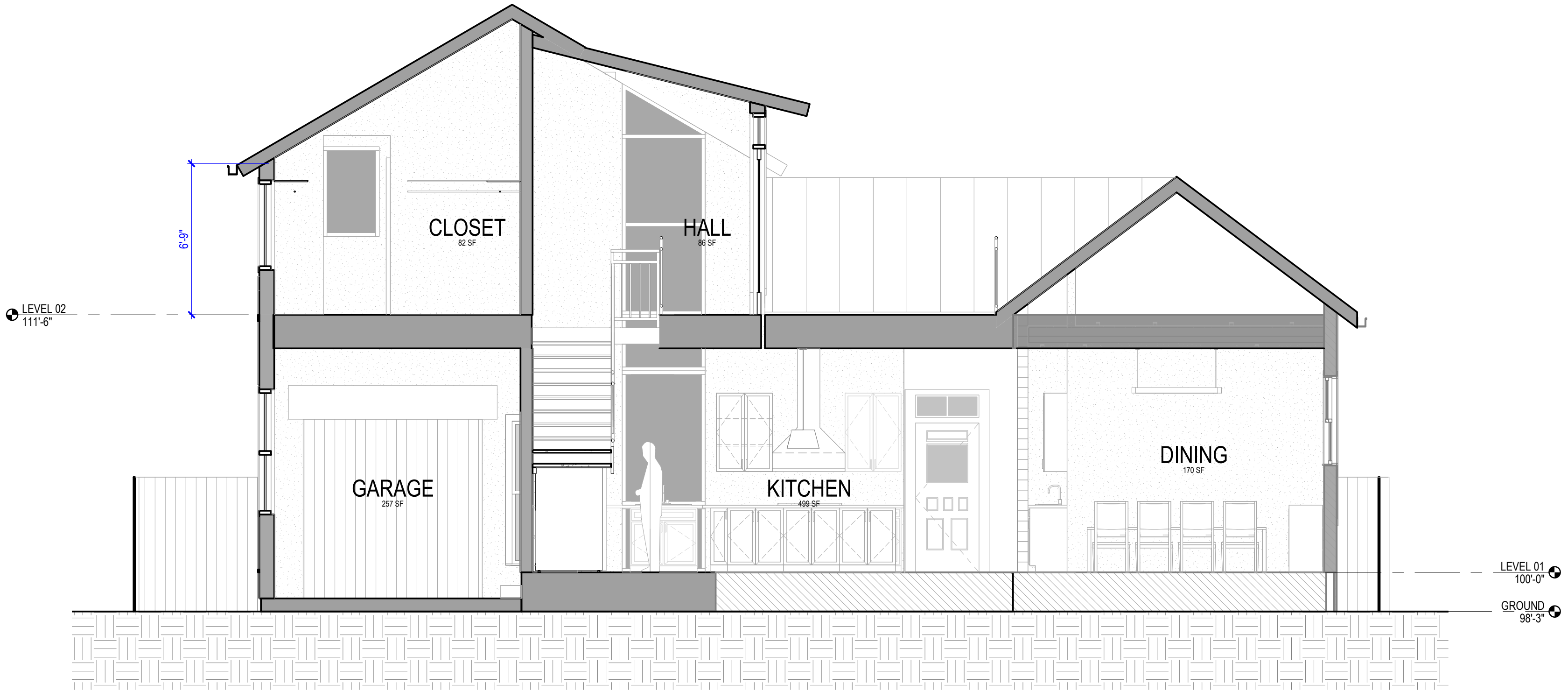
TURFSTONE W/ PEA GRAVEL INFILL



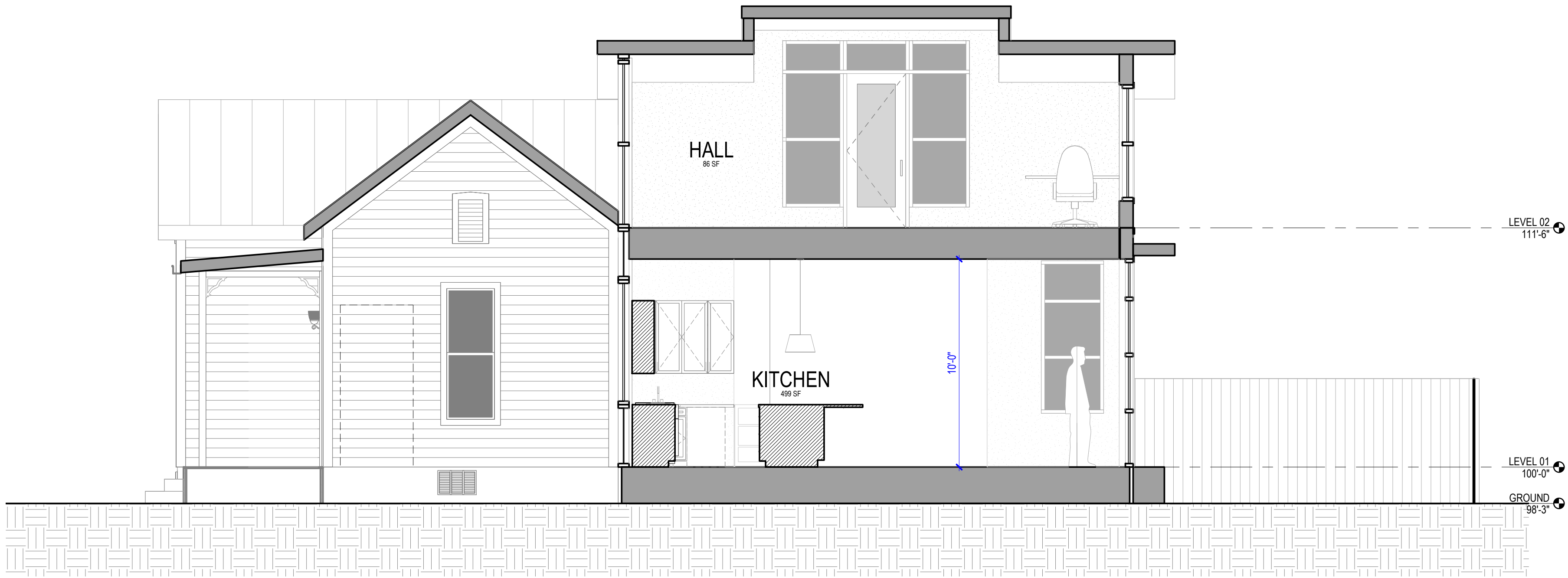




