

HISTORIC AND DESIGN REVIEW COMMISSION

October 20, 2021

HDRC CASE NO: 2021-503
ADDRESS: 183 THORAIN BLVD
LEGAL DESCRIPTION: NCB 9007 BLK 13 LOT S 163.3 FT OF 82 & 83
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Olmos Park Terrace Historic District
APPLICANT: JUAN SCOTT/DILLARD ARCHITECT GROUP
OWNER: CELINE THOMASSON
TYPE OF WORK: Construction of a new 1-story rear accessory structure, window replacement, siding replacement
APPLICATION RECEIVED: September 23, 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 steel casement windows with Pella Impervia Fiberglass windows.
2. Replace the asbestos shingles on the garage structure with fiber cement lap siding.
3. Replace the garage doors.
4. Construct a 1-story, 448-square-foot rear accessory structure.
5. Install a new driveway and curb cut.
6. Install a new rear walkway.

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.

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.

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.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.

ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.

ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.

iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principal historic structure in terms of their spacing and proportions.

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.

ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal

building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.

ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

- a. The primary structure located at 183 Thorain is a 1-story, single-family residence constructed circa 1930. The structure features a side gable composition shingle roof with a projecting front gable, a deep set asymmetrical front porch with metal supports, brick cladding, and divided lite steel casement windows. The property is contributing to the Olmos Park Terrace Historic District.
- b. **WINDOW REPLACEMENT: EXISTING CONDITION** – The applicant has proposed to replace 16 existing steel casement windows located on the primary structure. The windows appear to be original to the structure. The applicant has proposed to replace the existing windows with Pella Impervia Fiberglass windows with internal grids to mimic the look of the existing steel casement windows. Guideline 6.A.iii for Exterior Maintenance and Alterations states that historic windows should be preserved. The documentation provided does not provide evidence that the windows are deteriorated beyond repair. Staff finds the proposal inconsistent with the Guidelines and finds that the existing windows should be repaired in place.
- c. **SITE VISIT** – Staff performed a site visit on October 11, 2021, and observed the following conditions: paint peeling or chipping, cracked or missing glazing, and rusted hardware. Only one window unit, opening #B-3, is operable. The remaining 15 windows are inoperable and cannot be opened. While the windows are in a state of disrepair, there is no extensive rusting or deterioration of material. Staff finds that the windows are repairable.
- d. **WINDOW REPLACEMENT: REPLACEMENT PRODUCT** – The applicant has proposed to replace 16 existing steel casement windows located on the primary structure. The applicant has proposed to replace the existing windows with Pella Impervia Fiberglass windows with fixed transoms and internal grids to mimic the configuration of the existing divided lite steel casement windows. Guideline 6.B.iv for Exterior Maintenance and Alterations 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 inconsistent with the Guidelines.
- e. **GARAGE: SIDING REPLACEMENT** – The applicant has proposed to replace the existing asbestos shingle siding on the garage with a fiber cement lap siding. Guideline 1.B.i for Exterior Maintenance and Alterations states that applicants should 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. Additionally, Guideline 1.B.ii states that in-kind materials should be used 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. As the request is an improvement on the existing asbestos shingle cladding, staff finds the proposal appropriate.
- f. **GARAGE: GARAGE DOOR REPLACEMENT** – The applicant has proposed to replace the two existing aluminum garage doors with fully wood 6-lite garage doors. The garages fronting Howard Street feature solid garage doors, matching the existing garage doors in design and profile. Staff finds the proposal generally appropriate.
- g. **NEW CONSTRUCTION: SETBACK & ORIENTATION** – The applicant has proposed to construct a new 1-story, 448-square-foot rear accessory structure. According to the Guidelines for New Construction, garages and outbuildings should follow the historic setback pattern of similar structures along the streetscape or district. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements, and a variance may be required. Applicants should match the predominant orientation of accessory buildings found along the block. The proposed rear accessory structure will be located at the northeast corner of the property, at the rear, and will be oriented west, facing Howard Street, in the same orientation as the existing rear garage. Staff finds the proposal appropriate.
- h. **NEW CONSTRUCTION: SCALE AND MASSING** – According to Guideline 5.A.i for New Construction, 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 Historic Design Guidelines for New Construction state that new outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint. The applicant has proposed to install a 1-story, 448-square-foot rear accessory structure. The primary structure is a 1-story, approximately 1,900-square-foot structure. Staff finds the proposed scale and massing of the structure

generally appropriate.

