

# HISTORIC AND DESIGN REVIEW COMMISSION

October 20, 2021

**HDRC CASE NO:** 2021-349  
**ADDRESS:** 801 MATAORDA  
**LEGAL DESCRIPTION:** NCB 712 BLK 9 LOT N 63.56 FT OF 8  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** David Buchanan/Better by Design  
**OWNER:** Gina Garcia/GARCIA DORA E LIVING TRUST  
**TYPE OF WORK:** Window replacement, fenestration modifications, rear addition removal and construction of a 1-story rear addition, side deck installation, chimney removal  
**APPLICATION RECEIVED:** July 07, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata  
**REQUEST:**

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

1. Replace the existing aluminum windows with wood windows.
2. Perform fenestration modifications.
3. Install a side yard deck.
4. Remove the non-original rear addition.
5. Construct a 1-story rear addition.
6. Remove the 3 inoperable chimneys.

## 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 Windows in Additions and New Construction*

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is

expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.

- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

### *Historic Design Guidelines, Chapter 3, Guidelines for Additions*

#### 1. Massing and Form of Residential Additions

##### A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

##### B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

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

##### A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

#### B. SCALE, MASSING, AND FORM

- i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

### 3. Materials and Textures

#### A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

#### B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

#### C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

### 4. Architectural Details

#### A. GENERAL

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

#### *Standard Specifications for Windows in Additions and New Construction*

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window

product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.

- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

## **FINDINGS:**

- a. The primary structure located at 801 Matagorda is a 1-story, single-family structure constructed circa 1895 in the Folk Victorian style. The property first appears on the Sanborn Map in 1896. The structure features a standing seam metal cross gable roof, an asymmetrical front porch with wood supports and decorative brackets, non-original aluminum windows, and wood cladding. The property is contributing to the Lavaca Historic District.
- b. CASE HISTORY – The applicant previously presented the request items to the HDRC on August 18, 2021. The request was referred to a Design Review Committee meeting to discuss the proposed roof form on the addition and to develop a solution that would not modify the existing roof form on the historic structure. The applicant attended the DRC on August 24, 2021, and solutions for the roof addition were discussed. The applicant has submitted an updated materials for review.
- c. WINDOW REPLACEMENT – The applicant has proposed to replace the existing aluminum windows with fully wood Jeld-Wen 2500 windows. The applicant has proposed to restore the window openings to their original size. On the South elevation, the applicant has proposed to restore the original size of the historic openings with the installation of transom windows above the windows and proposed door openings. Guideline 6.B.iv states that new windows should be installed to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. Staff finds the proposal appropriate and finds that the applicant should install windows the size of the historic openings in lieu of the transom window configuration.
- d. FENESTRATION MODIFICATONS: NORTH ELEVATION – The applicant has proposed to remove one window opening on the north elevation. The existing window is located on the existing rear addition which is not original to the structure. Staff finds the proposal appropriate.
- e. FENESTRATION MODIFICATIONS: SOUTH ELEVATION – The applicant has proposed to replace the window on the south elevation toward the front façade with a full-lite door and the window on the south elevation of the existing rear addition with a set of French doors. As the existing aluminum windows are not original and the existing rear addition is not original to the structure, staff finds the proposal appropriate.
- f. DECK INSTALLATION – The applicant has proposed to install a 522-square-foot wood deck on the south (side) elevation. The side deck will feature a front-facing set of 9'-11" wide stairs. Guideline 7.B.iv for Exterior Maintenance and Alterations states that new elements, such as stairs, should be designed 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. Staff finds that the applicant should reduce the width of the deck stairs to more closely match the width of the front porch stairs.

- g. REAR ADDITION REMOVAL – The applicant has proposed to remove the existing rear addition. According to the 1896, 1904, and 1912 Sanborn Maps, the structure did not feature a rear porch until circa 1912. An open rear porch appears on the 1912 Sanborn Map in the location of the existing rear addition. Staff finds the proposal appropriate.
- h. ADDITION: MASSING AND FOOTPRINT – The applicant has proposed to construct a 1-story rear addition in place of the existing non-original addition. The rear addition will not exceed the footprint of the existing rear addition. Guideline 1.A.i for Additions states that residential additions should be sited at the 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. Guidelines 1.A.ii. for Additions states that new residential additions should be designed 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. According to Guideline 1.B.v, the 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. The Guidelines stipulate that residential additions should not be so large as to double the existing building footprint, regardless of lot size. Staff finds the proposal consistent with the Guidelines.
- i. ADDITION: ROOF – The applicant has proposed to install a standing seam metal shed roof to match existing. Guideline 3.A.i for Additions states that materials should match in type, color, and texture. 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. Staff finds that the proposed roof form and material are appropriate.
- j. ADDITION: NEW WINDOWS: SIZE AND PROPORTION – The applicant has proposed to install 5 high horizontal windows on the rear addition. Staff’s standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. The primary structure features a zero-lot setback and the rear addition will face the side elevation of the adjacent structure. Staff finds that the applicant should incorporate small windows with more traditional proportions on the rear elevation.
- k. ADDITION: NEW WINDOWS AND DOORS: MATERIALS – The applicant has proposed to install 5 high horizontal windows on the rear addition. The Standard Specifications for Windows in Additions and New Construction states that 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 staff’s standard window stipulations. Whole window systems should match the size of historic windows on property unless otherwise approved. Staff finds that the applicant should install fully wood or aluminum-clad wood windows in the rear addition. Fully wood French doors are appropriate.
- l. ADDITION: MATERIALS: FAÇADE – The applicant has proposed to clad the rear addition in lap siding with to match existing. 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 recommends that a vertical trim piece is installed to distinguish the rear addition from the primary structure.
- m. CHIMNEY REMOVAL – The applicant has proposed to remove 3 inoperable chimneys from the primary structure. The Historic Design Guidelines state that existing historic roof vents should be maintained. 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. The existing chimneys are currently inoperable and do not feature interior fireplaces or stoves but are supported by interior walls. Staff finds the proposal inconsistent with the Guidelines.

## RECOMMENDATION:

- Item 1, staff recommends approval of window replacement based on findings a through c with the following stipulations:
- i. That the applicant installs windows the size of the historic window openings on the south elevation in lieu of the proposed transom window configuration.
  - ii. That the applicant installs fully wood windows. Windows 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. The applicant is required to submit final material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 2, staff recommends approval of the proposed fenestration modifications based on findings d through e with the following stipulation:

- i. That the applicant submits final material specifications for fully wood doors to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 3, staff recommends approval of the deck installation based on finding f with the following stipulation:

- i. That the applicant reduces the width of the deck stairs to more closely match the width of the front porch stairs or orients the deck stairs to the side of the structure. The applicant is required to submit an updated site plan to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 4, staff recommends approval of the removal of the existing rear addition based on finding g with the following stipulation:

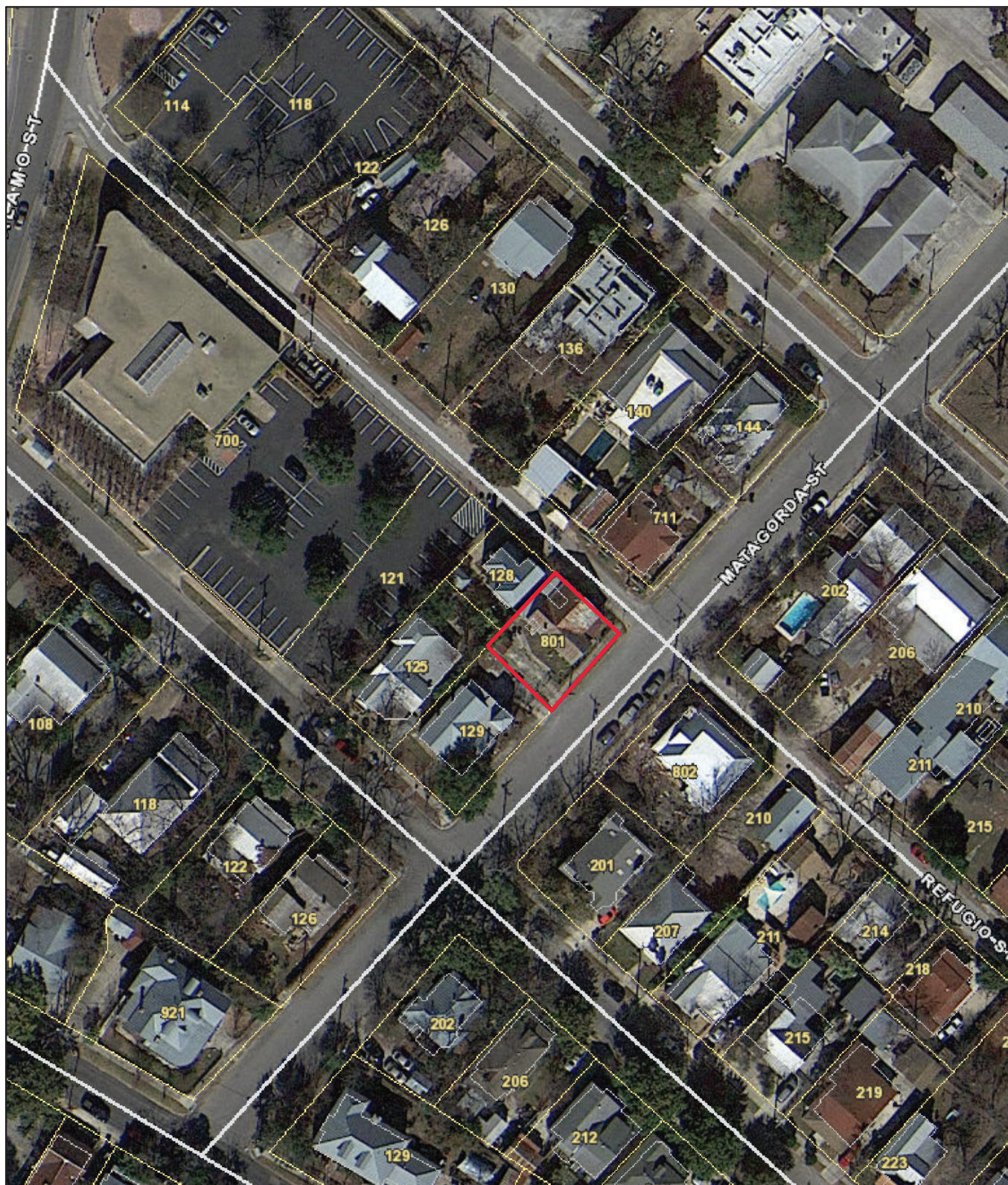
- i. That materials from the rear addition including salvageable wood siding be salvaged and stored for use on site in future construction or used in the new rear addition.

Item 5, staff recommends approval of the construction of a new 1-story rear addition based on findings h through l with the following stipulations:

- i. That the applicant proposes a fenestration pattern, window opening proportions, and materials that are more consistent with the Guidelines and the Standard Specifications for Windows in Additions as noted in findings i and j. The applicant is required to submit updated elevation drawings showing traditional window proportions on the rear elevation to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant installs wood or aluminum-clad wood windows on the rear addition as noted in finding j. Windows 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. The applicant is required to submit final material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iii. That the applicant incorporates an offset or a vertical trim piece at the rear addition to distinguish the rear addition from the primary structure.

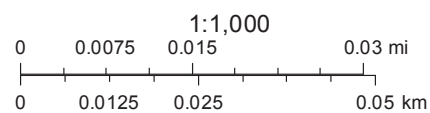
Item 6, staff does not recommend approval of the chimney removal based on finding m.

# City of San Antonio One Stop



August 11, 2021

— User drawn lines



Google Maps 801 Matagorda St



Imagery ©2021 Google, Map data ©2021 , Map data ©2021 Google 20 ft

## Google Maps 801 Matagorda St



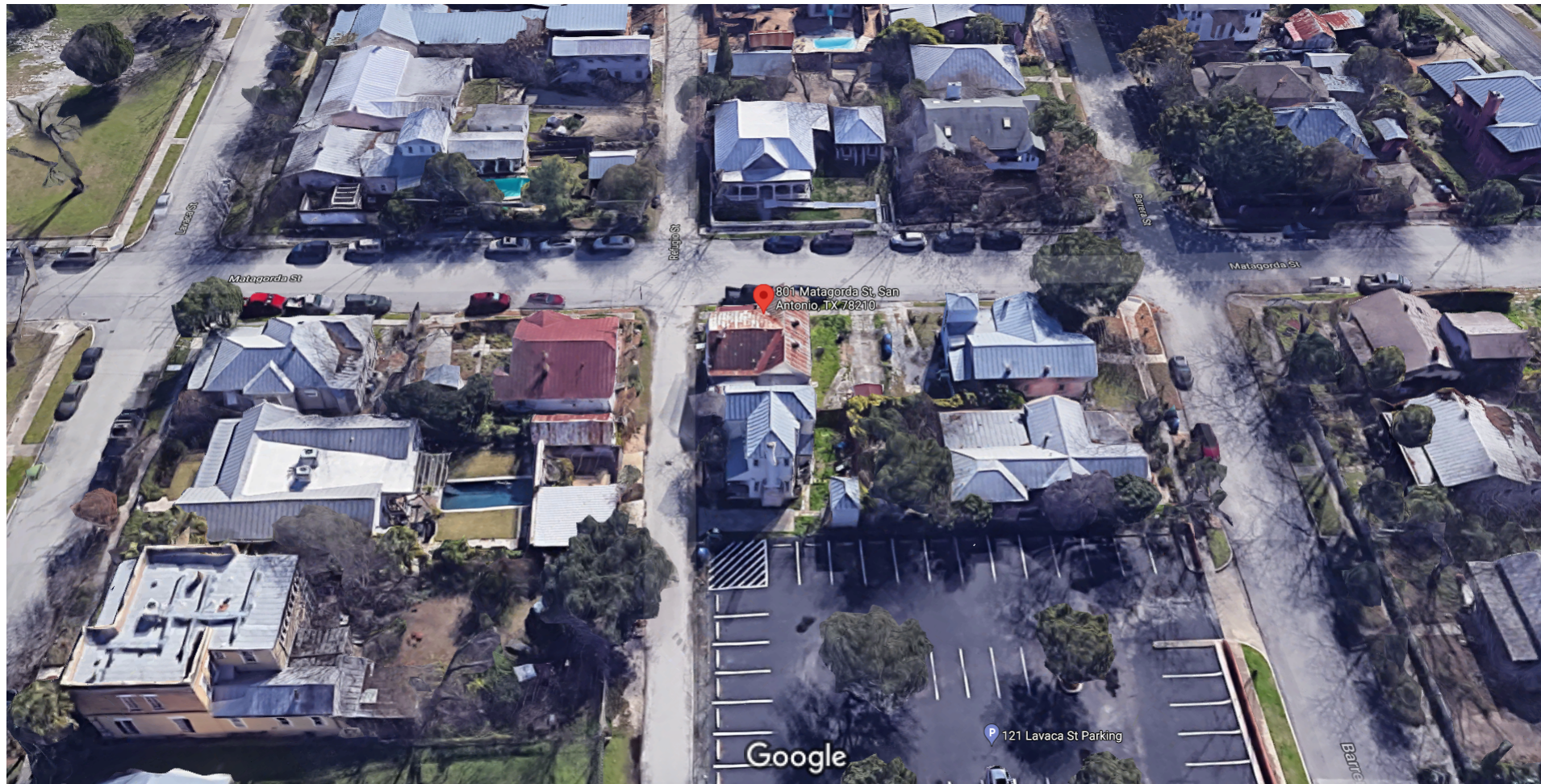
Imagery ©2021 Google, Map data ©2021 , Map data ©2021 Google 20 ft