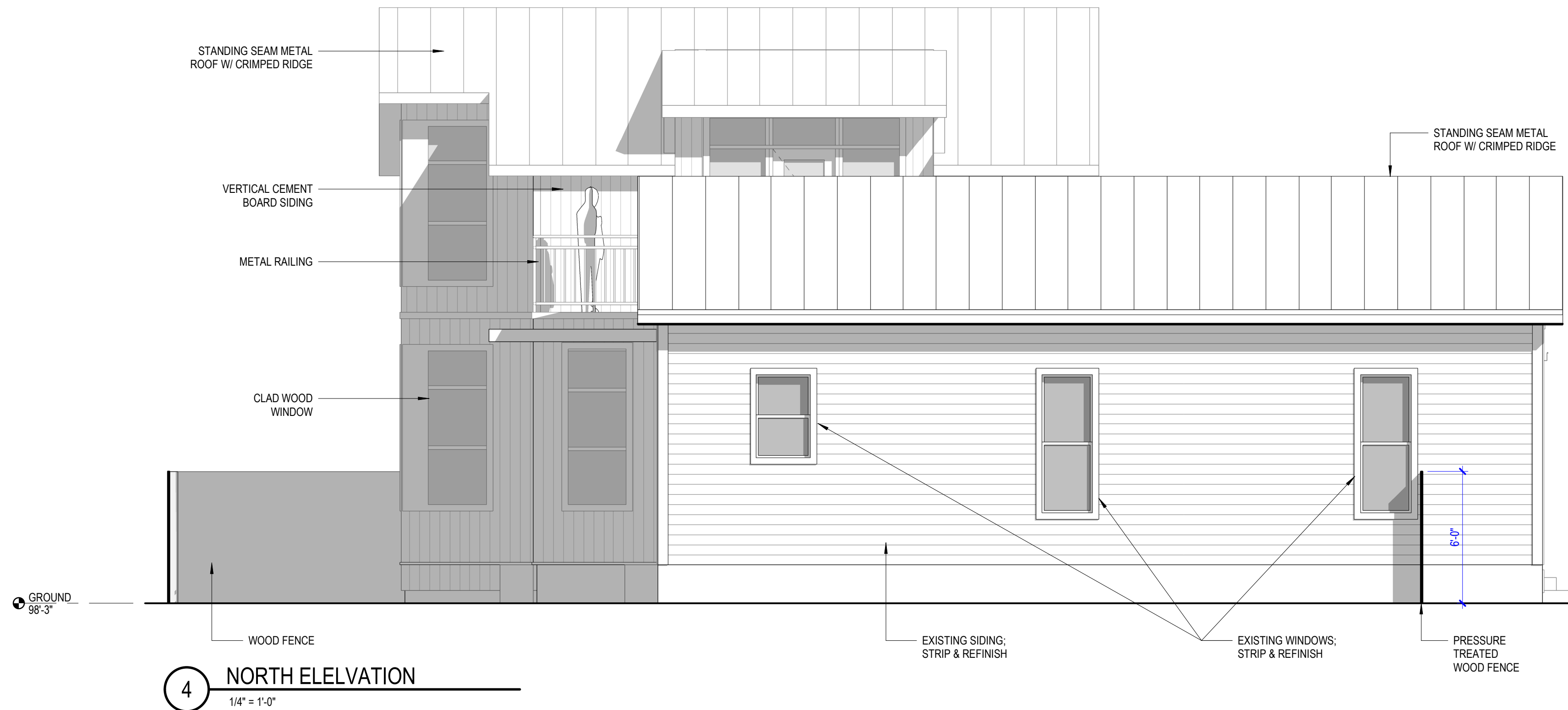
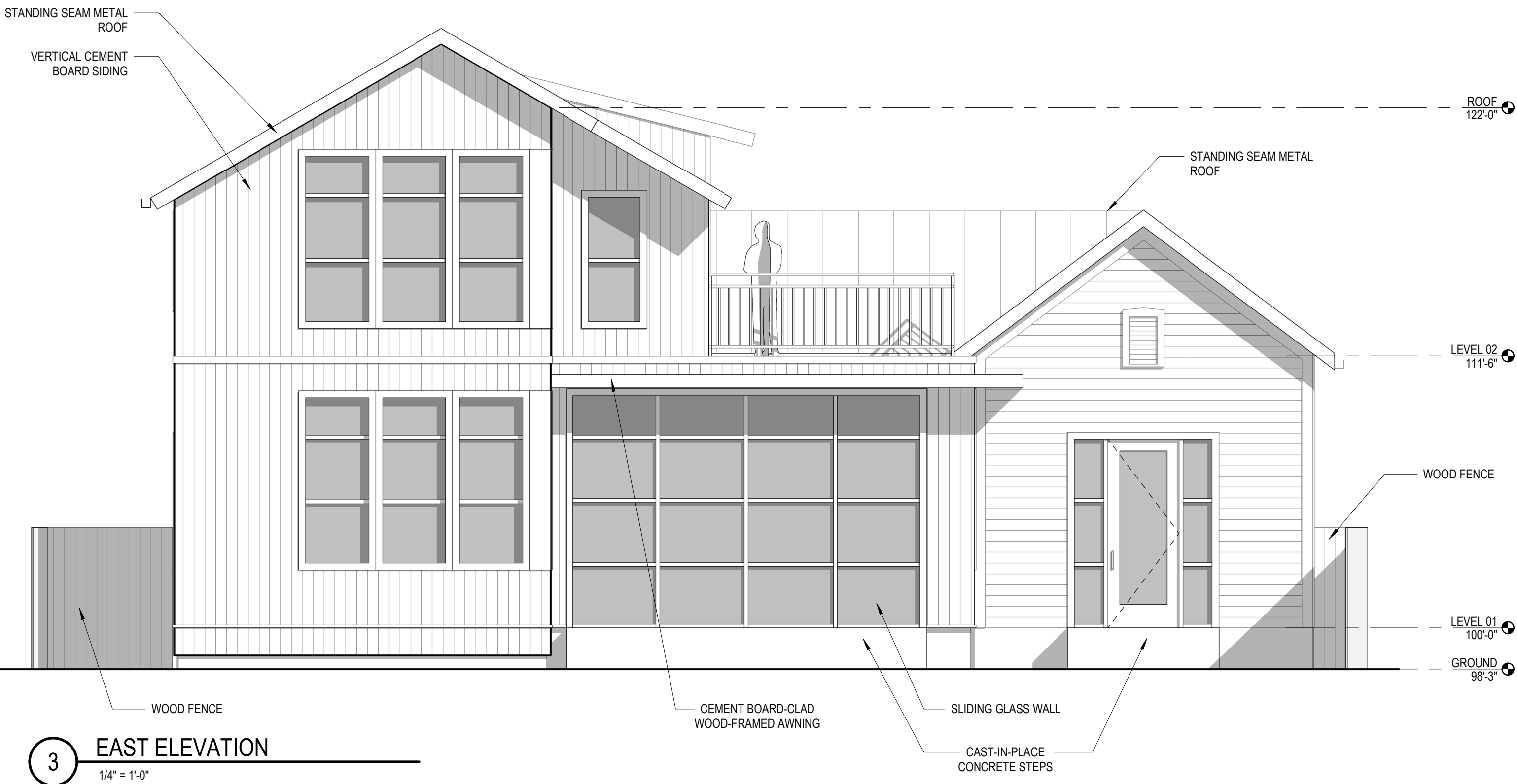