- i. **NEW CONSTRUCTION: ROOF FORM** – The applicant has proposed a hip roof form on the rear accessory structure. According to Guideline 2.B.i for New Construction, new construction should feature roof forms that are consistent with those predominantly found on the block. The primary structure on the property features a side gable roof form and a hip roof on the existing garage. According to the Historic Design Guidelines for New Construction, garage and outbuildings should be designed to be visually subordinate to the principal historic structure in terms of their height, massing, and form and should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. Staff finds the proposal consistent with the Guidelines.
- j. **NEW CONSTRUCTION: LOT COVERAGE** – Guideline 2.D.i for New Construction stipulates that building-to-lot ratio for new construction should be consistent with adjacent historic buildings. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. The applicant has proposed to construct a 448-square-foot rear accessory structure on a lot with an existing primary structure of approximately 1,900 square feet. Staff finds that the applicant should submit the proposed percentage of lot coverage for review and approval.
- k. **NEW CONSTRUCTION: MATERIALS AND TEXTURES** – The applicant has proposed to clad the proposed rear accessory structure in cementitious siding, to match the proposed cladding replacement on the existing garage, and a composition shingle roof to match the roofing material of the primary structure. Guideline 3.A.i for New Construction stipulates that new construction should use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding. Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility. The proposed materials will complement the materials of the primary structure. The applicant has proposed to install wrapped columns for the front porch of the rear accessory structure. Staff finds that the proposal is generally appropriate.
- l. **NEW CONSTRUCTION: WINDOW AND DOOR MATERIALS** – The applicant has proposed to install one-over-one Pella Impervia Fiberglass windows with faux divided lites on the rear accessory structure. Wood or aluminum-clad wood windows and doors are recommended. The 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 has not submitted material specifications for the pedestrian doors. Staff finds that the applicant should install wood or aluminum-clad wood windows and wood or aluminum-clad wood doors.
- m. **NEW CONSTRUCTION: RELATIONSHIP OF SOLIDS TO VOIDS** – Guideline 2.C.i for New Construction stipulates that 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. Guideline 5.A.iv for New Construction states that window and door openings should be designed to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions. The applicant has submitted elevation drawings of the rear accessory structure that feature traditionally sized pedestrian doors and windows with traditional window proportions. Staff finds the proposal appropriate.
- n. **NEW CONSTRUCTION: ARCHITECTURAL DETAILS** – Guideline 5.A.iii for New Construction states that new garages and outbuildings should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. Staff finds that the applicant has proposed appropriate proportions and a design that is subordinate to the principal building. Staff finds the proposal consistent with the Guidelines.

- o. NEW CONSTRUCTION: MECHANICAL EQUIPMENT – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.
- p. DRIVEWAY INSTALLATION – The applicant has proposed to install a new driveway with a 10-foot-wide curb cut on the west side of the property to provide an entrance to the proposed rear accessory structure from Howard Street. The property currently features a curb cut and driveway on Howard Street with access to the existing garage and rear yard. Guideline 5.B.ii for Site Elements states that applicants should avoid introducing new curb cuts where not historically found. The properties along Howard Street feature wide driveways and several properties feature more than one driveway. Staff finds the proposal is appropriate for the context of the streetscape.
- q. REAR WALKWAY INSTALLATION – The applicant has proposed to install a stone pathway at the rear of the property connecting the existing concrete pad at the garage to the proposed rear accessory structure. The applicant has not provided dimensions for the proposed walkway. Staff finds that the applicant should provide dimensions and final material specifications for the walkway.

RECOMMENDATION:

Item 1, staff does not recommend approval of window replacement based on findings a through d. Staff recommends that the applicant repair the existing windows in place.

Item 2, staff recommends approval of the cladding replacement on the garage based on finding e with the following stipulation:

- i. That the replacement siding features a reveal no more than 6 inches and a smooth texture.