## Google Maps 801 Matagorda St



Imagery ©2021 Google, Map data ©2021, Map data ©2021 Google 20 ft

## Google Maps 801 Matagorda St



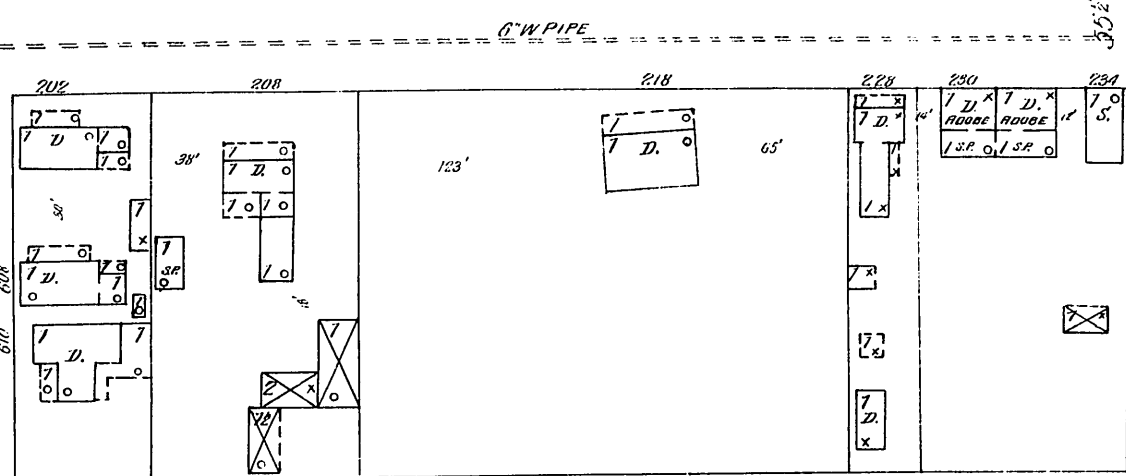
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## Google Maps 801 Matagorda St

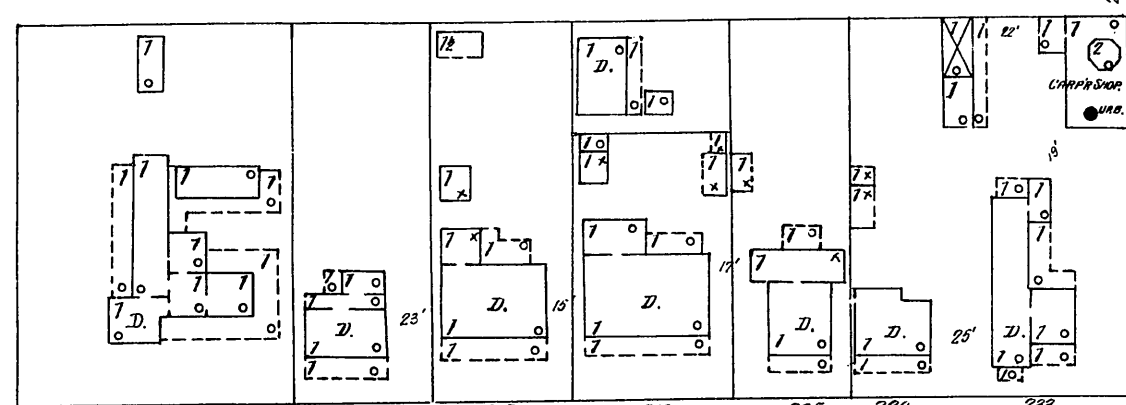


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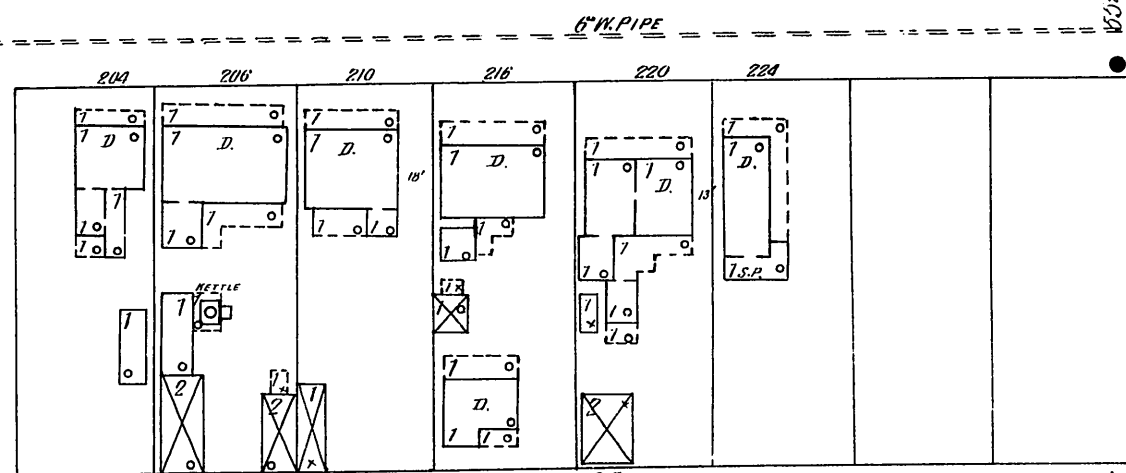
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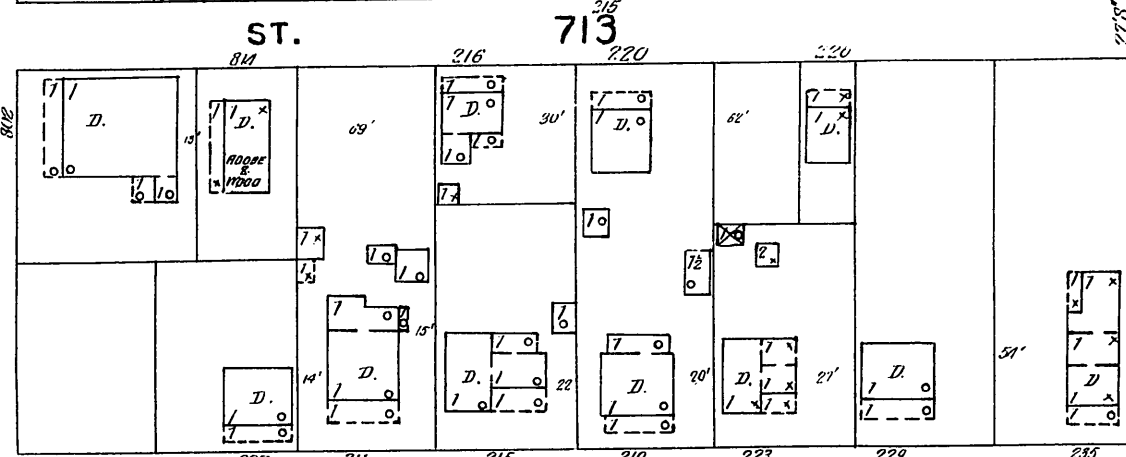
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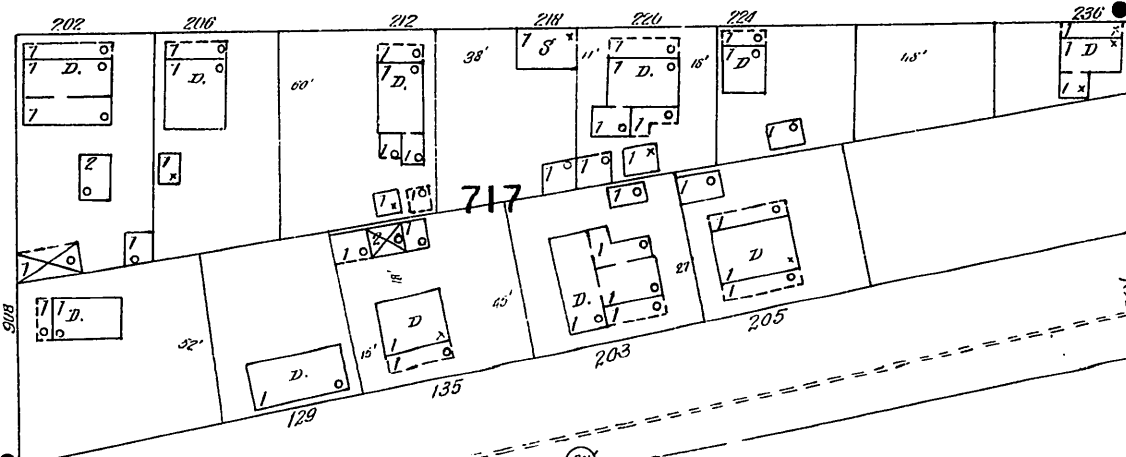
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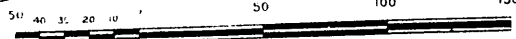


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41

Scale of Feet.



11111 N. NEIL ST.



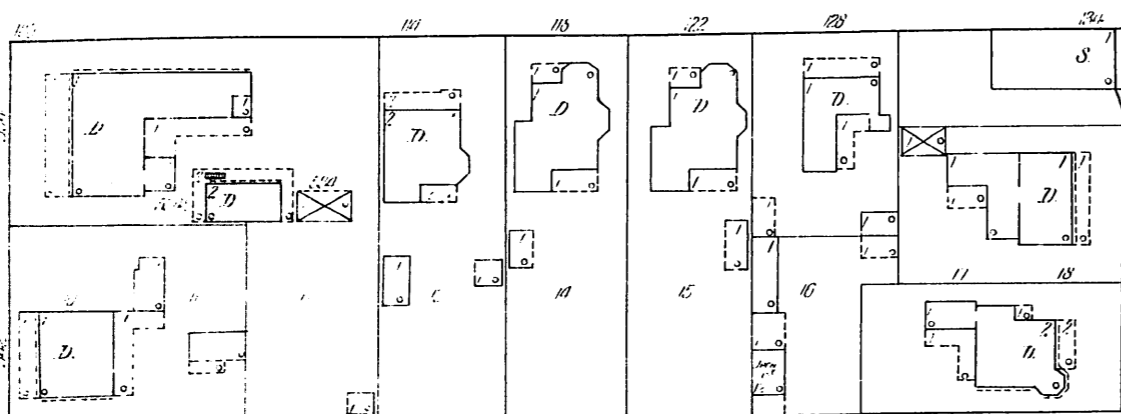
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SAN ANTONIO, TEX. 3

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VICTORIA



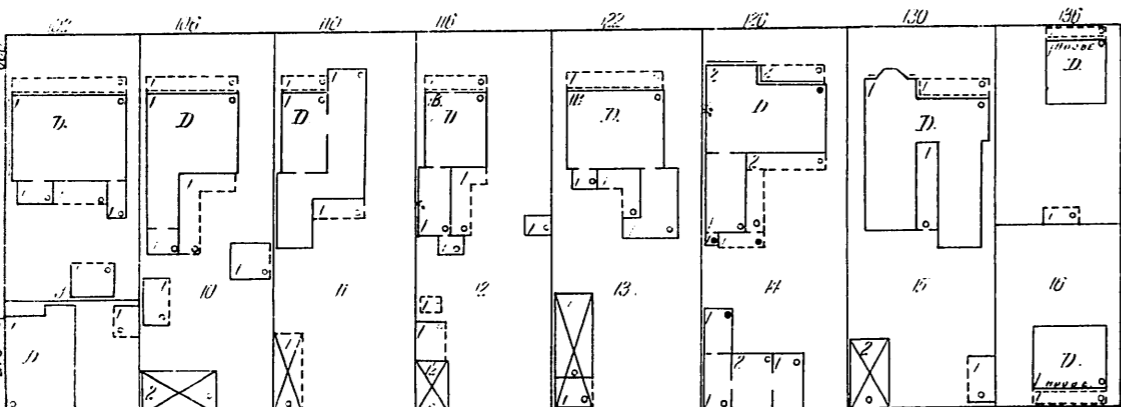
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MT. ZION