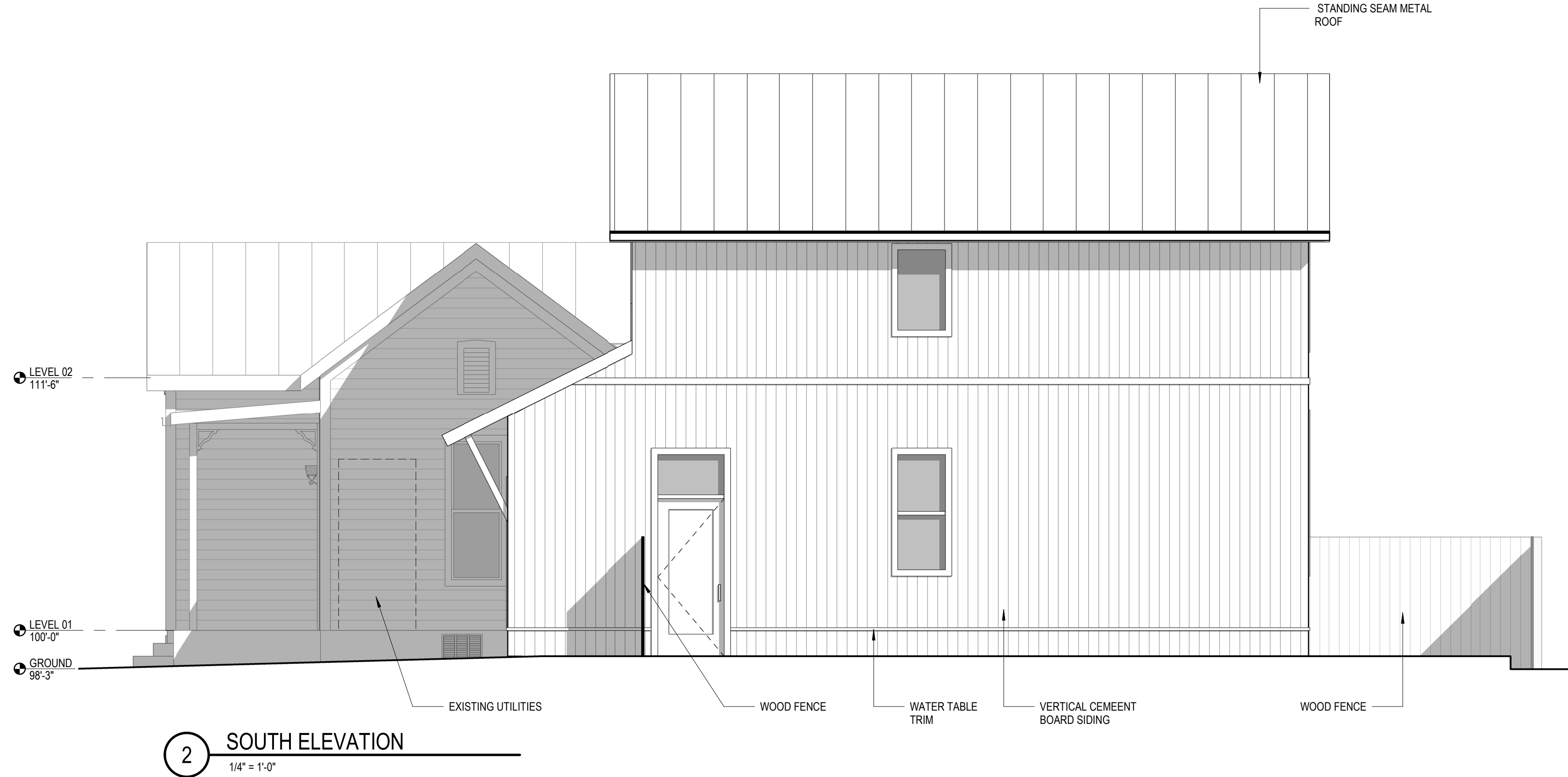
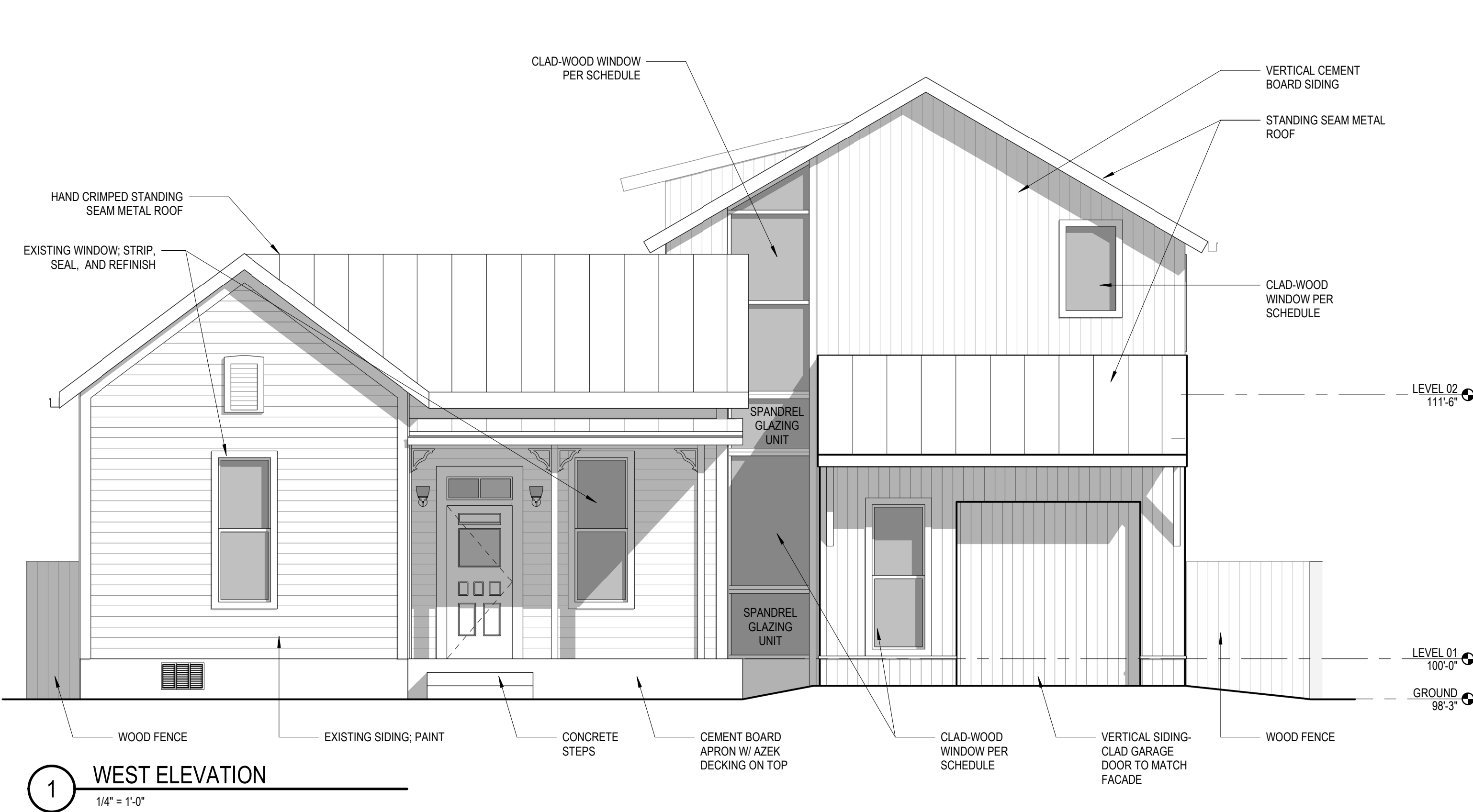
1 LOFT TRANSVERSE SECTION
1/4" = 1'-0"