Item 3, staff recommends approval of the garage door replacement based on finding f with the following stipulation:

- i. That the applicant installs a fully wood garage door or a garage door with a design that mimics wood construction and features a smooth finish without a faux wood grain texture. Final garage door specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 4, staff recommends approval of the construction of the rear accessory structure based on items g through o with the following stipulations:

- i. That the applicant submits the percentage of lot coverage to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant installs fully wood or aluminum-clad wood windows that meet staff's standard window specifications based on finding g. 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. Meeting rails must be 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 architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Windows should feature true divided lites or no divided lites. Faux divided lites are not permitted. Final materials specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iii. That the applicant submits final material specifications for the proposed doors to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iv. That the applicant submits a landscaping plan to staff for review and approval.

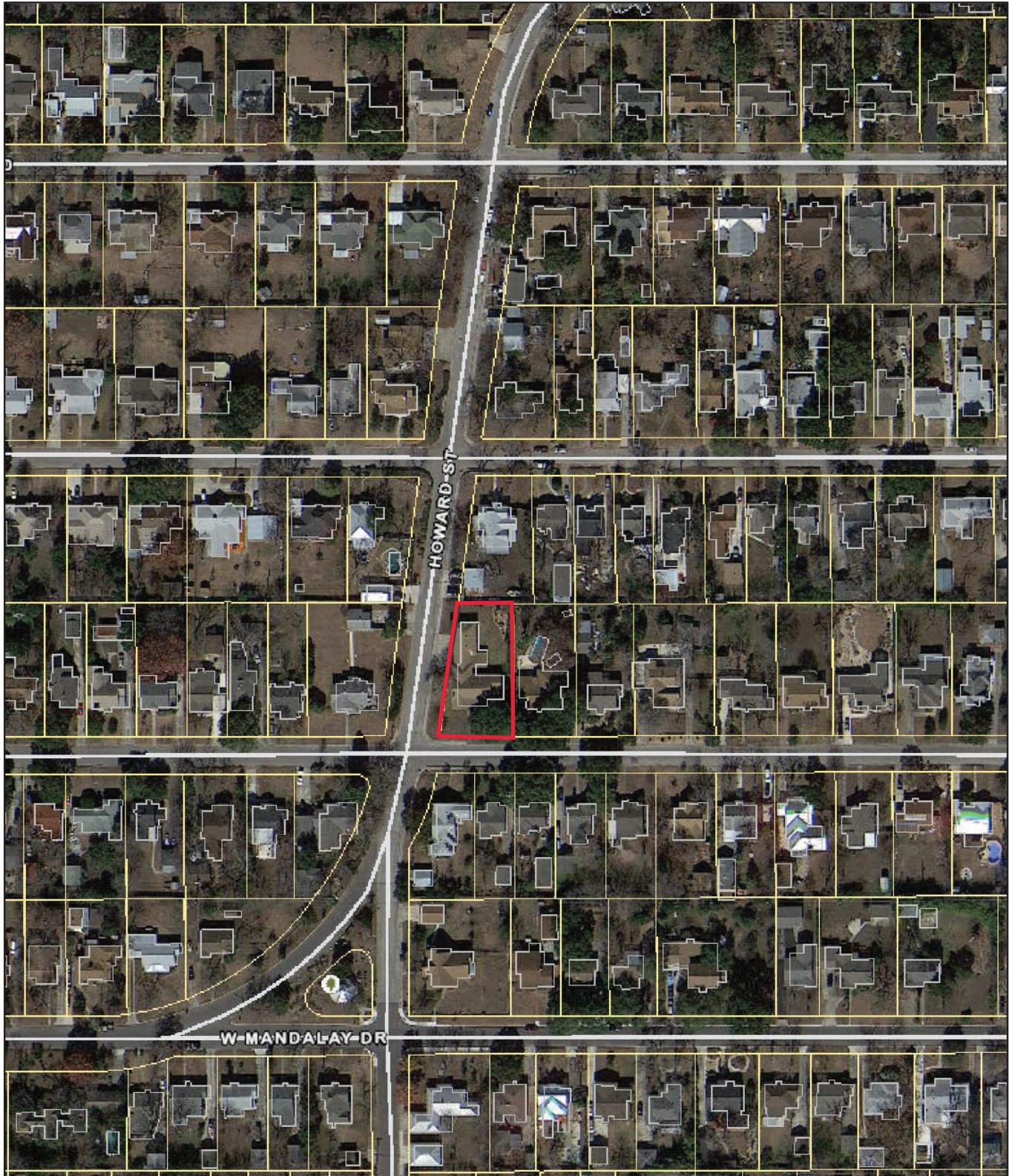
Item 5, staff recommends approval of the proposed curb cut and driveway installation based on finding p with the following stipulation:

- i. That the driveway does not exceed 10 feet in width and is installed with separation from the existing driveway.