LAMAR PUBLIC SCHOOL NO. 6

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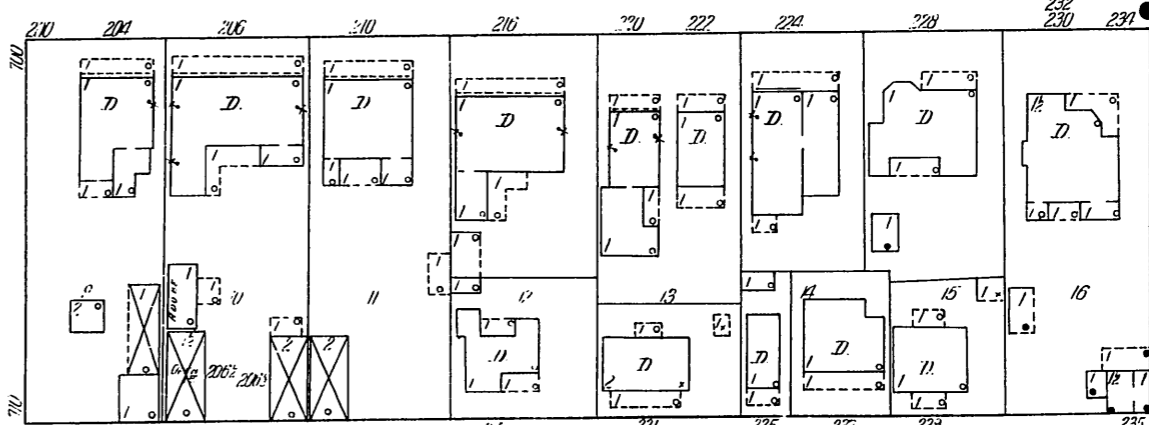
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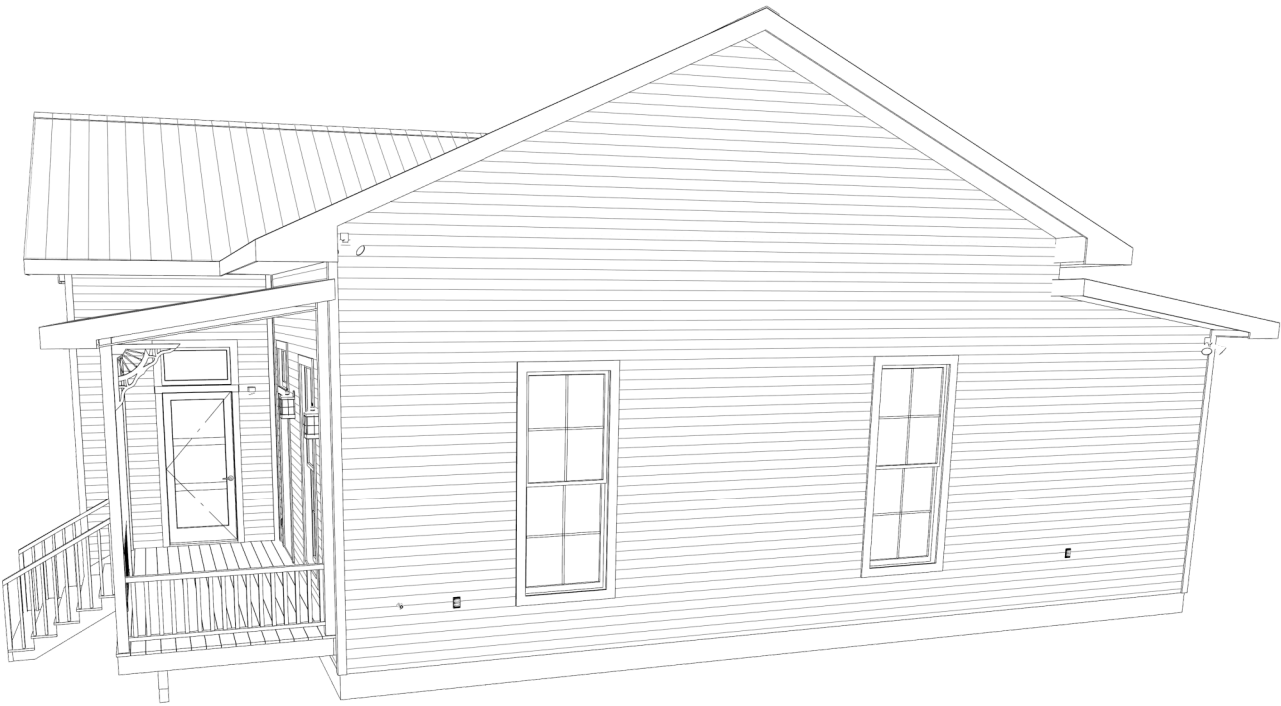
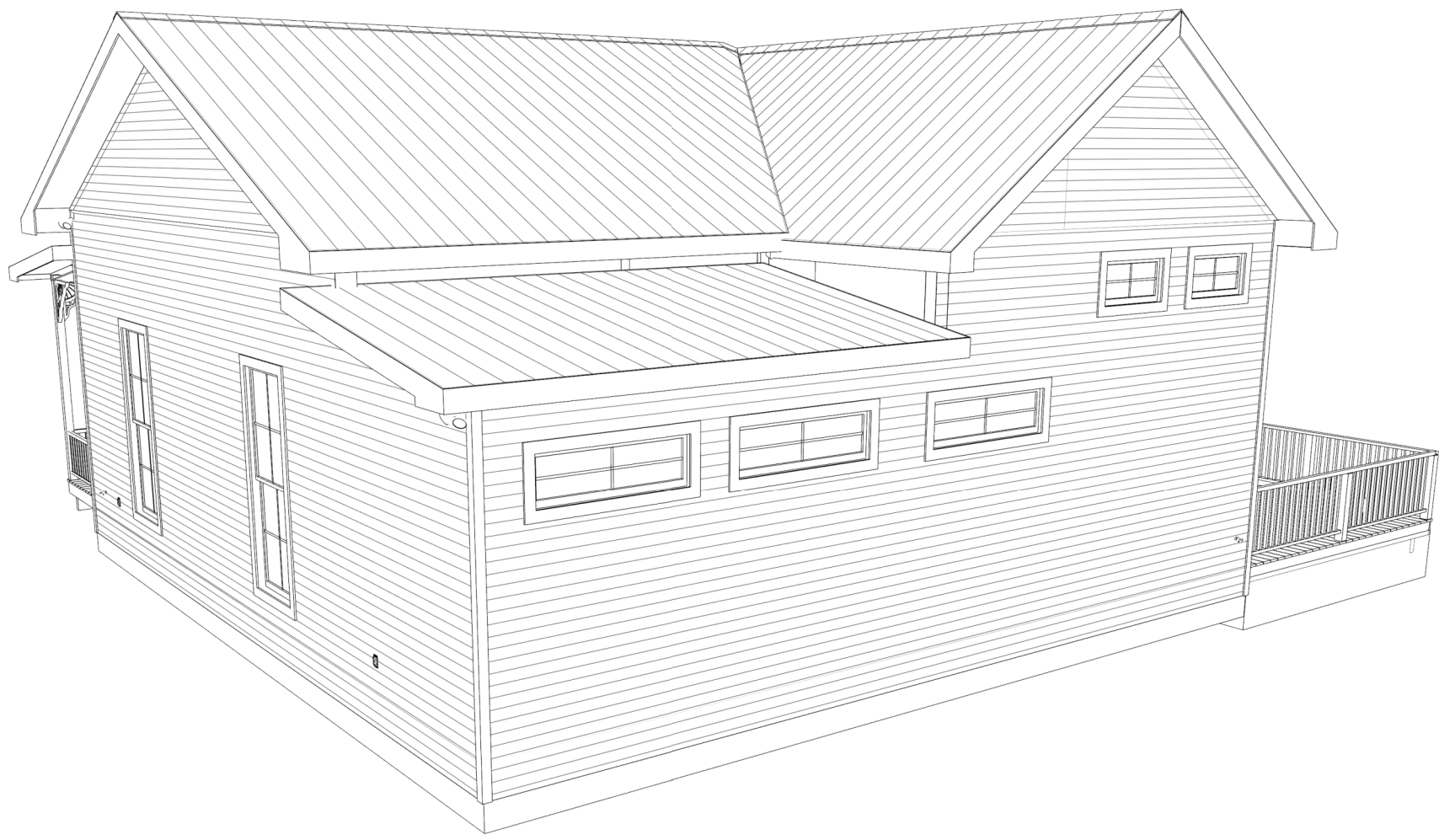
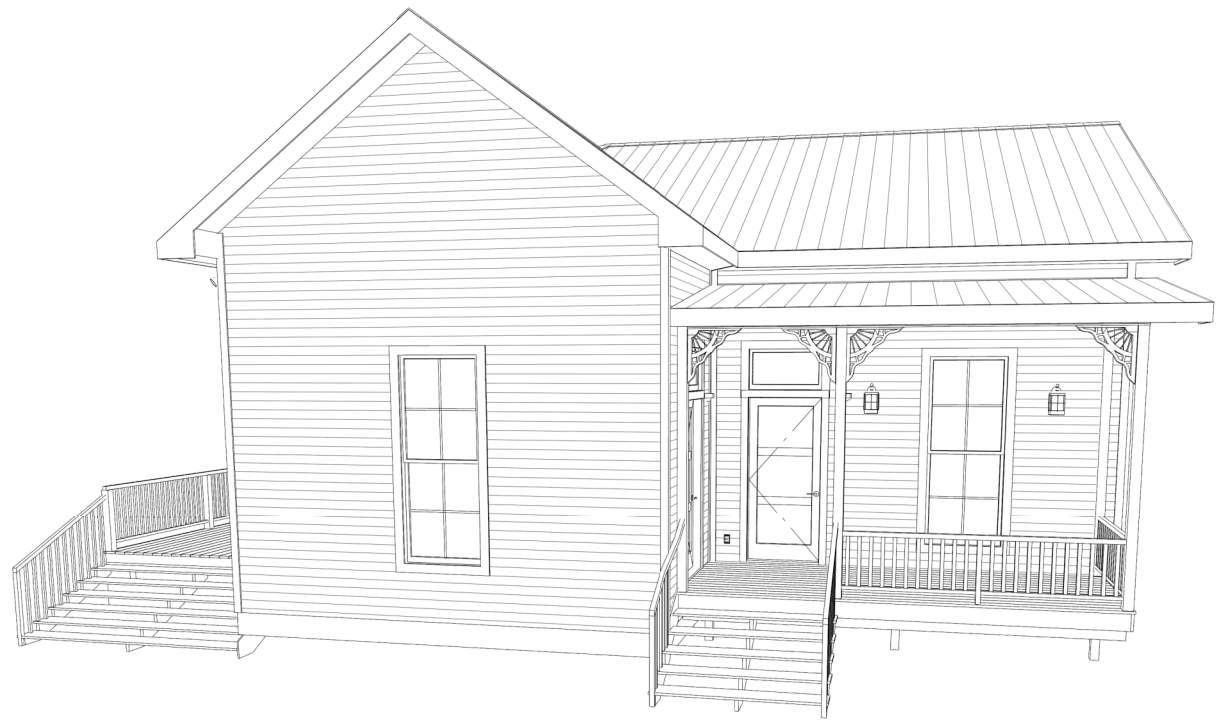


712

REFUGIO

MATAGORDA





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ENGINEERING:

J EDWARDS HOME DESIGNS IS NOT AN ENGINEERING FIRM, WE DO NOT QUALIFY TO BE ONE, NOR ARE WE LICENSED TO DESIGN STRUCTURAL FRAMING, WINDBRACING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED AND CONSULTED REGARDING FRAMING, WINDBRACING AND FOUNDATION DESIGNS. SHOULD AN ENGINEERS SEAL BE PRESENT ON THESE DRAWINGS, THE ENGINEER OF RECORD SHALL BEAR ALL RESPONSIBILITY FOR THE STRUCTURE, WINDBRACING AND FOUNDATION DESIGNS FOR THIS PROJECT. J EDWARDS HOME DESIGNS IS NOT HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY MATTER OR FORM IF ANY PROBLEMS ARISE.

GENERAL PROJECT NOTES:

1. THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
2. ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR NONCOMPLIANCE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
3. BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER OR HIS REPRESENTATIVES WITHOUT CONTACTING THE DESIGNER, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
4. WHILE THESE DRAWINGS ARE INTENDED TO SHOW SAME, THE DESIGNER IS NOT RESPONSIBLE FOR GOVERNING AUTHORITY INTERPRETATIONS WHERE THOSE INTERPRETATIONS CONFLICT WITH THESE DRAWINGS & OR SPECS.
5. DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR NEGLIGENCE MADE BY ROOFING CONTRACTOR, CONCERNING FLASHING & WATER PROOFING ON THIS PROJECT.
6. THESE DOCUMENTS DO NOT SHOW TYPICAL DETAILINGS & OR WATERPROOFING.
7. THESE DOCUMENTS DO NOT SPECIFY ACTUAL PRODUCTS OR MATERIAL SELECTIONS. CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DETAILING FOR AND BETWEEN ALL ACTUAL PRODUCTS/MATERIALS SELECTED WHEN INSTALLED.
8. ALL COMPONENTS, MATERIALS, ASSEMBLIES AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, CODE REQUIREMENTS AND REGULATED BUILDING PRACTICES.
9. DESIGNER IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION WHICH ARE NOT DETAILED IN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO ALL WATER AND DAMP PROOFING, LOAD CONNECTIONS AND MECHANIC, ELECTRICAL AND PLUMBING SYSTEMS.
10. ALL MATERIALS AND LABOR TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT, IN ADDITION TO ALL WARRANTIES THAT ARE STANDARD TO THE INDUSTRY. CONTRACTOR TO PROVIDE (SUPPLY AND INSTALL) ALL EQUIPMENT, LABOR SERVICES, AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS CALLED FOR.
11. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.
12. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING WORK AND/OR ORDERING MATERIALS. MINOR DEVIATIONS, SUBJECT TO CONSTRUCTION REQUIREMENTS AND FIELD CONDITIONS, CAN BE EXPECTED.
13. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRUCIAL DIMENSION NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
14. ALL DIMENSIONS SHOWN ON PLAN ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FURRING.
15. THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING WORK.
16. THE CONTRACTOR IS TO FILE FOR, AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LEGALLY PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION.
17. VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START.
18. IN CASE OF DISCREPANCIES OR CONFLICTS ON THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, CONTACT THE DESIGNER OR OWNER BEFORE PROCEEDING WITH THE WORK.
19. FINAL SELECTIONS FOR ALL FINISHES, FINISH MATERIALS, COLORS, TEXTURES, ETC. SHALL BE MADE BY THE BUILDER OR OWNER.
20. ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE.
21. WINDOW MANUFACTURER & BUILDER TO VERIFY EGRESSABLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.
22. WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES. VERIFY ACTUAL SIZES, AND ROUGH OPENING REQUIREMENTS WITH WINDOW MANUFACTURER.
23. PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.
24. PROVIDE ELECTRIC FOR POOL & OR SPA EQUIP. & LIGHTS. PROVIDE NECESSARY PLUMBING FOR POOL & OR SPA. VERIFY LOCATION WITH BUILDER OR OWNER. BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.
25. WEATHERSTRIP ATTIC ACCESS DOOR(S).
26. CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS. PROVIDE 1 S.F. NET FREE AREA OF ATTIC VENTILATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
27. PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS PATIOS AND STUCCO WALLS
28. PROVIDE WEATHERSEAL AND A 1 1/2" MASONRY DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS.
29. ALL WALLS OVER 10'-0" IN HEIGHT TO BE FRAMED WITH 2x6 STUDS. IF WALLS OVER 10'-0" IN HEIGHT ARE NOT BUILT WITH 2x6 STUDS THEY MUST BE BUILT WITH DOUBLE 2x4 STUDS AT 12" O.C.
30. THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP. THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
31. PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.
32. ALL FIREPLACES TO HAVE 20" DEEP HEARTH & 12" NON-COMBUSTIBLE SURROUND
33. ALL OVERHANGS TO BE 10" FROM THE FRAME/WALL UNLESS NOTED OTHERWISE.
34. U.N.O. ALL INTERIOR WALLS OF ONE STORY PLANS TO BE LOAD BEARING.
35. ALL EXTERIOR OPENINGS TO BE LOAD BEARING.
36. WHEN ENGINEERED TRUSSES TO BE USED TRUSS DESIGN & SPACING TO BE PER ENGINEER'S SPECIFICATIONS.
37. THE DESIGN & SIZING OF ALL LOAD BEARING HEADERS, STRUCTURAL BEAMS AND TRUSSES IS THE RESPONSIBILITY OF THE AGENT (ENGINEER/ TRUSS MANUFACTURER, ETC.) CHOSEN BY THE BUILDER/OWNER TO DO SAID DESIGN.
38. ALL PLUMBING, APPLIANCE AND GAS VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF AND KEPT TO REAR OF ROOF WHEREVER POSSIBLE.
39. CHIMNEY/FLUE SHOWN AT MINIMUM DIMENSIONAL HEIGHT REQUIREMENTS PER CODE. BUILDER RESPONSIBLE FOR CONSTRUCTING CHIMNEY/FLUE TO ENSURE PROPER DRAIN FOR FIREPLACE BASED ON HOUSE & SITE ORIENTATION VERSUS PREVAILING WINDS.
40. CHIMNEY CAP TO BE BUILT WITH NON COMBUSTABLE MATERIALS.
41. LAVATORIES AND SINKS SHOWN ARE NOT ACTUAL FIXTURE. CHECK WITH BUILDER/DESIGNER/OWNER FOR ACTUAL FIXTURE STYLE AND SIZE.
42. APPLIANCE DIMENSIONS MAY VARY. CHECK WITH BUILDER FOR EXACT DIMENSIONS.
43. PROVIDE VENT HOLES AS REQUIRED FOR AIR CIRCULATION OF IN-CABINET COMPUTER EQUIPMENT.
44. TOP & SPLASH MATERIAL AT ALL CABINETS TO BE AS PER SPECS.
45. CROWN MOLDING, INTERIOR WINDOW/DOOR TRIM, BASEBOARD & TILE SHOWN TO BE PER OWNER & OR INTERIOR DESIGNER.
46. ALL WORK DONE UNDER THIS SECTION SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE AND LOCAL CODE REGULATIONS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON DRAWINGS.
47. ELECTRICAL SUBCONTRACTOR TO MAKE ALL NECESSARY ELEC. CONNECTIONS AND BE RESPONSIBLE FOR ALL ELECTRICAL SERVICE AT MECHANICAL ROOM. ELECTRICAL CONTRACTOR TO COORDINATE AS REQUIRED WITH MECHANICAL SUBCONTRACTOR.
48. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF WIRING, INSTALLATION OF FIXTURES AND EQUIPMENT, AND FOR FINAL ACCEPTANCE OF THE COMPLETE ELECTRICAL INSTALLATIONS BY THE UNDERWRITERS AND BY LOCAL ELECTRICAL INSPECTORS.
49. COORDINATE WITH CONSTRUCTION SPECIFICATIONS FOR ANY APPLICABLE ALLOWANCES FOR ELECTRICAL.
50. PREWIRE FOR SECURITY SYSTEM PER OWNERS REQUEST
51. SUPPLY 220v & 110v OR GAS & 110v TO HVAC UNIT(S) IN ATTIC. (REFER TO SPECS) PROVIDE POWER AS REQ'D. AT A/C COMPRESSOR UNITS.
52. PROVIDE FOR LIGHT NEAR HVAC UNIT(S) IN ATTIC.
53. PROVIDE ELECTRIC FOR POOL & OR SPA EQUIP. & LIGHTS. PROVIDE ELECTRIC AND SWITCHING FOR LANDSCAPE LIGHTING, FOUNTAINS, ETC. VERIFY LOCATION WITH BUILDER OR OWNER.
54. SMOKE DETECTORS SHOULD BE LOCATED IN EACH BEDROOM AND AS SHOWN. ALL SMOKE DETECTORS SHALL BE HARD WIRED TO PRIMARY ELECTRICAL SERVICES WITH BATTERY BACKUP.
55. ALL CONSTRUCTION SHALL CONFORM TO ALL LOCAL BUILDING CODES.
56. ALL DIMENSIONS SHOWN ON FLOOR PLAN ARE FROM FACE OF STUDS AND/ OR STONE VENEER UNLESS OTHERWISE NOTED.
57. CONTRACTOR SHALL NOTIFY DESIGNER UPON DISCOVERY OF ANY ERRORS OR DISCREPENCY OF DIMENSIONS, CLEARANCES, OR OTHER ITEMS AS SHOWN OR NOTED IN THESE DRAWINGS.
58. COORDINATE ALL WINDOW SIZES AND LOCATIONS AS NOTED ON FLOOR PLAN WITH SELECTED ELEVATION OPTIONS.
59. HVAC SYSTEM SHALL BE DESIGNED BY MECHANICAL SUB-CONTRACTOR AND APPROVED BY DESIGNER OR GENERAL CONTRACTOR. SYSTEM SHALL HAVE A S.E.E.R. RATING OF 14 OR AS REQUIRED BY LOCAL BUILDING CODES. UNITS SHALL BE DESIGNED WITH TWO ZONES AS DIRECTED BY CONTRACTOR. PROVIDE ALL SUCTION LINES FROM UNITS TO EXTERIOR CONDENSOR UNITS AS INDICATED ON SITE PLAN. PROVIDE 4" THICK CONCRETE PADS WITH 6x6x10 W/AF REINFORCING. LOCATE AIR HANDLING UNITS IN ATTIC SPACE NEAR RETURN AIR CHASES AS INDICATED ON THE FLOOR PLAN.
60. FOUNDATION PLAN TO BE DESIGNED BY A QUALIFIED ENGINEER.
61. PROVIDE ATTIC VENTING AS REQUIRED BY LOCAL CODES.