3 DORMER LONGITUDINAL SECTION
1/4" = 1'-0"



2 DORMER TRANSVERSE SECTION
1/4" = 1'-0"



REFUGIO STREET ELEVATION

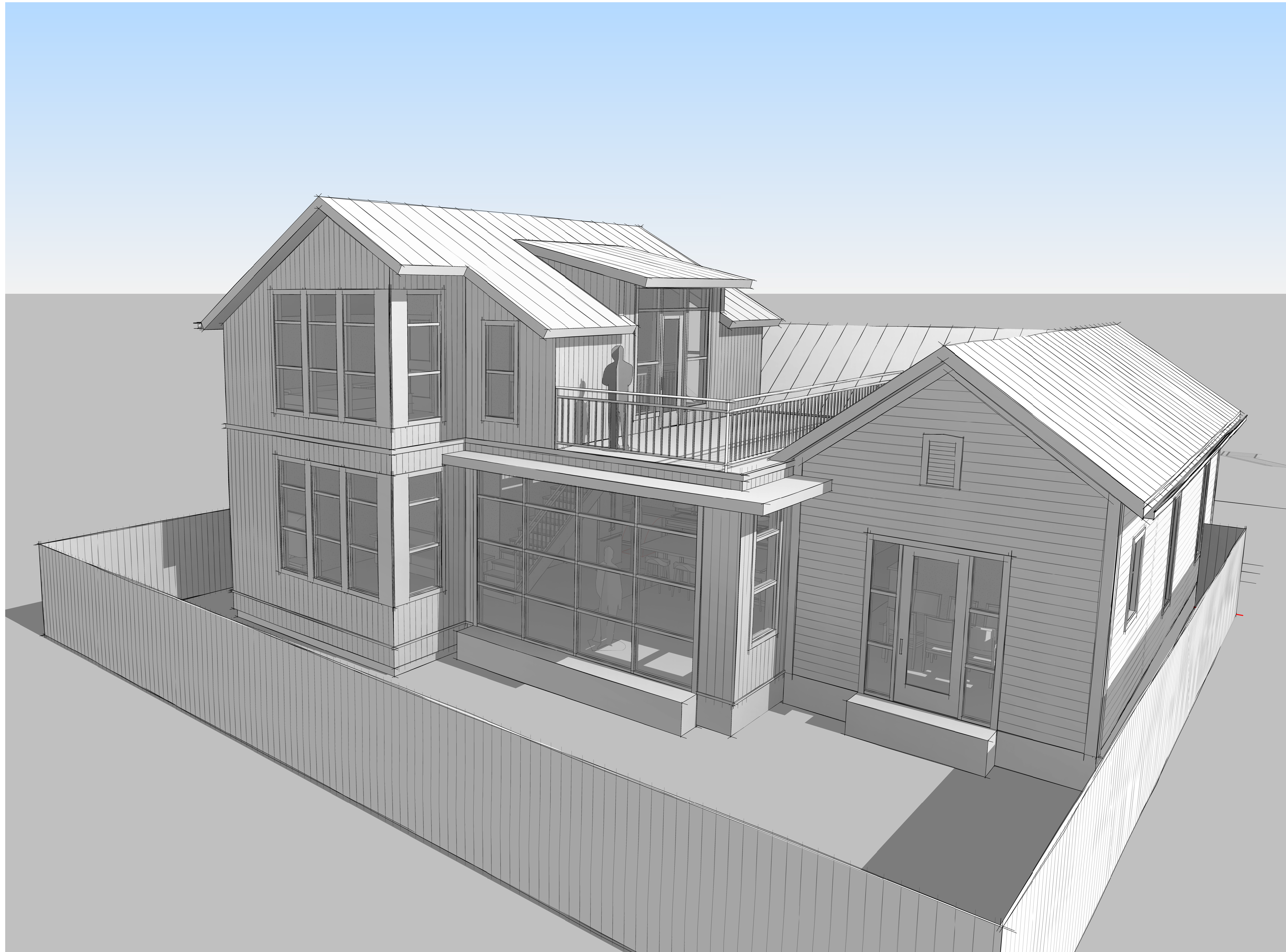
315 REFUGIO STREET

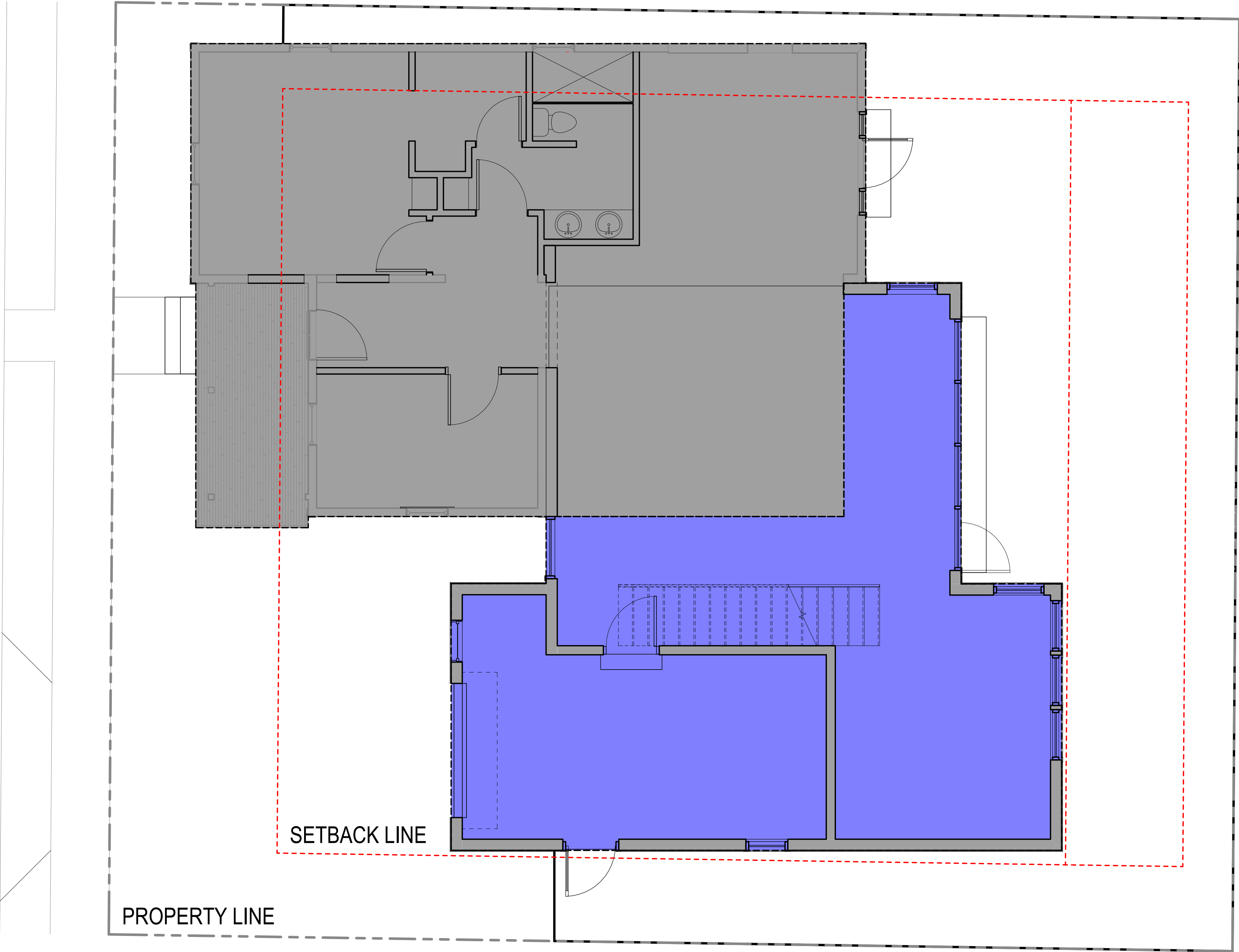


ACROSS THE STREET







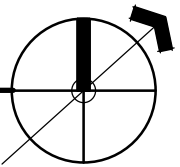


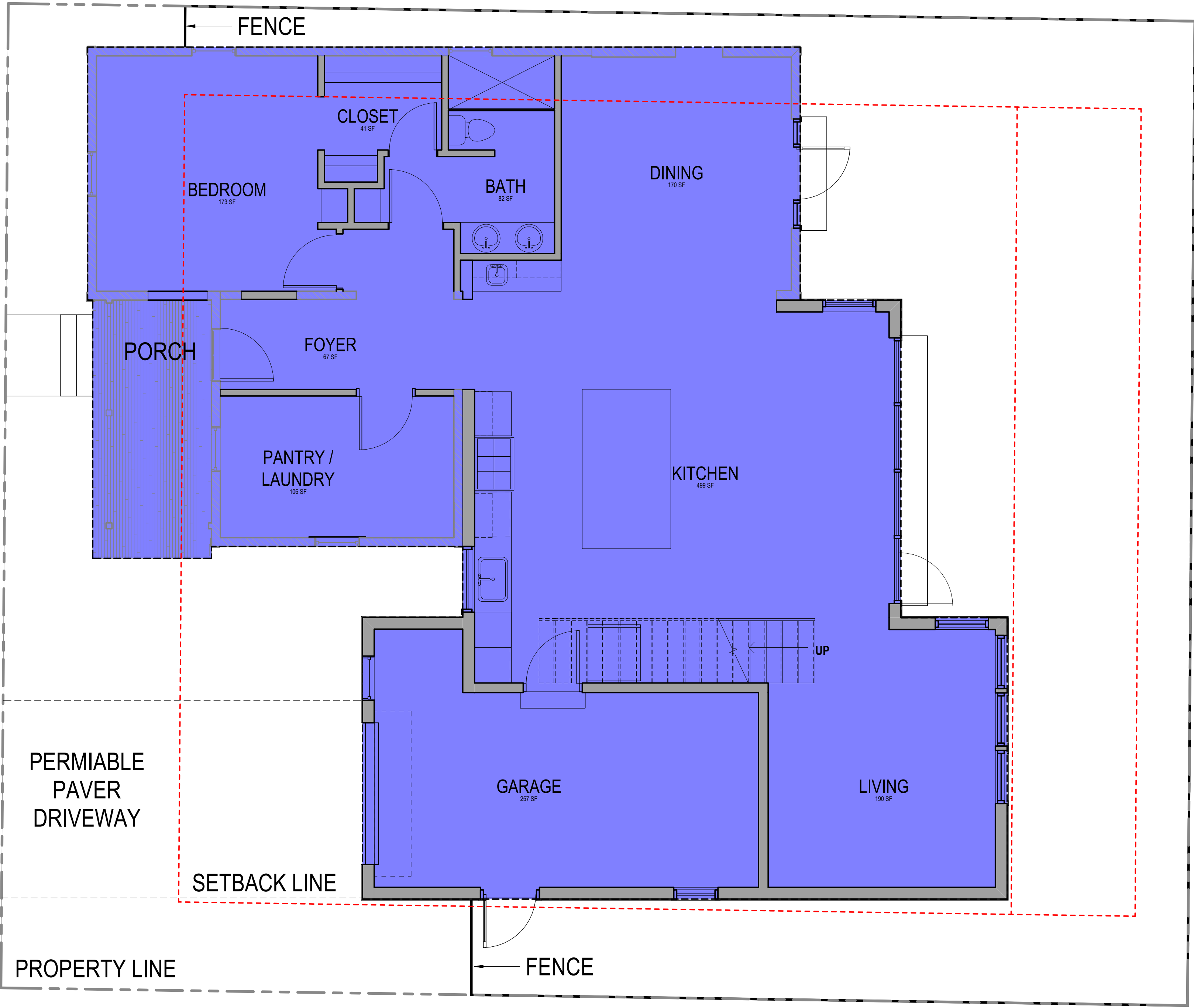
***RESIDENTIAL ADDITIONS SHALL NOT DOUBLE THE SIZE OF THE EXISTING FOOTPRINT (COSA HISTORIC GUIDELINES)**

■ EXISTING RESIDENCE FOOTPRINT:
1,118 SF

■ NEW RESIDENTIAL ADDITION FOOTPRINT:
1,358 SF (775 SF 1st FLOOR + 583 SF 2nd FLOOR)

1 NEW ADDITION FOOTPRINT
1/4" = 1'-0"



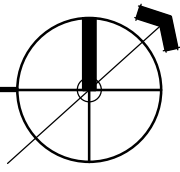


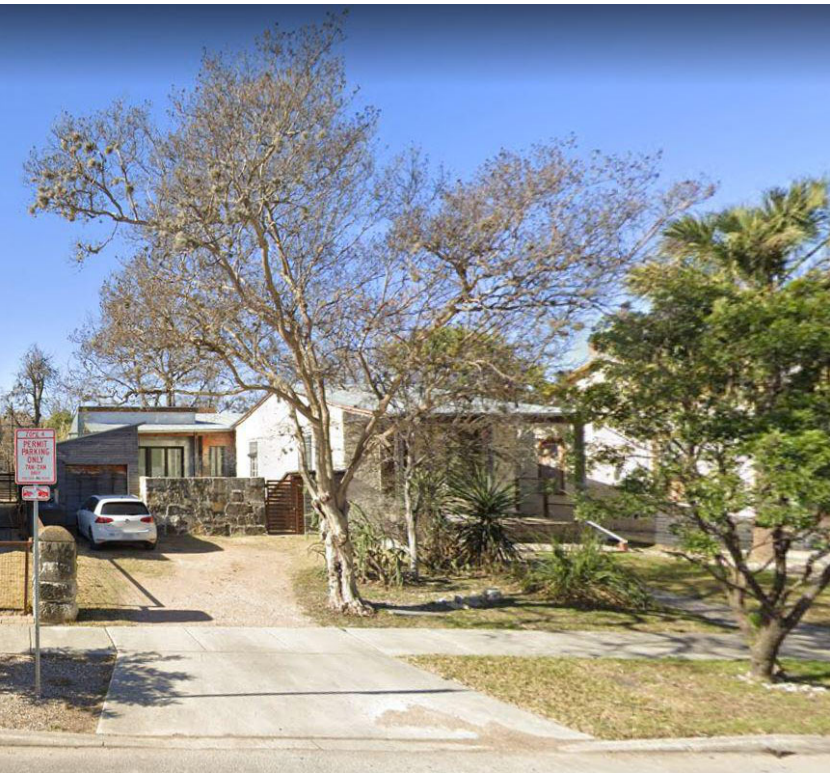
***LOT COVERAGE - LIMIT THE BUILDNG
FOOTPRINT FOR NEW CONSTRUCTION TO NO
MORE THAN 50 % OF THE TOTAL LOT AREA,
UNLESS ADJACENT HISTORIC BUILDINGS
ESTABLISH A PRECEDENT WITH A GREATER
BUILDING TO LOT RATIO.
(COSA HISTORIC GUIDELINES)**