Item 6, staff recommends approval of the rear walkway installation based on finding q with the following stipulation:

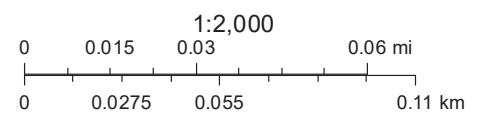
- i. That the applicant submits dimensions and material specifications for the proposed rear walkway to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop

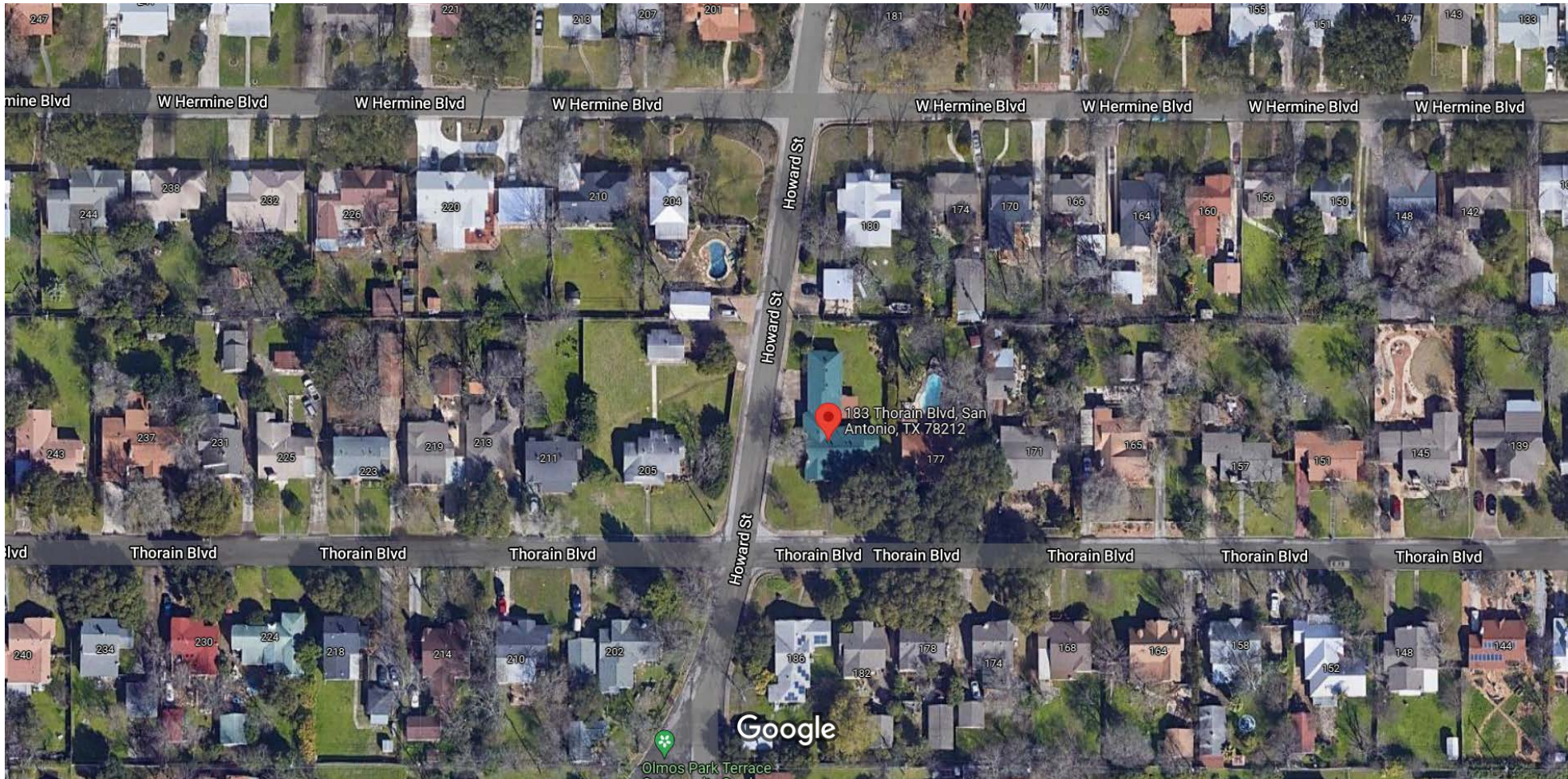


October 13, 2021

— User drawn lines

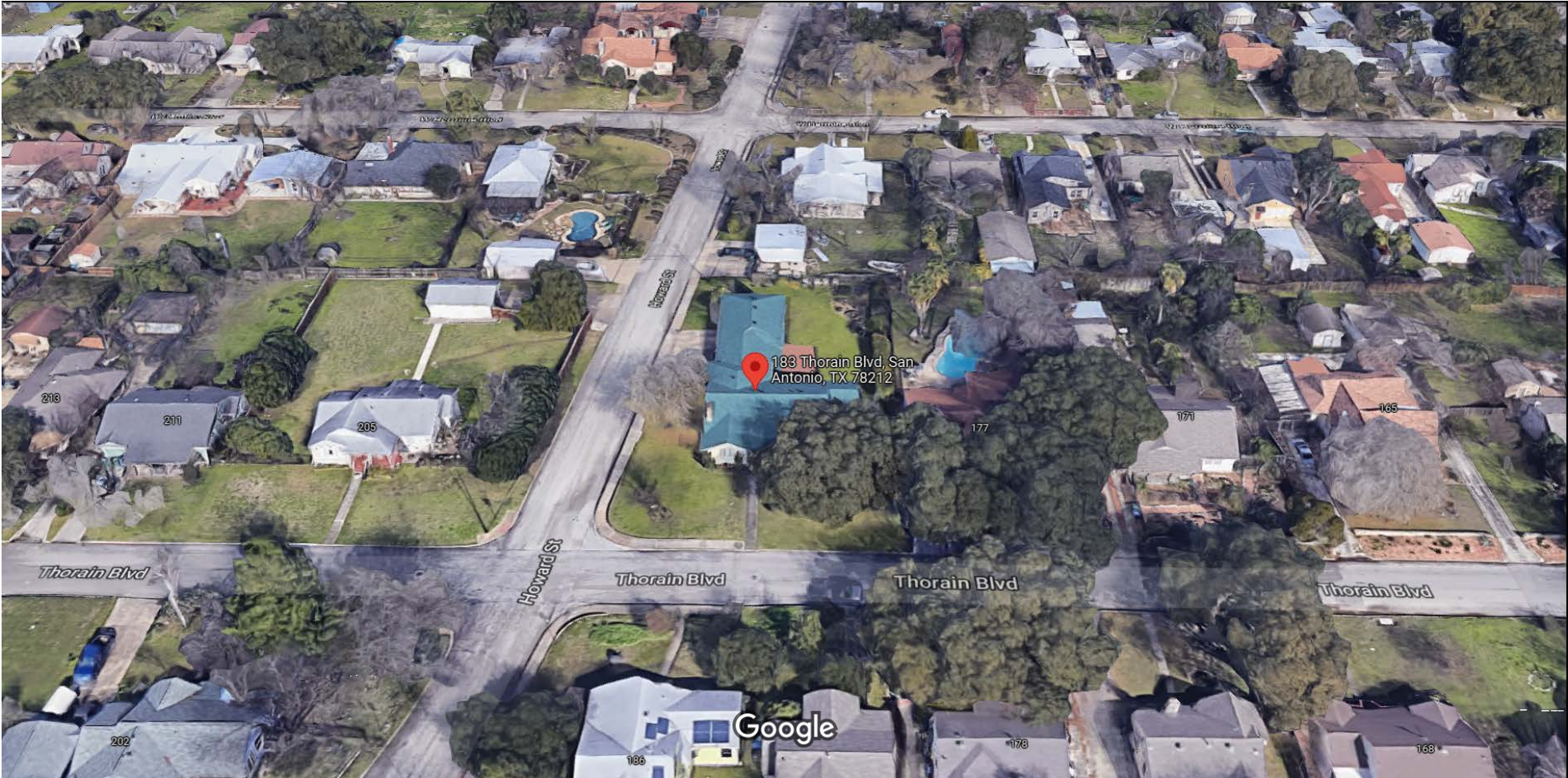


Google Maps 183 Thorain Blvd



Imagery ©2021 CAPCOG, Maxar Technologies, Map data ©2021 Google 50 ft