FINAL

BUILDER:

801 MATAGORDA  
SAN ANTONIO, TX  
NCB T12 BLK 9 LOT N 63.56  
FT OF 8

GINI GARCIA  
REMDOEL

DESIGNER:

DATE:

9/23/2021

SCALE:

1/4" = 1'

SHEET:

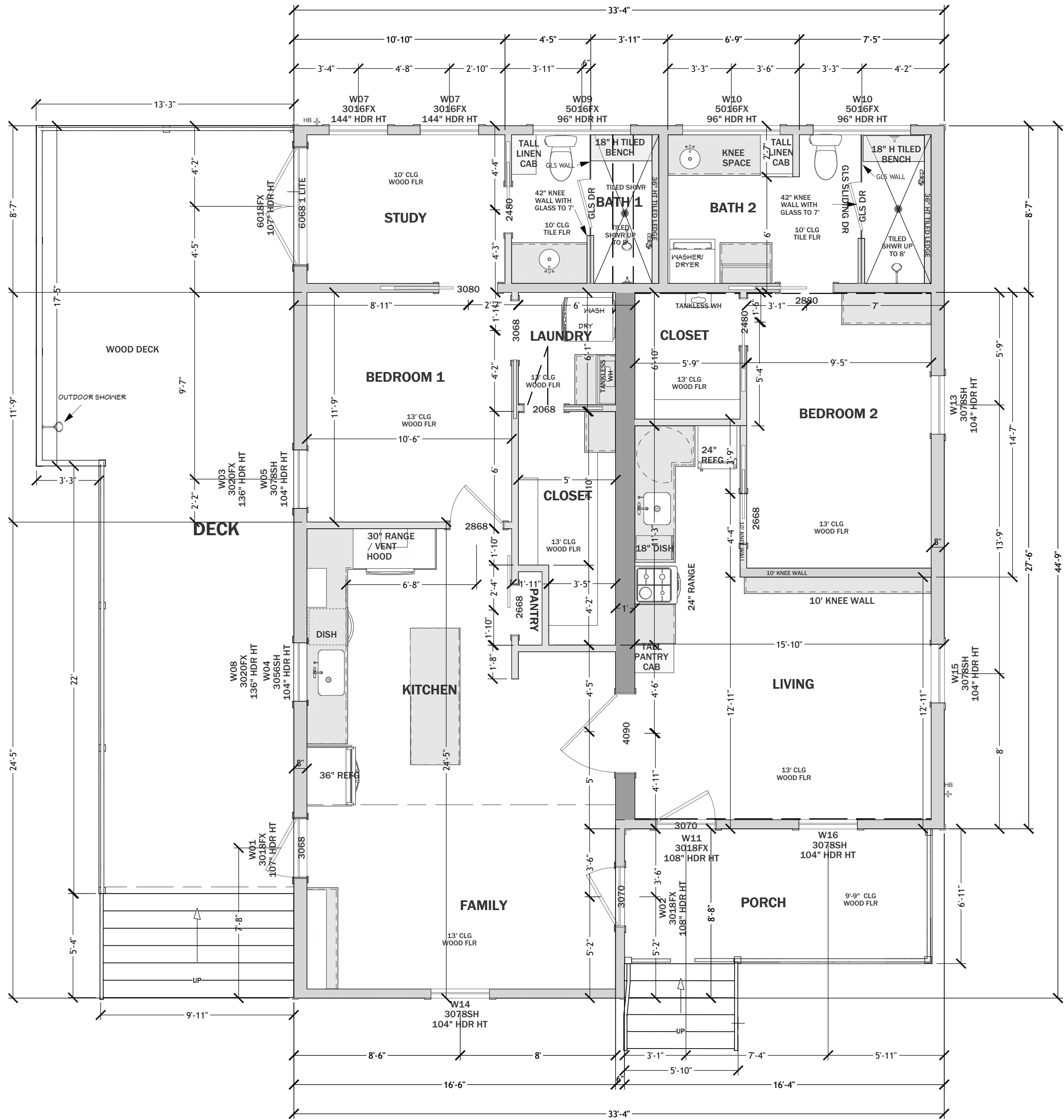
1

J EDWARDS  
HOME DESIGNS  
JULIE EDWARDS  
210.646.8843  
JEDWARDSHOMEDESIGNS@GMAIL.COM

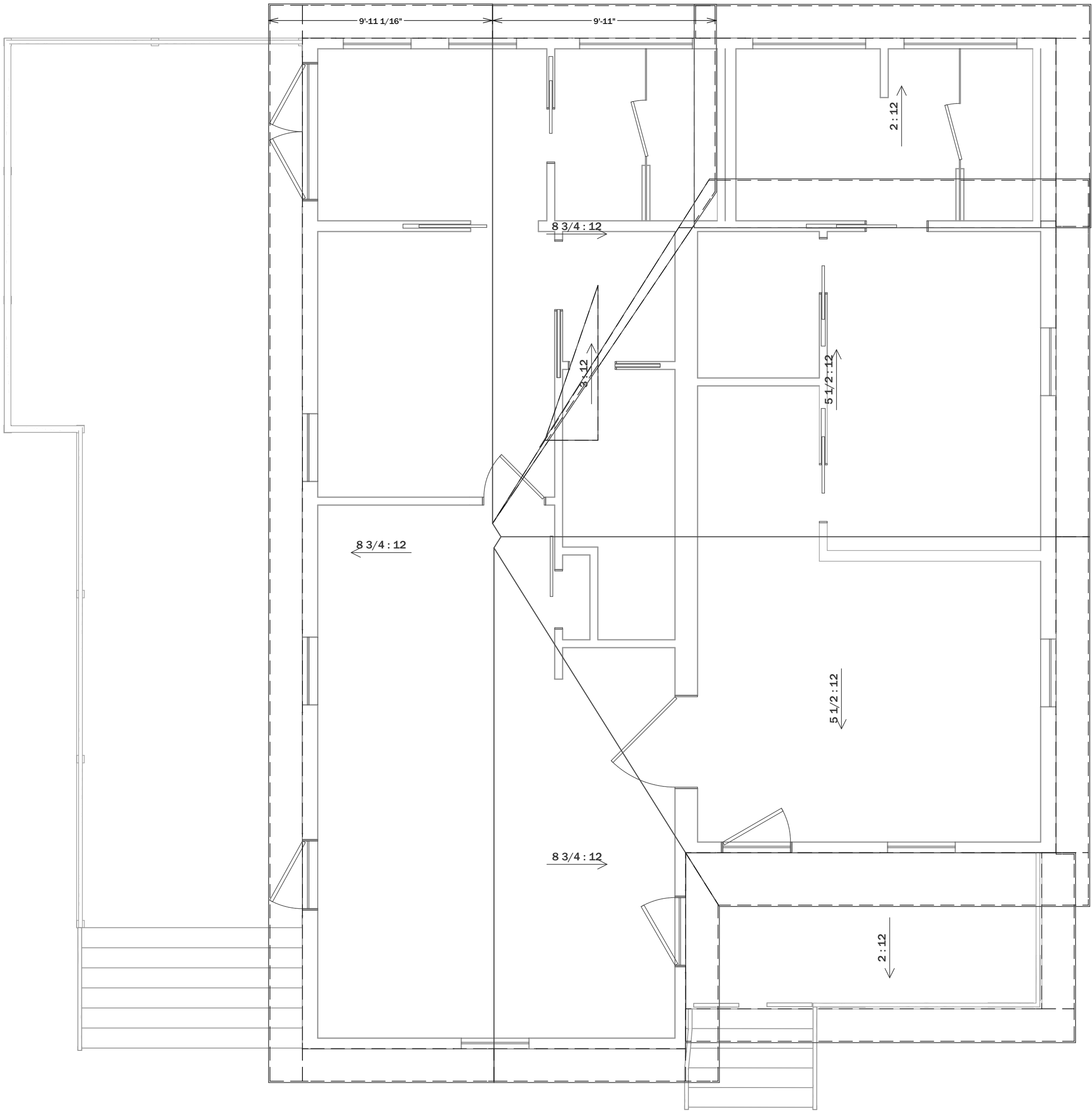
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1st Floor



ROOF

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FINAL

BUILDER:

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SAN ANTONIO, TX  
NCB T12 BLK 9 LOT N 63.56  
FT OF 8

GINI GARCIA  
REMDOEL

DESIGNER:  
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JEDWARDSHOMEDESIGNS@GMAIL.COM

DATE:

9/23/2021

SCALE:

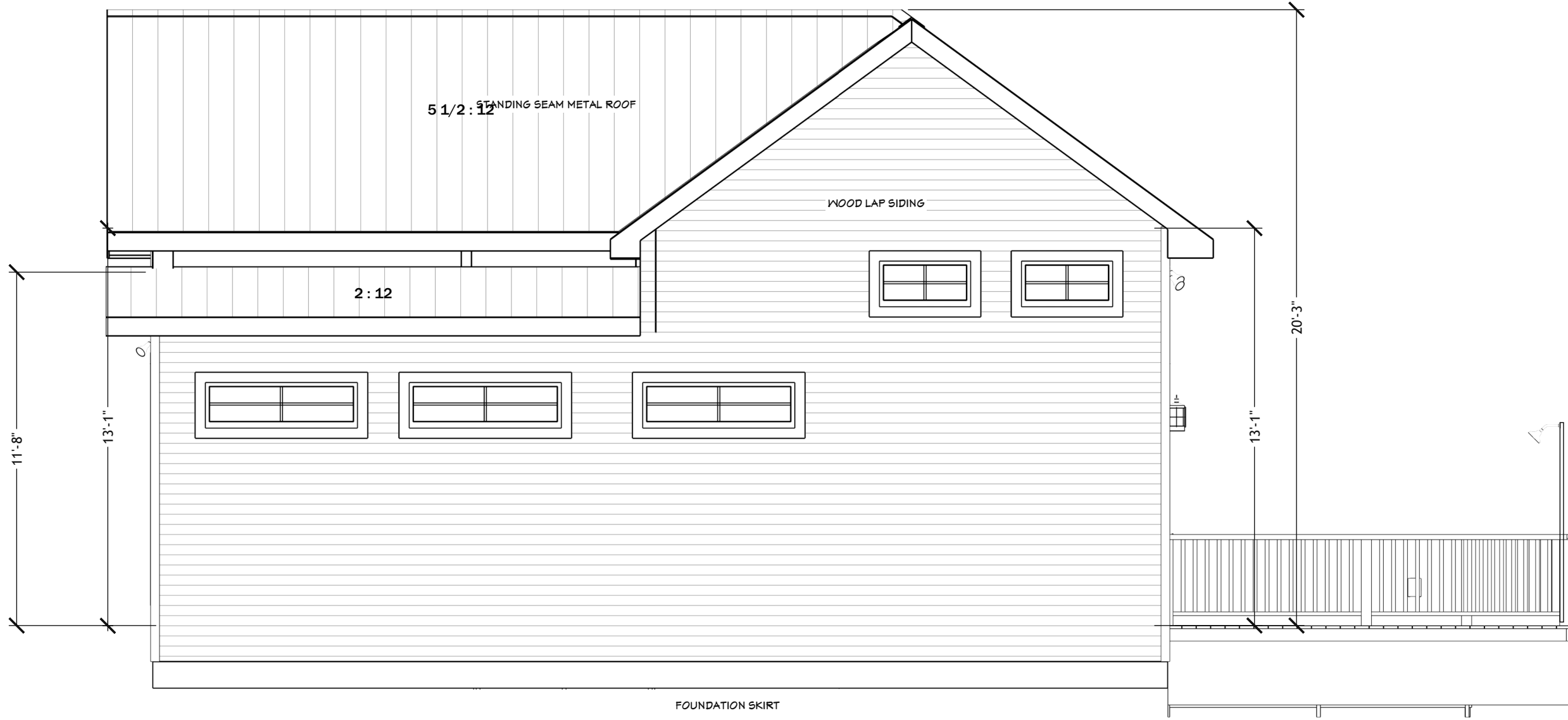
1/4" = 1'

SHEET:

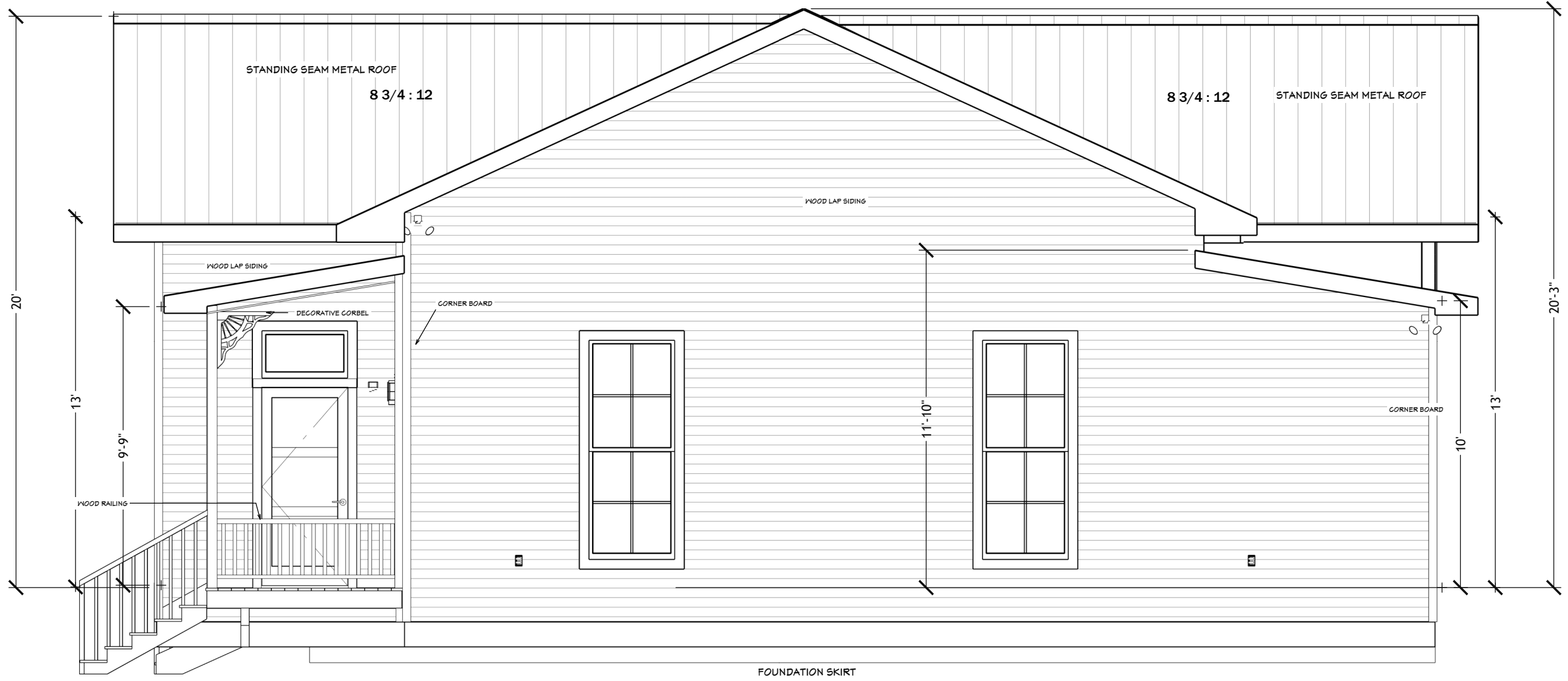
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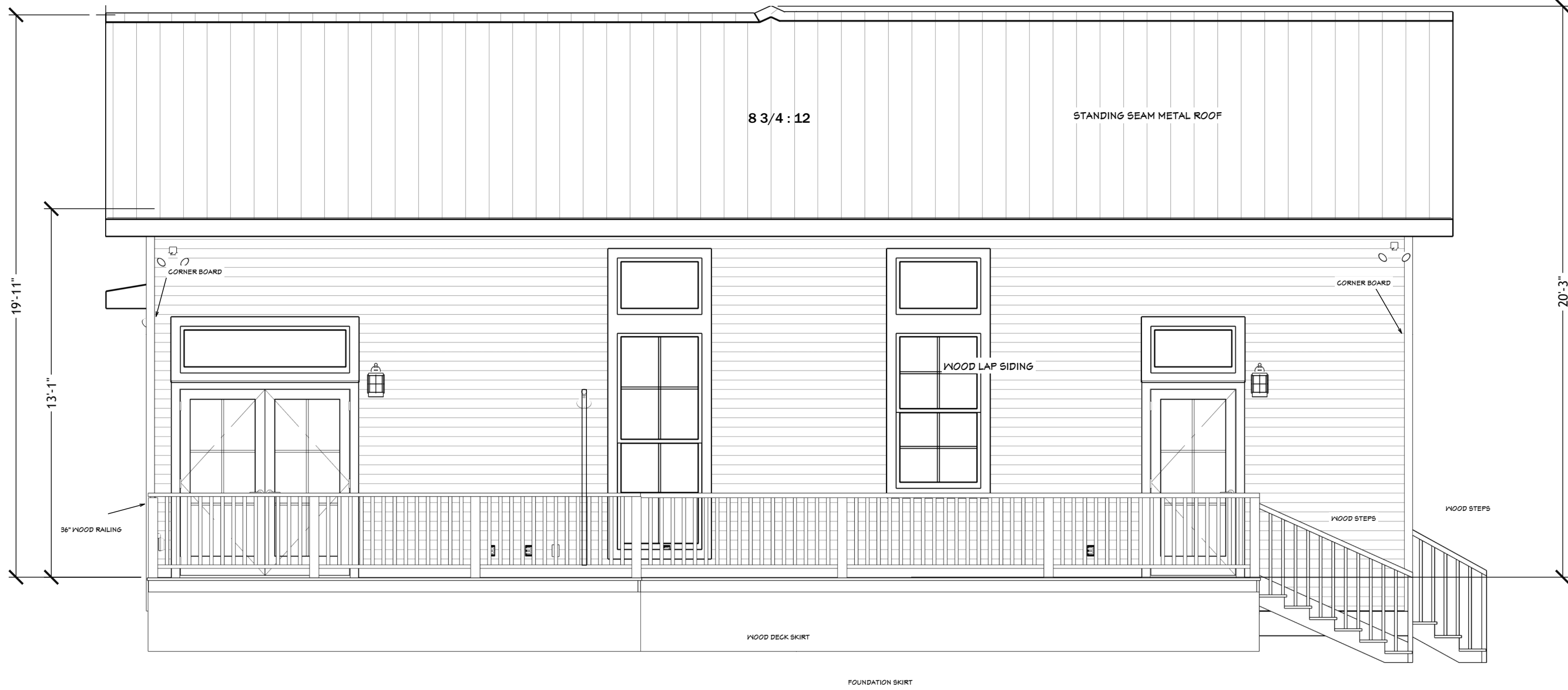
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



RIGHT ELEVATION

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FINAL

BUILDER:

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SAN ANTONIO, TX  
NCB T12 BLK 9 LOT N 63.56  
FT OF 8

GINI GARCIA  
REMDOEL

DESIGNER:  
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JULE EDWARDS  
210.646.8843  
JEEDWARDS@GMAIL.COM

DATE:

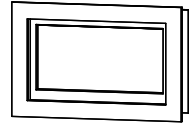
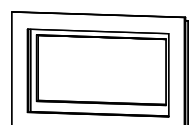

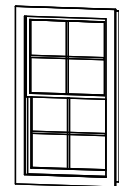
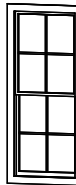

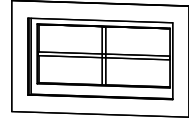
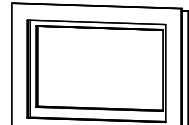


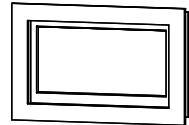
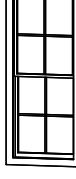
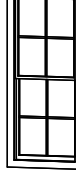
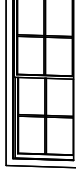
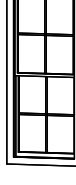
9/23/2021

SCALE:

1/4" = 1'

SHEET:

3

WINDOW SCHEDULE								
NUMBER	3D PERSPECTIVE	ROOM NAME	TYPE	QTY	SIZE	WIDTH	HEIGHT	HEADER HT
W01		FAMILY/DECK	FIXED GLASS	1	3018FX	36 "	20 "	107"
W02		FAMILY/PORCH	FIXED GLASS	1	3018FX	36 "	20 "	108"
W03		BEDROOM 1/DECK	FIXED GLASS	1	3020FX	36 "	24 "	136"
W04		KITCHEN/DECK	SINGLE HUNG	1	3056SH	36 "	66 "	104"
W05		BEDROOM 1/DECK	SINGLE HUNG	1	3078SH	36 "	92 "	104"
W06		STUDY/DECK	FIXED GLASS	1	6018FX	72 "	20 "	107"
W07		STUDY	FIXED GLASS	2	3018FX	36 "	18 "	144"
W08		KITCHEN/DECK	FIXED GLASS	1	3020FX	36 "	24 "	136"
W09		BATH 1	FIXED GLASS	1	5018FX	60 "	18 "	96"
W10		BATH 2	FIXED GLASS	2	5018FX	60 "	18 "	96"
W11		LIVING/PORCH	FIXED GLASS	1	3018FX	36 "	20 "	108"
W13		BEDROOM 2	SINGLE HUNG	1	3078SH	36 "	92 "	104"
W14		FAMILY	SINGLE HUNG	1	3078SH	36 "	92 "	104"
W15		LIVING	SINGLE HUNG	1	3078SH	36 "	92 "	104"
W16		LIVING/PORCH	SINGLE HUNG	1	3078SH	36 "	92 "	104"

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FINAL

BUILDER:

801 MATAGORDA  
SAN ANTONIO, TX  
NCB T12 BLK 9 LOT N 63.56  
FT OF 8

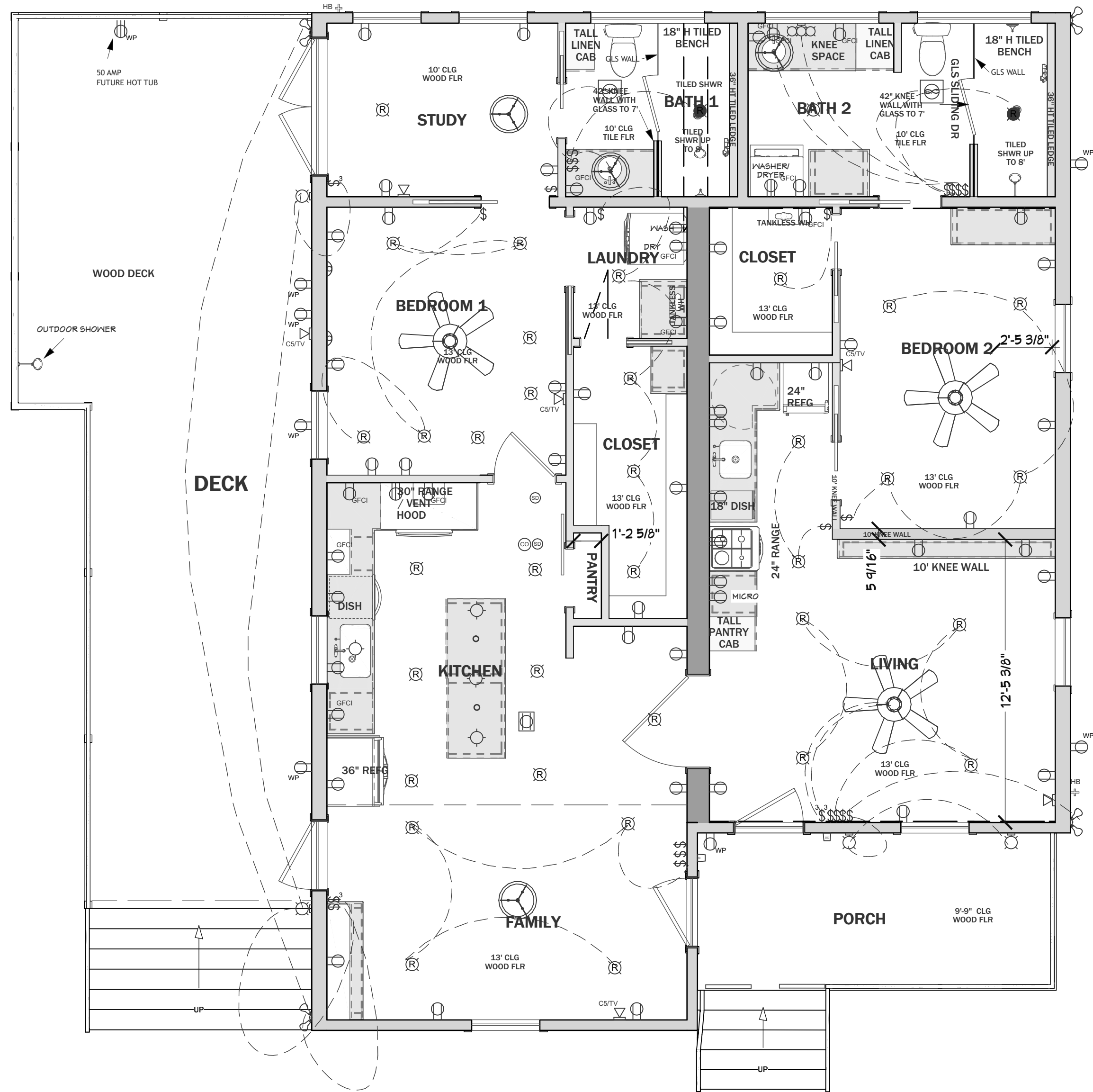
GINI GARCIA  
REMDOEL

DESIGNER:  
J EDWARDS  
HOME DESIGNS  
JULIE EDWARDS  
710.649.8943  
JEDWARDSHOMEDESIGNS@GMAIL.COM

DATE:  
9/23/2021

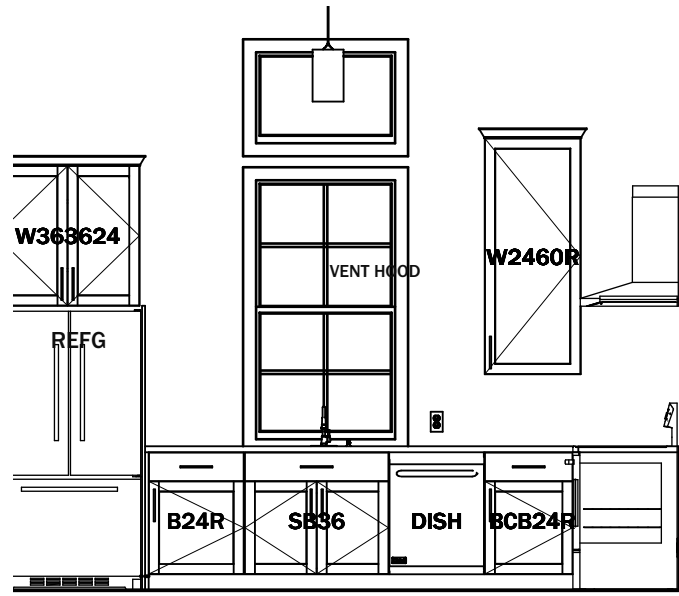
SCALE:  
1/4" = 1'

SHEET:  
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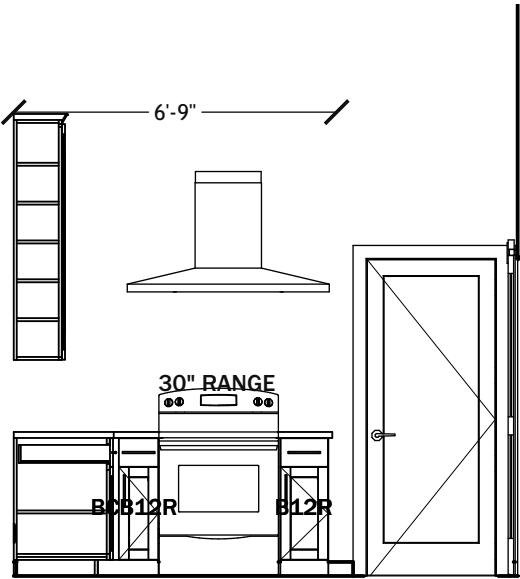


ELECTRICAL PLAN

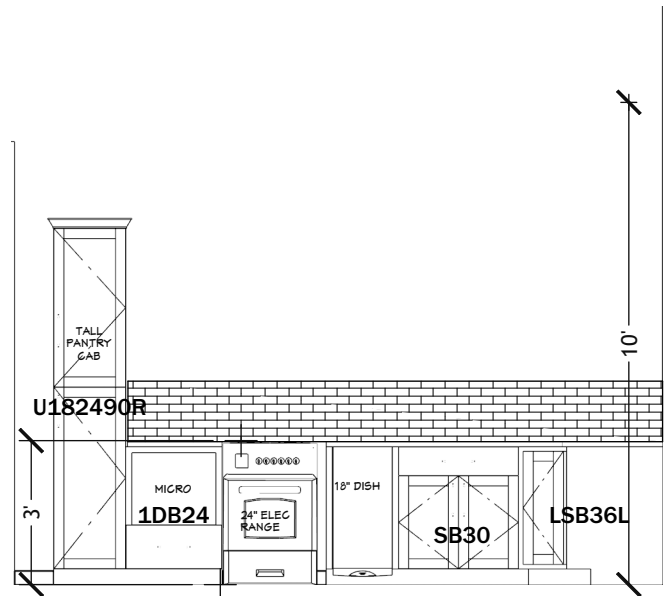
2D SYM BOL	LABEL	QTY
	220V	4
	CAT5 W/ TV	4
	CO DETECTOR	1
	CARRIAGE LIGHT	4
	CEILING FAN W/ LIGHT FIXTURE	3
	DOOR CHIME	2
	THREE WAY	4
	DUPLEX	44
	DUPLEX (WEATHERPROOF)	7
	EXHAUST	2
	GFCI	12
	HANGING LIGHT	4
	RECESSED DOWN LIGHT 6"	35
	RECESSED VAPOR LIGHT	2
	SINGLE POLE	20
	SMOKE DETECTOR	2
	SPOT LIGHT	4
	VANITY LIGHT	1
	PENDANT LIGHT	4
	TELEPHONE JACK	2
	DUPLEX, FLOOR MOUNTED	1
	PUCK	2
	WALL SCONCE	2
	220V WEATHERPROOF	1



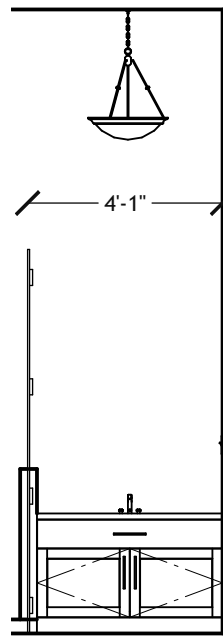
KITCHEN



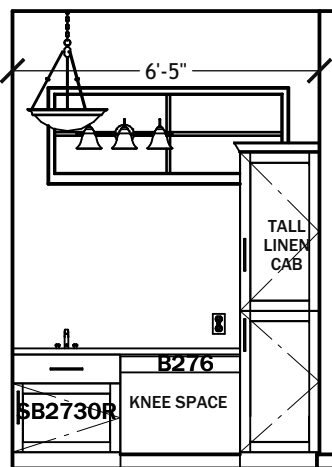
KITCHEN



KITCHENETTE



BATH 1



BATH 2

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FT OF 8

GINI GARCIA  
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J EDWARDS  
HOME DESIGNS

DESIGNER:

DATE:

9/23/2021

SCALE:

1/4" = 1'

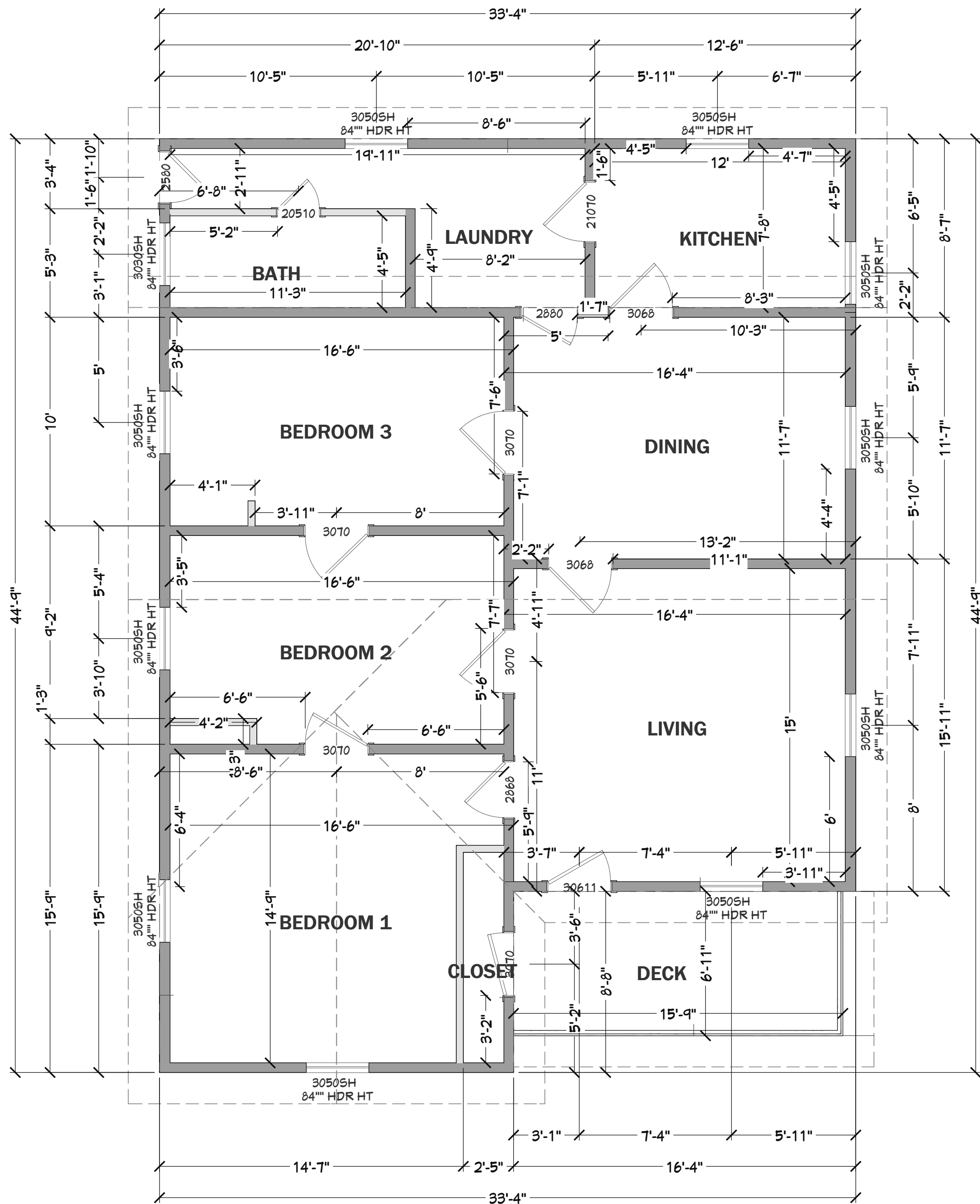
SHEET:

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CURRENT AS BUILT

NOT FOR CONSTRUCTION - REVIEW ONLY

FINAL

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SAN ANTONIO, TX  
NCB T12 BLK 9 LOT N 63.56  
FT OF 8

GINI GARCIA  
REMDOEL

DESIGNER:  
J EDWARDS  
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JEDWARDSHOMEDESIGNS@GMAIL.COM

DATE:

9/23/2021

SCALE:

1/4" = 1'

SHEET:

6



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

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

DATE: 8/24/2021

HDRC Case #: 2021-22330

Address: 801 Matagorda

Meeting Location: WebEx

APPLICANT: David Buchanan

DRC Members present: Curtis Fish, Monica Savino

Staff Present: Rachel Rettaliata

Others present:

**REQUEST:** Removal and replacement of rear addition, modification of roof form, chimney removal, window replacement, fenestration modifications

**COMMENTS/CONCERNS:**

CF: rear slope of historic roof was being gobbled up. That has to do with the ceiling height that was desired on the interior. Can the roofline be brought down as a historic roof slope that can tucked under?

DB: The addition should have a flatter roof to keep the slope of the primary structure?

CF: or can this tie back into the roof to preserve the eave line toward the rear at the house.

RN 2/3s is getting cut away.

MS: Take some cues from the existing house. On the front gable, you've extruded it on the end, that part works quite well. If you re-instate the broad gable roof and kept the extruded gable toward the end. The problem area becomes much smaller.

DB: The plan was to re-roof the whole house

MS: A new roof covering but not a new structure. Re-instate the existing roofs and make some tweaks. Tucking it under the eave of the historic roof.

CF: To be clear – this doesn't mean you are losing ceiling height, deal with nature of roof on add on. Option 1- low slope membrane, 2 – lower slope gable preserving notch in eave from the side, 3 -

Pitch on addition won't interfere with that visually

CF: L-shaped corners can be challenging, this proposal is the heaviest hand.

CF: Chimneys can be framed, blocked up in the attic and those can be maintained on the exterior

MS: There is a way to use the existing roof eaves to reduce the problem area

***OVERALL COMMENTS:***









NO PARKING  
IN FRONT OF  
SCHOOL BUS  
ONLY



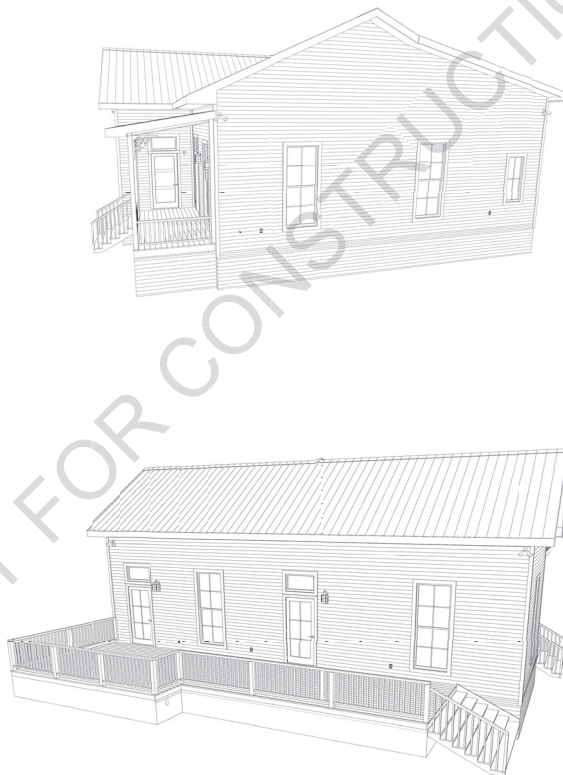
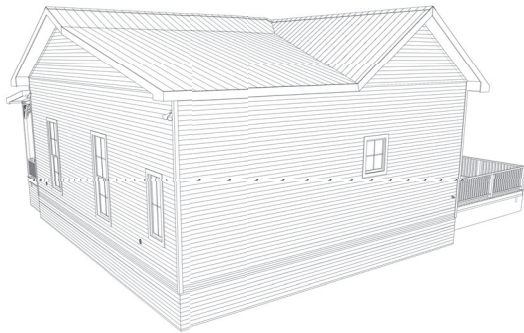
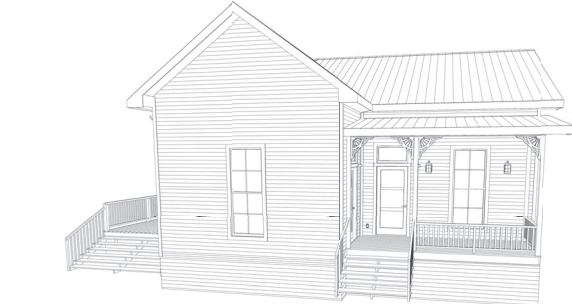








# PREVIOUS SUBMISSION



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## ENGINEERING:

J EDWARDS HOME DESIGNS IS NOT AN ENGINEERING FIRM. WE DO NOT QUALIFY TO BE ONE, NOR ARE WE LICENSED TO DESIGN STRUCTURAL FRAMING, FLOORING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED AND CONSULTED REGARDING FRAMING, FLOORING AND FOUNDATION DESIGNS. SHOULD AN ENGINEER SEAL BE PRESENT ON THESE DRAWINGS, THE ENGINEER OF RECORD SHALL BEAR ALL RESPONSIBILITY FOR THE STRUCTURE, FLOORING AND FOUNDATION DESIGNS FOR THIS PROJECT. J EDWARDS HOME DESIGNS IS NOT HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY MATTER OR FORM IF ANY PROBLEMS ARISE.