TOTAL LOT AREA = 3,727 SF
50% OF LOT COVERAGE = 1,864 SF

**PROPOSED NEW FOOTPRINT = 1,896 SF
PROPOSED LOT COVERAGE = 50.8 %**

1 PROPOSED LOT COVERAGE PERCENTAGE
1/4" = 1'-0"





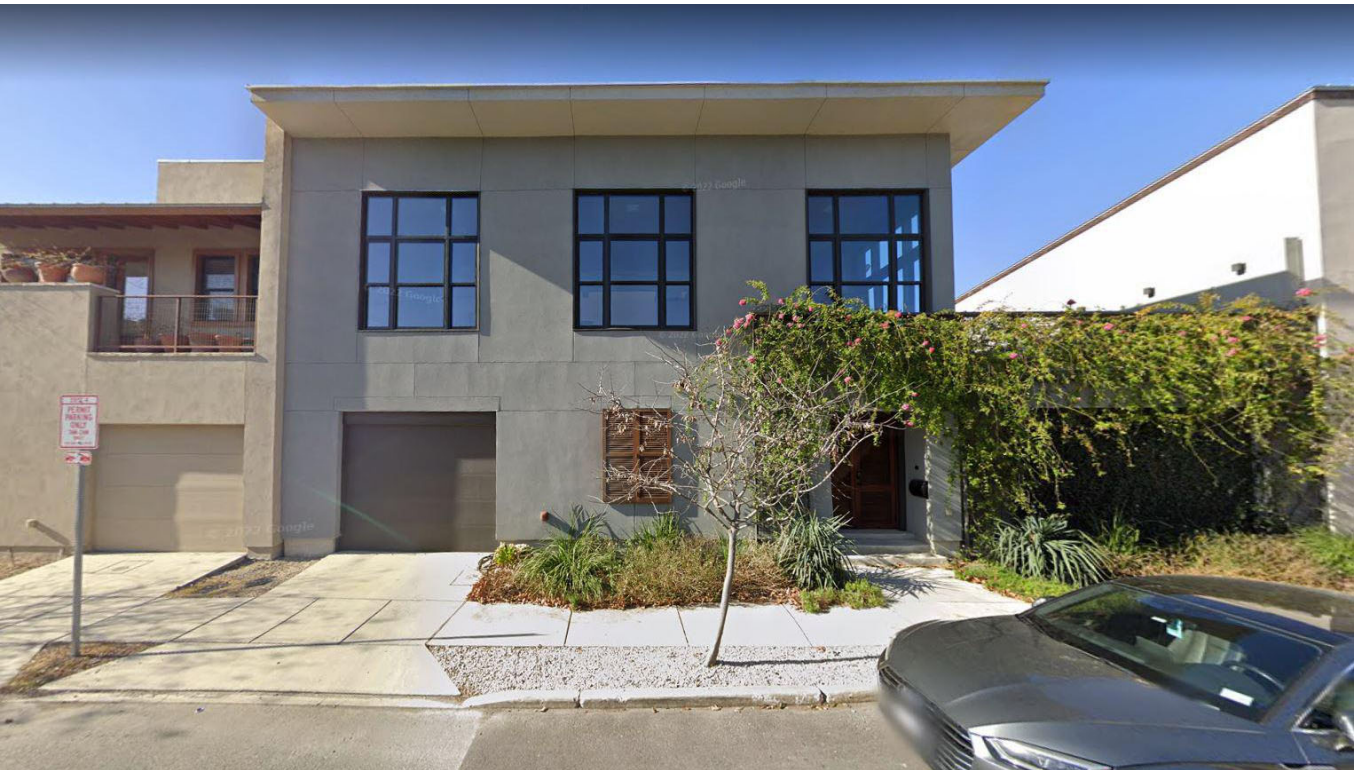
A. 220 LAVACA ST



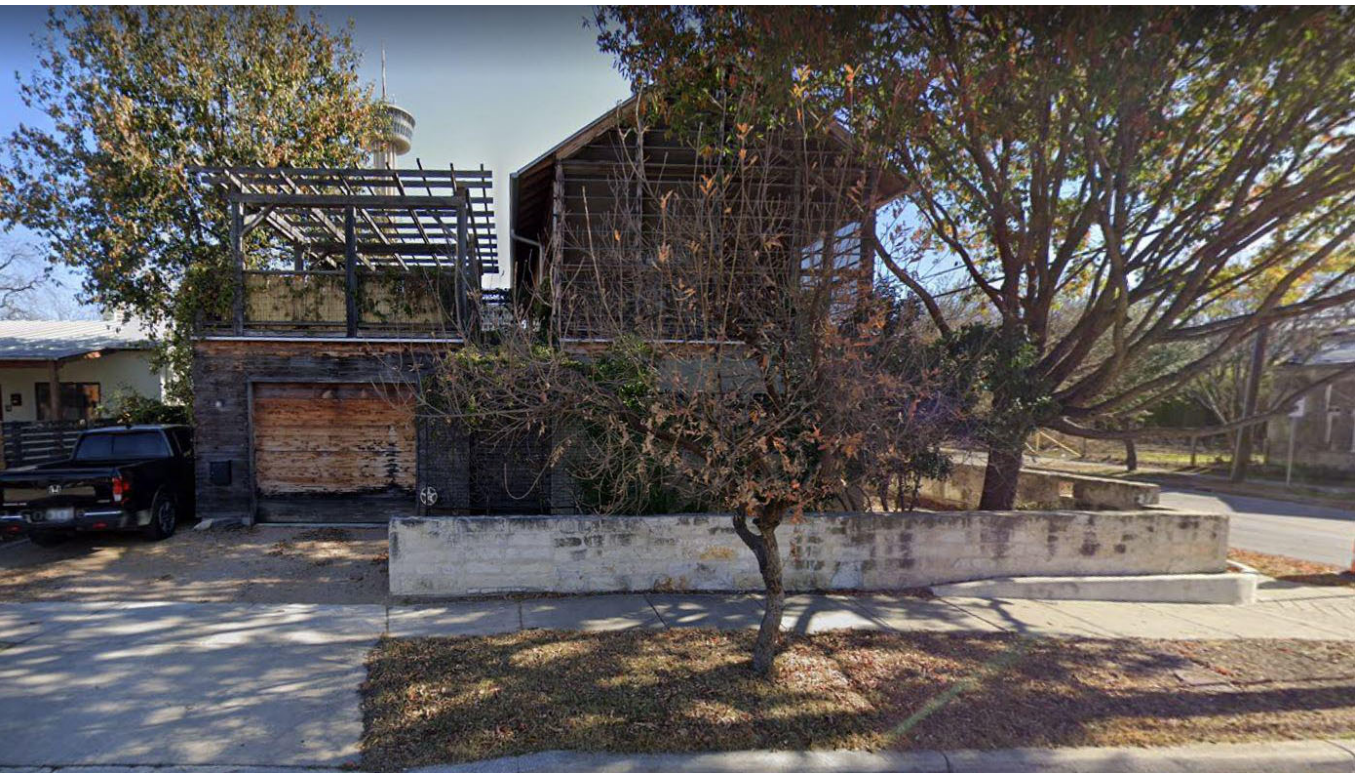
E. 311 BARRERA ST



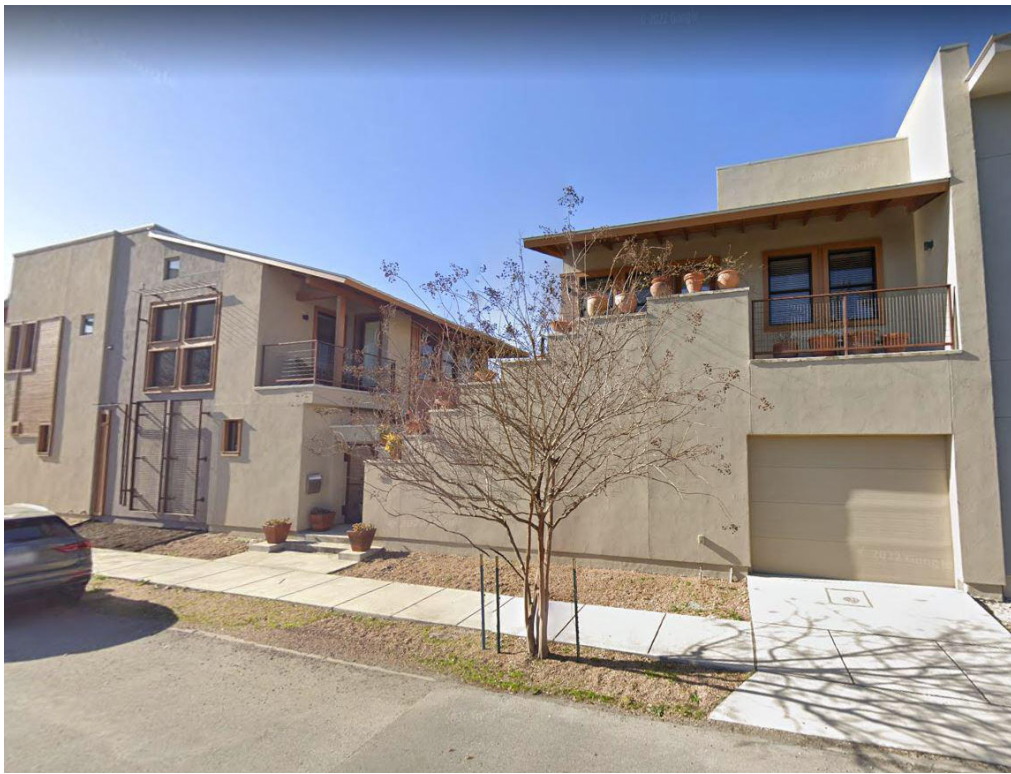
B. 229 LAVACA ST



F. 310 BARRERA ST



C. 233 LAVACA ST

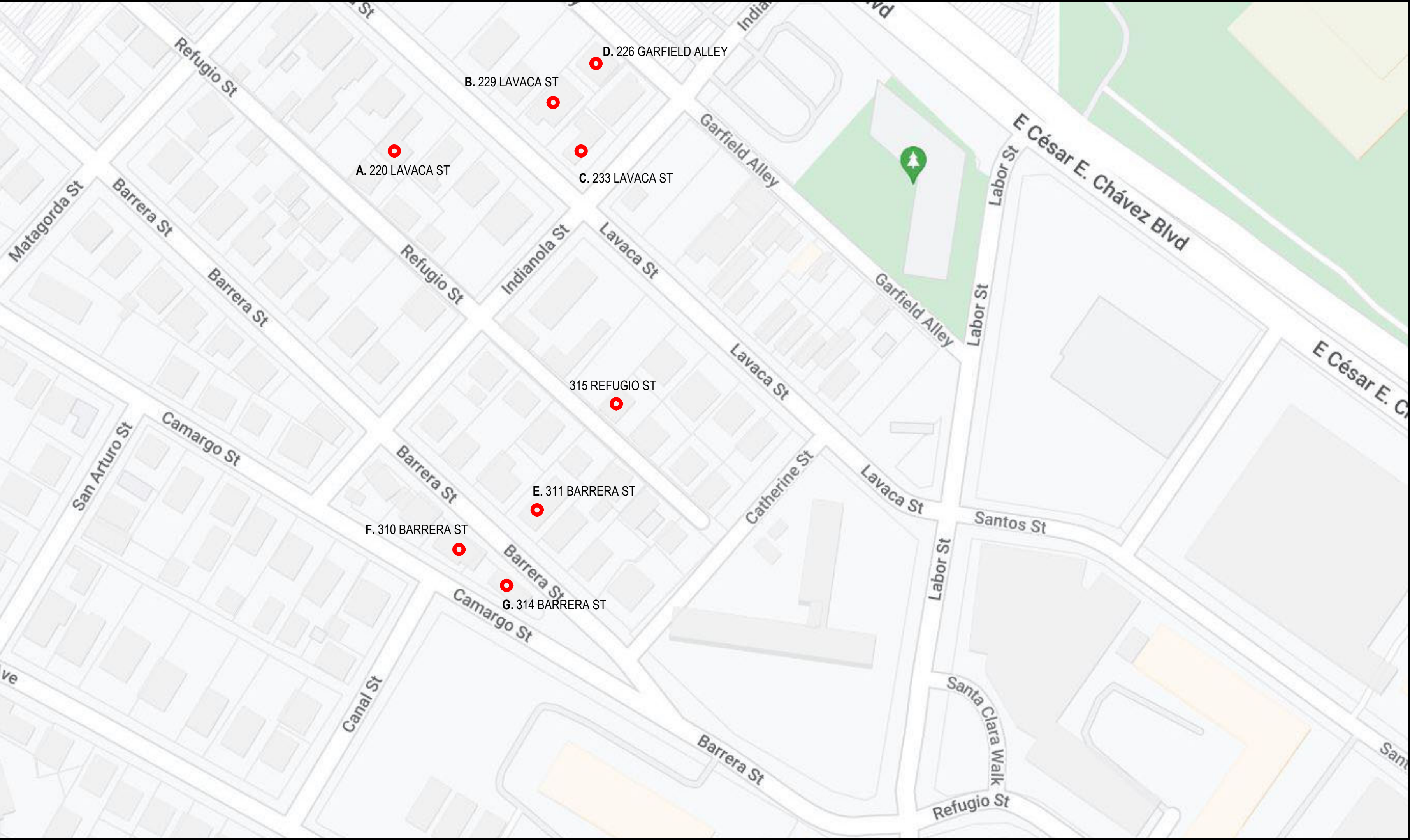


G. 314 BARRERA ST



D. 226 GARFIELD ALLEY

LAVACA NEIGHBORHOOD MAP



Fisher Heck ARCHITECTS

October 31, 2022

City of San Antonio
Office of Historic Preservation
1901 S. Alamo Street
San Antonio, Texas 78204

Re: 315 Refugio Street, HDRC Application Narrative

To the HDRC Board and Staff:

The homeowner seeks approval to renovate and add onto the existing house located at 315 Refugio Street. The existing 1,118 SF home features a rear quarter later addition to the house that will be removed and replaced with a larger 775 SF addition with a 583 SF second floor. The ground level of the new addition will include a single-car garage, family room, and stair up to a new primary bedroom suite. The new addition is set back from the existing house as much as possible. The garage will also be used for storage and for security reasons, is fully enclosed rather than being a carport. The overall design of the new addition is meant to be submissive to the existing house, utilizing a simpler approach to detailing and architectural features. A series of stacked windows between the new addition and the existing house provide a unique transition between the two structures, while at the same reducing the sense of mass from the new addition. The spring line of roof of the new addition is at its lowest elevation that code will allow, while the pitch of the roof differs from the existing house in favor of reducing the overall height of the addition as much as possible. At the rear, a new roof deck is proposed on top of the former addition to the original house, which will provide views of the tower and downtown. The material palette for the new addition includes vertical cement board siding, clad-wood windows, and a galvalume standing seam metal roof. The existing exterior facades of the original house will be stripped and repainted. Windows will remain and be refinished. The second front door off the front porch, not facing the street, will be removed, and salvaged for reused elsewhere. The remaining front door that faces the street will now function as the main front door to the house and will be stripped and refinished as well. The back door to the house that leads to an expansive deck, will also be removed, and replaced with a new door with side lite windows to let in more daylight into the house. The existing shingle roof of the main house will also be replaced with a matching galvalume standing seam metal roof and new front porch steps will be constructed. Landscaping will be a future phase, but a new permeable paver/gravel driveway from the sidewalk to the garage is proposed for this phase. If there are any additional questions regarding the proposed scope of work, please let us know.