## GENERAL PROJECT NOTES:

1. THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
2. ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR NONCOMPLIANCE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
3. BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER OR HIS REPRESENTATIVES WITHOUT CONTACTING THE DESIGNER, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
4. WHILE THESE DRAWINGS ARE INTENDED TO SHOW SOME, THE DESIGNER IS NOT RESPONSIBLE FOR GOVERNING AUTHORITY INTERPRETATIONS WHERE THOSE INTERPRETATIONS CONFLICT WITH THESE DRAWINGS AND SPECS.
5. DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR NEGLIGENCE MADE BY ROOFING CONTRACTOR, CONCERNING FLASHING & WATER PROOFING ON THIS PROJECT.
6. THESE DOCUMENTS DO NOT SHOW TYPICAL DETAILING AND WATERPROOFING.
7. THESE DOCUMENTS DO NOT SPECIFY ACTUAL PRODUCTS OR MATERIAL SELECTIONS. CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DETAILING FOR AND BETWEEN ALL ACTUAL PRODUCTS/MATERIALS SELECTED WHEN INSTALLED.
8. ALL COMPONENTS, MATERIALS, ASSEMBLIES AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, CODE REQUIREMENTS AND REGULATED BUILDING PRACTICES.
9. DESIGNER IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION WHICH ARE NOT DETAILED IN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO ALL WATER AND DAMP PROOFING, LEAK CORRECTIONS AND MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS.
10. ALL MATERIALS AND LABOR TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT, IN ADDITION TO ALL WARRANTIES THAT ARE STANDARD TO THE INDUSTRY. CONTRACTOR TO PROVIDE (SUPPLY AND INSTALL) ALL EQUIPMENT, LABOR SERVICES, AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS CALLED FOR.
11. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.
12. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING WORK AND/OR ORDERING MATERIALS. MINOR DEVIATIONS, SUBJECT TO CONSTRUCTION REQUIREMENTS AND FIELD CONDITIONS, CAN BE EXPECTED.
13. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRUCIAL DIMENSION NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
14. ALL DIMENSIONS SHOWN ON FLOOR PLAN ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FINISHES.
15. THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING WORK.
16. THE CONTRACTOR IS TO FILE FOR, AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LEGALLY PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION.
17. VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START.
18. IN CASE OF DISCREPANCIES OR CONFLICTS ON THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, CONTACT THE DESIGNER OR OWNER BEFORE PROCEEDING WITH THE WORK.
19. FINAL SELECTIONS FOR ALL FINISHES, FINISH MATERIALS, COLORS, TEXTURES, ETC. SHALL BE MADE BY THE BUILDER OR OWNER.
20. ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE.
21. WINDOW MANUFACTURER/BUILDER TO VERIFY EGRESSABLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.
22. WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES. VERIFY ACTUAL SIZES, AND ROUND OPENING REQUIREMENTS WITH WINDOW MANUFACTURER.
23. PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.
24. PROVIDE ELECTRIC FOR POOL, AOR SPA EQUIP. & LIGHTS. PROVIDE NECESSARY PLUMBING FOR POOL, AOR SPA. VERIFY LOCATION WITH BUILDER OR OWNER. BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.
25. WEATHERSTRIP ATTIC ACCESS DOORS.
26. CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20" OF ACCESS. PROVIDE 1.5" NET FREE AREA OF ATTIC VENTILATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
27. PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS PATIOS AND STUCCO WALLS.
28. PROVIDE WEATHERSEAL AND A 1/2" HATCH DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS.
29. ALL WALLS OVER 10' IN HEIGHT TO BE FRAMED WITH 2X6 STUDS. IF WALLS OVER 10' IN HEIGHT ARE NOT BUILT WITH 2X6 STUDS THEY MUST BE BUILT WITH DOUBLE 2X4 STUDS AT 12" O.C.
30. THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1/2". CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROOP. THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7'0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
31. PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.
32. ALL FIREPLACES TO HAVE 30" DEEP HEARTH 12" NON-COMBUSTIBLE SURROUND.
33. ALL OVERHANGS TO BE 18" FROM THE FRAME/WALL UNLESS NOTED OTHERWISE.
34. U.N.O. ALL INTERIOR WALLS OF ONE STORY PLANS TO BE LOAD BEARING.
35. ALL EXTERIOR OPENINGS TO BE LOAD BEARING.
36. WHEN ENGINEERED TRUSSES TO BE USED TRUSS DESIGN & SPACING TO BE PER ENGINEER'S SPECIFICATIONS.
37. THE DESIGN & SIZING OF ALL LOAD BEARING HEADERS, STRUCTURAL BEAMS AND TRUSSES IS THE RESPONSIBILITY OF THE AGENT (ENGINEER/ TRUSS MANUFACTURER, ETC.) CHOSEN BY THE BUILDER/OWNER TO DO SAID DESIGN.
38. ALL FLASHING, AFFLUENCE AND GAS VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF AND KEPT TO REAR OF ROOF WHEREVER POSSIBLE.
39. GIMMIE/VTLR SHOWN AT MINIMUM DIMENSIONAL HEIGHT REQUIREMENTS PER CODE. BUILDER RESPONSIBLE FOR CONSTRUCTING GIMMIE/VTLR TO ENSURE PROPER DRAIN FOR PRELAPSE BASED ON HOUSE & SITE ORIENTATION VERSUS PREVAILING WINDS.
40. GIMMIE CAP TO BE BUILT WITH NON-COMBUSTIBLE MATERIALS.
41. LAVATORIES AND SINKS SHOWN ARE NOT ACTUAL FIXTURE. CHECK WITH BUILDER/DESIGNER/OWNER FOR ACTUAL FIXTURE STYLE AND SIZE.
42. APPLIANCE DIMENSIONS MAY VARY. CHECK WITH BUILDER FOR EXACT DIMENSIONS.
43. PROVIDE VENT HOLES AS REQUIRED FOR AIR CIRCULATION OF IN-CABINET COMPUTER EQUIPMENT.
44. TOP & SLASH MATERIAL AT ALL CABINETS TO BE AS PER SPECS.
45. CROWN MOULDING, INTERIOR WINDOW/DOOR TRIM, BASEBOARD IS TO BE PER OWNER AOR INTERIOR DESIGNER.
46. ALL WORK DONE UNDER THIS SECTION SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE AND LOCAL CODE REGULATIONS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON DRAWINGS.
47. ELECTRICAL SUBCONTRACTOR TO MAKE ALL NECESSARY ELEC. CONNECTIONS AND BE RESPONSIBLE FOR ALL ELECTRICAL SERVICE AT MECHANICAL ROOM. ELECTRICAL CONTRACTOR TO COORDINATE AS REQUIRED WITH MECHANICAL SUBCONTRACTOR.
48. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF WIRING, INSTALLATION OF FIXTURES AND EQUIPMENT AND FOR FINAL ACCEPTANCE OF THE COMPLETE ELECTRICAL INSTALLATIONS BY THE UNDERWRITERS AND BY LOCAL ELECTRICAL INSPECTORS.
49. COORDINATE WITH CONSTRUCTION SPECIFICATIONS FOR ANY APPLICABLE ALLOWANCES FOR ELECTRICAL.
50. PREWIRE FOR SECURITY SYSTEM PER OWNER'S REQUEST.
51. SUPPLY 220V & 110V OR GAS & 1/2" TO HVAC UNITS IN ATTIC. (REFER TO SPECS) PROVIDE POWER AS REQD. AT AC COMPRESSOR UNITS.
52. PROVIDE FOR LIGHT NEAR HVAC UNITS IN ATTIC.
53. PROVIDE ELECTRIC FOR POOL, AOR SPA EQUIP. & LIGHTS. PROVIDE ELECTRIC AND SWITCHING FOR LANDSCAPE LIGHTING, FOUNTAINS, ETC. VERIFY LOCATION WITH BUILDER OR OWNER.
54. SMOKE DETECTORS SHOULD BE LOCATED IN EACH BEDROOM AND AS SHOWN. ALL SMOKE DETECTORS SHALL BE HARD WIRED TO PRIMARY ELECTRICAL SERVICES WITH BATTERY BACKUP.
55. ALL CONSTRUCTION SHALL CONFORM TO ALL LOCAL BUILDING CODES.
56. ALL DIMENSIONS SHOWN ON FLOOR PLAN ARE FROM FACE OF STUDS AND/OR STONE VENEER UNLESS OTHERWISE NOTED.
57. CONTRACTOR SHALL NOTIFY DESIGNER UPON DISCOVERY OF ANY ERRORS OR DISCREPANCY OF DIMENSIONS, CLEARANCES, OR OTHER ITEMS AS SHOWN OR NOTED IN THESE DRAWINGS.
58. COORDINATE ALL WINDOW SIZES AND LOCATIONS AS NOTED ON FLOOR PLAN WITH SELECTED ELEVATION OPTIONS.
59. HVAC SYSTEM SHALL BE DESIGNED BY MECHANICAL SUB-CONTRACTOR AND APPROVED BY DESIGNER OR GENERAL CONTRACTOR. SYSTEM SHALL HAVE A S.E.E.R. RATING OF 14 OR AS REQUIRED BY LOCAL BUILDING CODES. UNITS SHALL BE DESIGNED WITH TWO ZONES AS DIRECTED BY CONTRACTOR. PROVIDE ALL SUCTION LINES FROM UNITS TO EXTERIOR CONDENSOR UNITS AS INDICATED ON SITE PLAN. PROVIDE 4" THICK CONCRETE PADS WITH 6X6X10 W/HP REINFORCING. LOCATE AIR HANDLING UNITS IN ATTIC SPACE NEAR RETURN AIR CHANGES AS INDICATED ON THE FLOOR PLAN.
60. FOUNDATION PLAN TO BE DESIGNED BY A QUALIFIED ENGINEER.
61. PROVIDE ATTIC VENTING AS REQUIRED BY LOCAL CODES.

REVISIONS:

801 MATAGORDA  
SAN ANTONIO, TX  
NCB 112 BLK 9 LOT N 63 56  
FT OF 8

GINI GARCIA  
REMOE

J EDWARDS  
HOME DESIGNS

DATE:

6/22/2021

SCALE:

1/4" = 1'

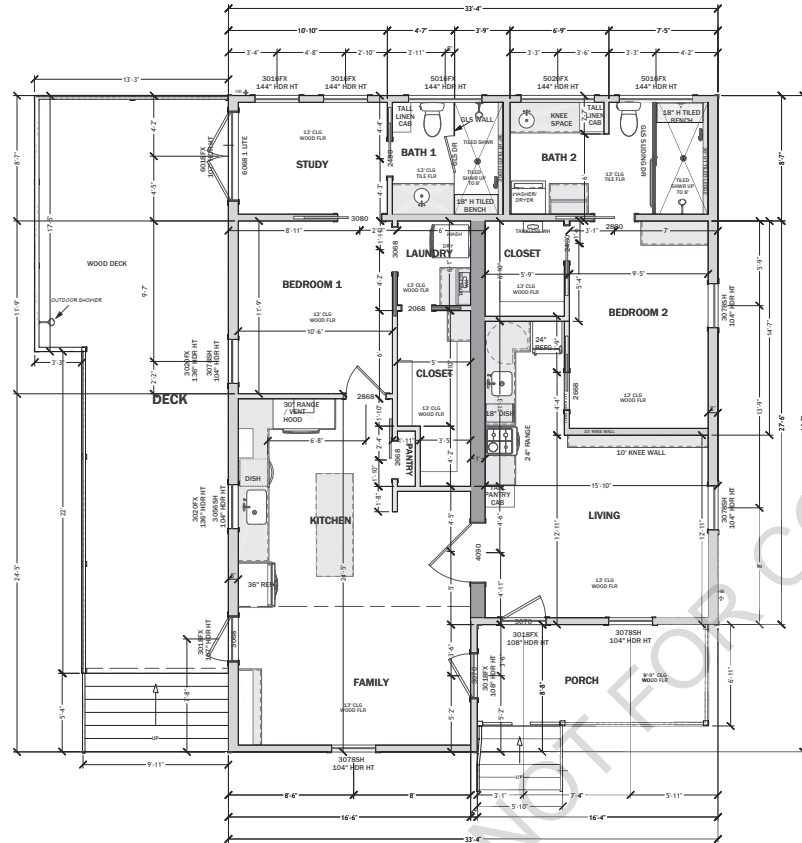
SHEET:

1

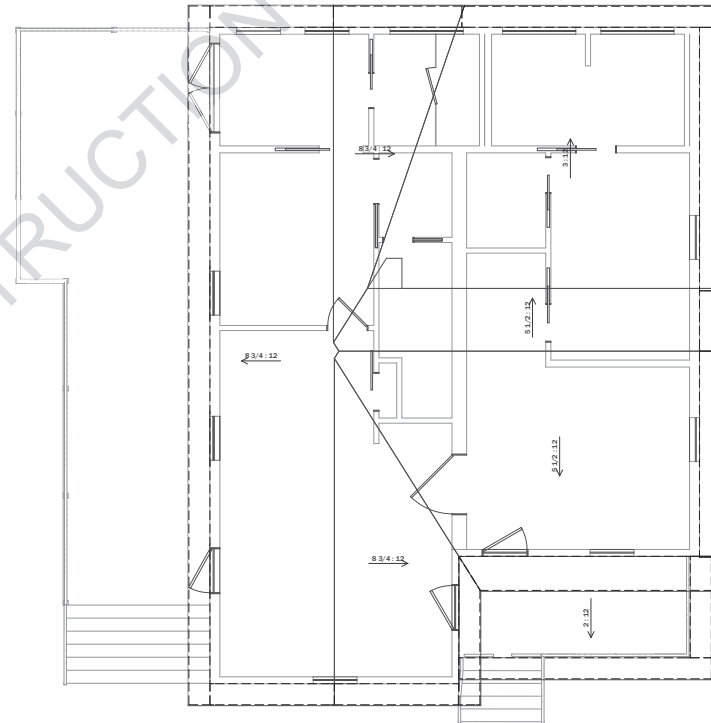
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1st Floor



ROOF

**NOT FOR CONSTRUCTION - REVIEW ONLY**

BUILDER:

801 MATAGORDA  
SAN ANTONIO, TX  
NCB 112 BLK 9 LOT N 63 56  
FT OF 8

GINI GARCIA  
REMOEOL

DESIGNER:

J EDWARDS  
HOME DESIGNS  
J EDWARDS HOME DESIGNS  
J EDWARDS HOME DESIGNS

DATE:

6/22/2021

SCALE:

1/4" = 1'

SHEET:

2

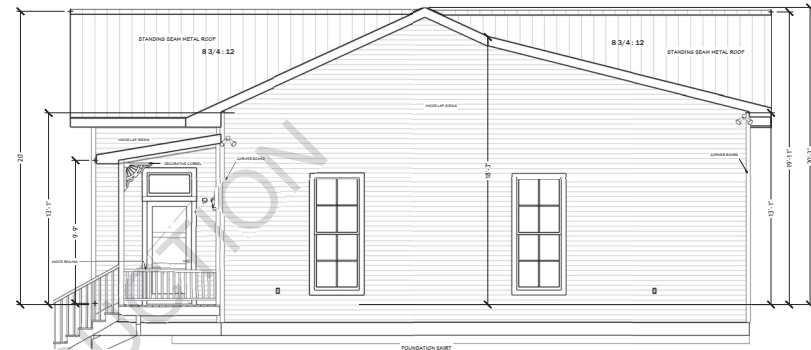
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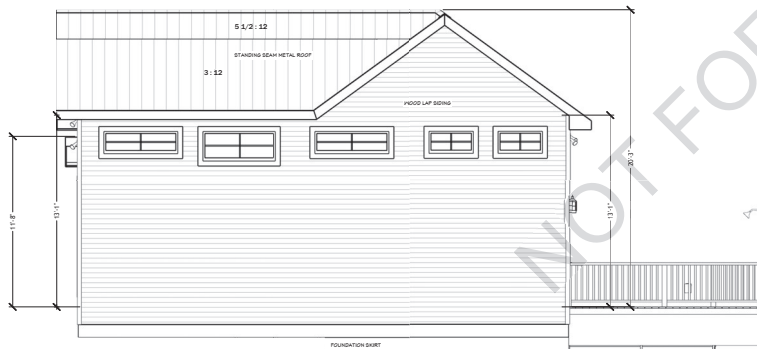
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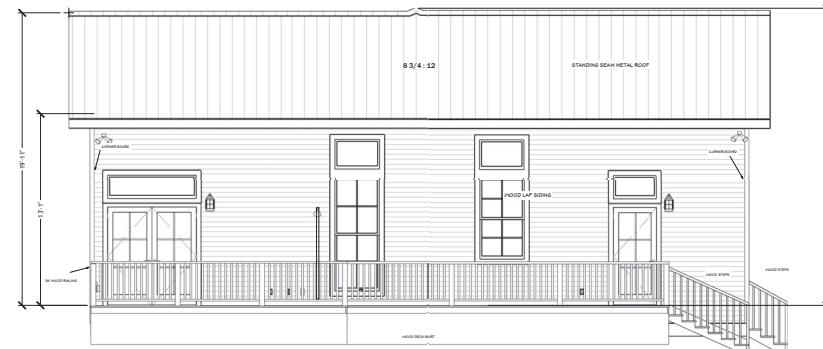
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

**NOT FOR CONSTRUCTION - REVIEW ONLY**

BUILDER:

801 MATAGORDA  
SAN ANTONIO, TX  
NCB 112 BLK 9 LOT N 63 56  
FT OF 8

GINI GARCIA  
REMDOEL

DESIGNER:

J EDWARDS  
HOME DESIGNS  
J EDWARDS HOME DESIGNS  
JEDWARDSHOMES.COM

DATE:

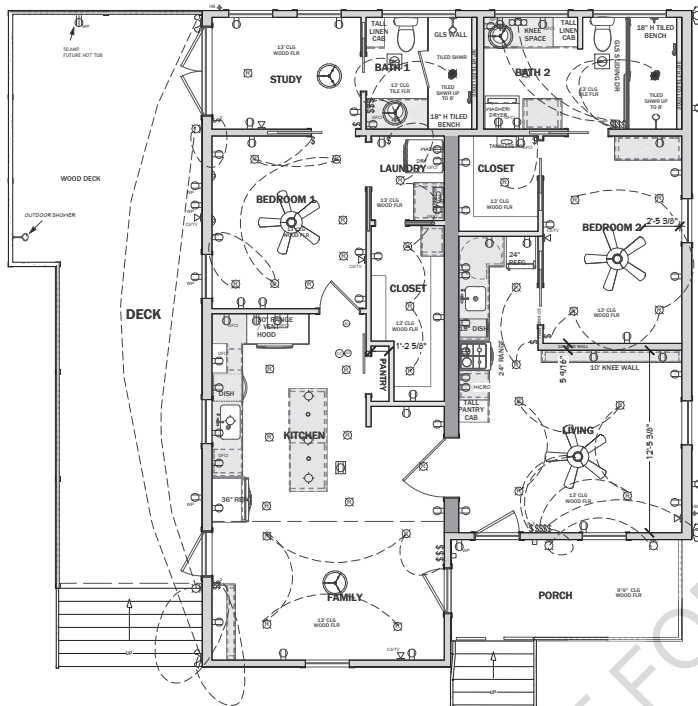
6/22/2021

SCALE:

1/4" = 1'

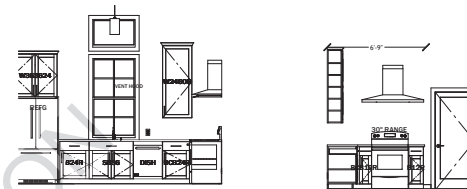
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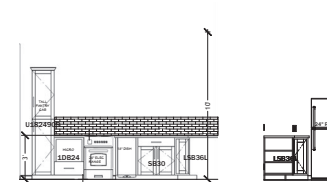
ELECTRICAL PLAN

2D SYMBOL	LABEL	QTY
	220V	4
	CAT5 TV	4
	CO DETECTOR	1
	CARRIAGE LIGHT	4
	CEILING FAN W/ LIGHT FIXTURE	3
	DOOR CHIME	2
	THREE WAY	4
	DUPLEX	44
	DUPLEX (WEATHERPROOF)	1
	EXHAUST	2
	GFCI	12
	HANGING LIGHT	4
	RECESSED DOWN LIGHT 6"	35
	RECESSED VAPOR LIGHT	2
	SINGLE POLE	20
	SMOKE DETECTOR	2
	SPOT LIGHT	4
	VANITY LIGHT	1
	PENDANT LIGHT	4
	TELEPHONE JACK	2
	DUPLEX, FLOOR MOUNTED	1

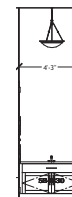


KITCHEN

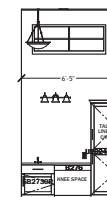
KITCHEN



KITCHENETTE



BATH 1



BATH 2

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NOT FOR CONSTRUCTION - REVIEW ONLY

REVISIONS:

801 MATAGORDA  
 SAN ANTONIO, TX  
 NCB 112 BLK 9 LOT N 63 56  
 FT OF 8

GINI GARCIA  
 REMDOEL

DESIGNER: J EDWARDS  
 HOME DESIGNS  
 4001 W. MARSHALL AVE.  
 AUSTIN, TEXAS 78746-1000  
 512.454.1000  
 J@JEDWARDSHOMEDSIGNS.COM

DATE:

6/22/2021

SCALE:

1/4" = 1'

SHEET:

4

## Rachel Rettaliata (OHP)

---

**From:** David Buchanan <dbuck1114@gmail.com>  
**Sent:** Monday, July 26, 2021 11:57 AM  
**To:** Rachel Rettaliata (OHP)  
**Subject:** [EXTERNAL] RE: 801 Matagorda - Incomplete Application Notice

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Rachel,

I am including pictures of all elevations just to make sure.

The rear elevation is kind of a challenge, please let me know if this is sufficient.

There will be no increase in the footprint. We are only raising the walls and roofline to make the addition appear original and blend with the structure, using the existing footprint.

Thanks so much for your help!

David Buchanan







Sent from [Mail](#) for Windows 10

---

**From:** [Rachel Rettaliata \(OHP\)](#)

**Sent:** Tuesday, July 13, 2021 1:19 PM

**To:** [dbuck1114@gmail.com](mailto:dbuck1114@gmail.com)

**Subject:** 801 Matagorda - Incomplete Application Notice

Hello David,

Thank you for submitting an application for **modifications to a rear addition and fenestration modifications at 801 Matagorda**. Following review by Office of Historic Preservation staff, the application has been determined to be **incomplete** due to a lack of sufficient information as outlined in the UDC, Section 35-402(C)(3)(D) and Section 35-610.

Staff identified the following items that are currently required in order to complete your application:

1. Current color photos of all four sides of the house (Photos should show the entire side, corner to corner. If this isn't possible, please provide as many photos as necessary to show a complete side Google images are not accepted). The application is currently missing full elevation photos of the rear and east elevations. If a full photo of the rear is not possible, an elevation drawing of the existing rear elevation may be required.
2. Color photos of the area(s) of the proposed scope or work, particularly the rear addition.
3. Total square footage of any increase in the footprint of the existing addition.

Carlos Vega



QUOTE BY : Carlos Vega

QUOTE # : JW2009011GR - Version 0

SOLD TO :

SHIP TO :

PO# : Schew Remodel/ CV

PROJECT NAME: Schew

Ship Via : Ground

REFERENCE :

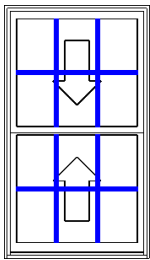
U-Factor Weighted Average: 0.29

SHGC Weighted Average: 0.24

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line 1 Replacement windows

Rough Opening : 37 7/8 X 65 9/16



Viewed from Exterior. Standard

Frame Size : 37 1/8 X 64 13/16  
W-2500 Wood Double Hung, Auralast Pine,  
Primed Exterior,  
Primed Interior,  
No Exterior Trim, No Sill Nosing,  
6 9/16 Jamb, Sill Stop Applied,  
With-Plow White Jambliner, Compression Jambliner & No Tilt Latches,  
White Hardware,  
US National-WDMA/ASTM, PG 25  
Insulated Low-E Annealed Glass, No Protective Film, Black Spacer, Argon  
Filled,  
Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Silver  
Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm,  
No Screen,  
Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage,  
\*\*Screens on Wood Double Hung/Slide-By Units Without Trim Have No  
Method for Attachment. Clear Opening:33.7w, 28.3h, 6.6 sf  
U-Factor: 0.29, SHGC: 0.24, VLT: 0.46, CPD: JEL-N-578-01931-00002  
PEV 2020.3.2.3197/PDV 6.352 (09/17/20)CW


\$849.32 6 \$5,095.92

**Total:** \$5,095.92

**Tax (8.25%):** \$420.41

**Net Total:** \$5,516.33

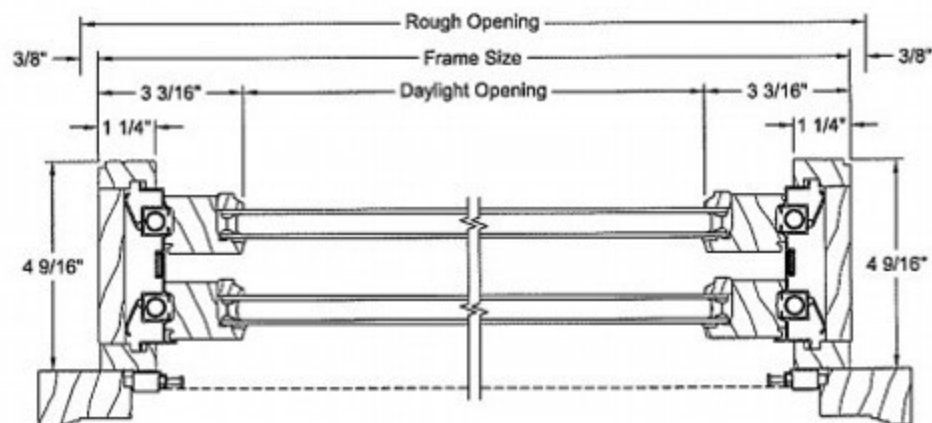
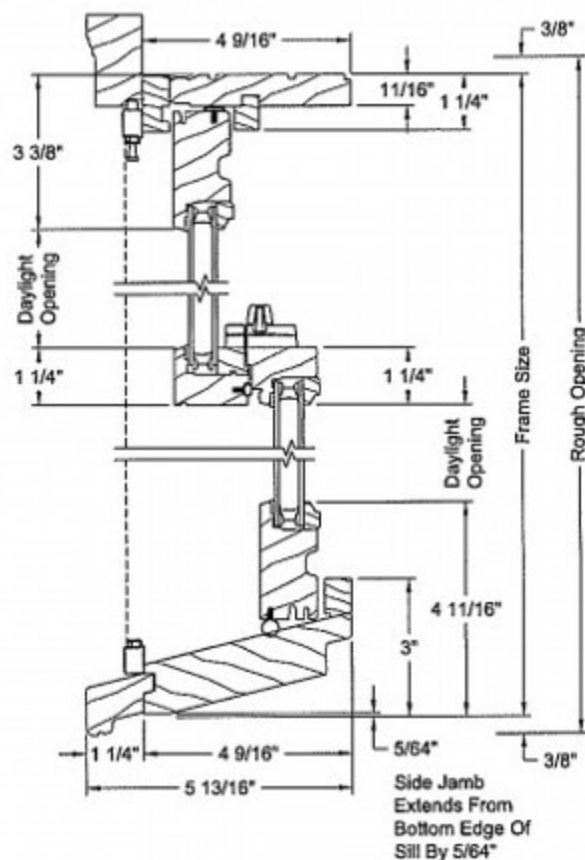
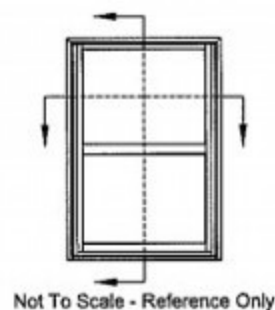
**Total Units:** 6

 Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.

For CA Title 24 applications, refer to weighted average U-Factor and SHGC, and discuss with California energy consultant to ensure compliance with code.



OPERATOR SECTIONS







ZONE 4  
PERMIT  
PARKING  
ONLY  
7am-2am  
DAILY  
→