Sincerely,



David Hannan Jr., Principal
Fisher Heck Architects

Case file for October 4, 2023



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission ***Design Review Committee Report***

DATE: 7/26/2022

HDRC Case #:

Address: 315 Refugio

Meeting Location: WebEx

APPLICANT: David Hannah

DRC Members present: Jeffrey Fetzner, Monica Savino, Jimmy Cervantes, Roland Mazuca

Staff Present: Rachel Rettaliata

Others present: Lisa Garza

REQUEST: Construction of a 2-story side addition

COMMENTS/CONCERNS:

LG: How did you come up with the plate heights?

DH: The first floor was mainly dictated by trying to maintain the ceiling height in the existing house (11 feet), which dictated where our second floor began. The primary bedroom is on the second floor, they wanted a high ceiling (9 or 10 feet). Originally, we had a gable roof and we had space that was just going to become attic space, so we inched the roof up to accommodate useable space.

LG: In general, I think the scale is not appropriate for this street, it overwhelms the existing structure. It does not minimize the visual impact on the historic house. If you had stuck with the original 2-story addition, it might have worked and the line-of-sight may have been reduced compared to the elevations. A 2-and-one-half story house on a street where the new construction is 2 stories is not appropriate. The garage on the front of the house is not recommended.

MS: I think that's what makes the distinction here and the precedents is that this is an addition and not all new construction. I have seen this approach done a couple of times, once successfully in that they looked like two separate houses. One thing to consider, is that while it is a small lot, the aggregate building footprint is a little high, but as we consider the additional parking in the front, I would be interested in knowing what the previous cover is for the entire lot. It seems high.

Case file for October 4, 2023

LG: There is a line in the Guidelines that complete replacement of plantings with ground cover is not appropriate.

DH: The owners are not too keen on landscaping, but they recognize the need for permeable surfacing in the front and the back.

JF: I concur with the comments so far. Since we are talking about the site plan, permeable surfacing is still hardscape and I would look at additional planting areas. Parking in front is generally not something that is approved. I understand that Refugio is a narrow street and you are trying to get off-street parking, but it's out of the norm for the historic nature of the district. I like that the addition is set back and you have the notch with the kitchen window. However, the scale of the addition overwhelms the addition, especially with the 3rd floor loft area.

DH: If we reduced the third floor loft and reduced it to just the second floor, would that be more acceptable?

JF: That would be more in keeping with the Guidelines.

LG: The roof form is appropriate, and the window pattern is in keeping with the district.

JC: I have to agree with the Commissioners and LG, I see a quaint little house and I think what you presented is not a quaint little historic house and not overpowering. You are going to be limited to what you can do to stay within those parameters. You can only go so far with what you have. Next door is new construction, whereas you are starting with a historic house. "it's tough to put skinny jeans on an 85-year-old guy and make it work"

DH: I think if we can go back and remove the 3rd floor and reduce the second floor height as much as possible, we might get closer to something more appropriate for the street.

MS: Is the garage essential?

DH: It seems to be for them, since they will have more than the car stored in there. If we have to go more for a carport, that might be an option for them.

MS: There is a house in a different city with different ordinances and guidelines, but the way they built an addition is appropriate. 707 Sabine Street Houston, TX.

JF: I would definitely look at your south elevation, a blank wall is frowned upon. Windows on either side of the bed on the second floor, a window above the tub, somehow activating the south elevation with fenestration is going to be key.

LG: An indication to where the historic floor level is and the floor level on the new construction will be helpful.

RM: An intersecting gable at the two-story height to mirror what happens on the existing house. Then that 2-story wall needs to be articulated somehow.

OVERALL COMMENTS:

Case file for October 4, 2023



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission ***Design Review Committee Report***

DATE: 9/13/2022

HDRC Case #:

Address: 315 Refugio

Meeting Location: WebEx

APPLICANT: David Hannan, Bob Knight

DRC Members present: Monica Savino, Roland Mazuca, Lisa Garza, Jimmy Cervantes

Staff Present: Rachel Rettaliata

Others present:

REQUEST: Construction of a 2-story addition to a 1-story structure

COMMENTS/CONCERNS:

DH – We have reduced the height of the 2-story addition, the goal is for it to fade into the background. The garage has been reduced to it's own volume and roofline that is more in line with the primary structure and the addition is pushed back beyond the main house. We have a stacked window in between the two structures to transition the old from the new and make the new addition a little less solid and more transparent in that way. It will also reduce the scale of the new addition. We have simplified the front door so that it matches the wall, and we are exploring the new addition being a darker color so as to not detract from the main house.

LG – Thank you for taking our previous comments into consideration and coming up with a more appropriately scaled addition. It is a challenge to make historic structures liveable. I like that you eliminated the brick, I think this helps to unify the project. The overall height of the second story?

DH – 6'-8" from the floor level, trying to bring it down and flatten the slope to be as close to the existing roof.

LG – You don't have 10' clearance in most of the space.

Case file for October 4, 2023

DH – It will be just under 7 feet on the sides. If we had more lot size to work with, we could bring it all to one level.

LG – I think we mentioned that the base of the house, bc it is raised up – it is shown on the existing home, but I don't know if that can be shown on the addition.

DH – We can integrate a detail showing the floor level on the exterior to show a base with more mass.

LG – Lastly, there is quite a bit of window wall in the back, the percentage of open space to wall is often seen in historic homes. You will want this to look different, but that is a lot of glass in the back. It might still be effective if it wasn't quite so high.

DH – We have flexibility to reduce that.

LG – I believe it fits within the Guidelines, as far as the height is concerned. I might recommend making the roof form on the garage a shed roof form. Overall, this is a big improvement.

RM – I remember the first iteration and I think that you have made a lot of improvements on the design. I especially like the open space from the street, the look of open space between the two masses. You have reduced the height quite a bit. This is a good solution to the overall height. I commend you.

MS – The height reduction is incredible and helpful. Windows on the north elevation, the original house where you are removing a window.

DH – It is currently a small kitchen window.

MS – I would suggest retaining the wall from the outside and sheetrocking it on the outside. Something to consider. The resulting asymmetry, to me, is more attention attracting than what was intended. You may want to think about that on the garage and the small window that is tucked away on the second floor of the addition. There may be a solution there.

DH – If we go with a darker color for the new addition, it may not be so obvious and the window may not contrast as much with the siding.

MS – What is the depth of the first floor garage covering to the starting wall of the second floor?

DH – Right now 5 feet.

MS – I think that the asymmetrical garage entry – it doesn't read as a garage there is nothing there for human experience. A window on that façade may improve that.

DH - A window next to the garage door may balance it out. Right now that space is open to the garage.

LG – I think the landscaping plan will help. Historic homes do not have parking in the front. The paving area should be the width of the garage door, 10 feet is the traditional driveway width, to avoid the look of an auto court.

DH – The roof will be a galvanized standing seam metal.