Google Maps 183 Thorain Blvd



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



183 Thorain Blvd



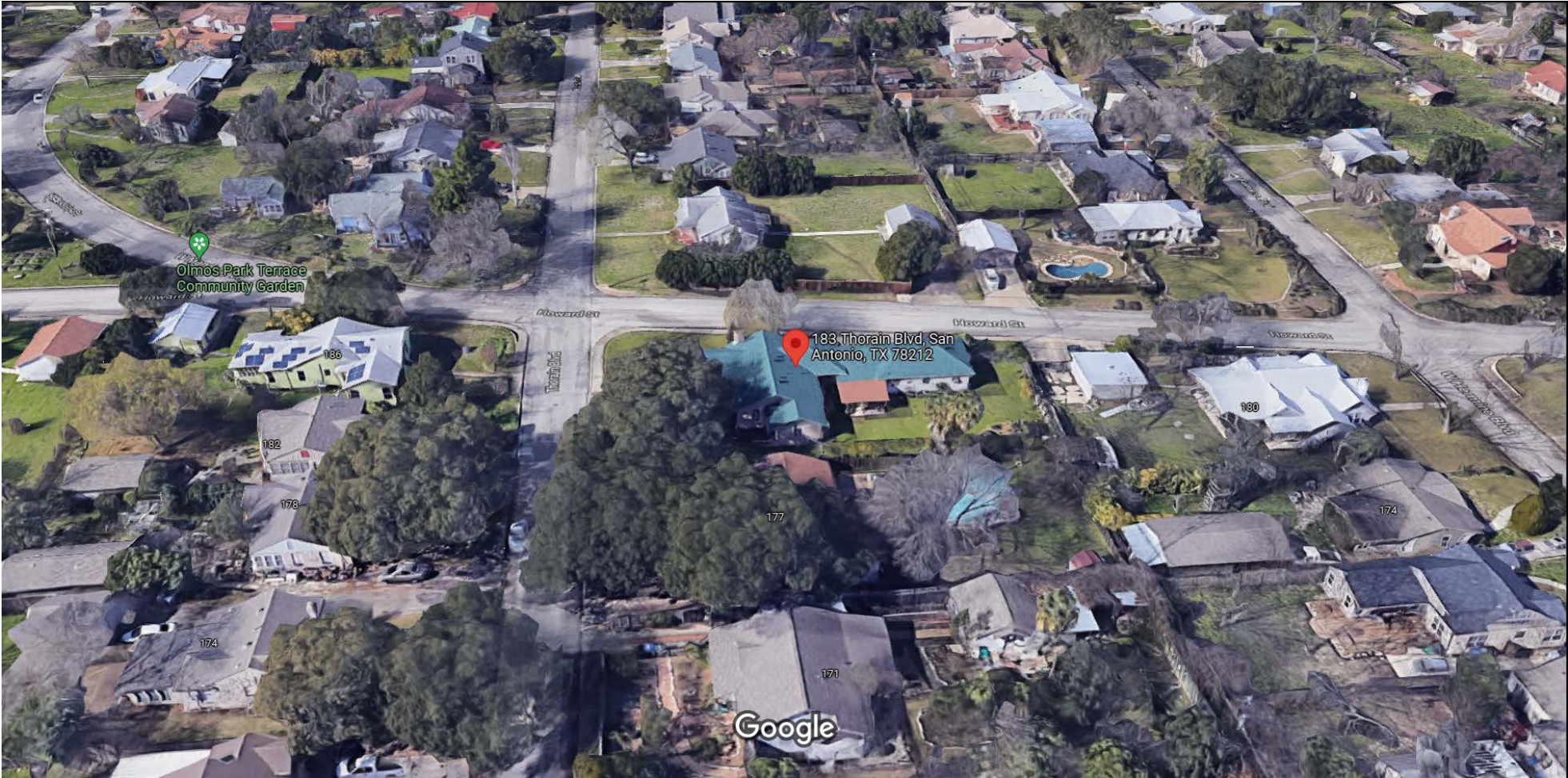
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Google Maps 183 Thorain Blvd



Imagery ©2021 Google, Map data ©2021 20 ft

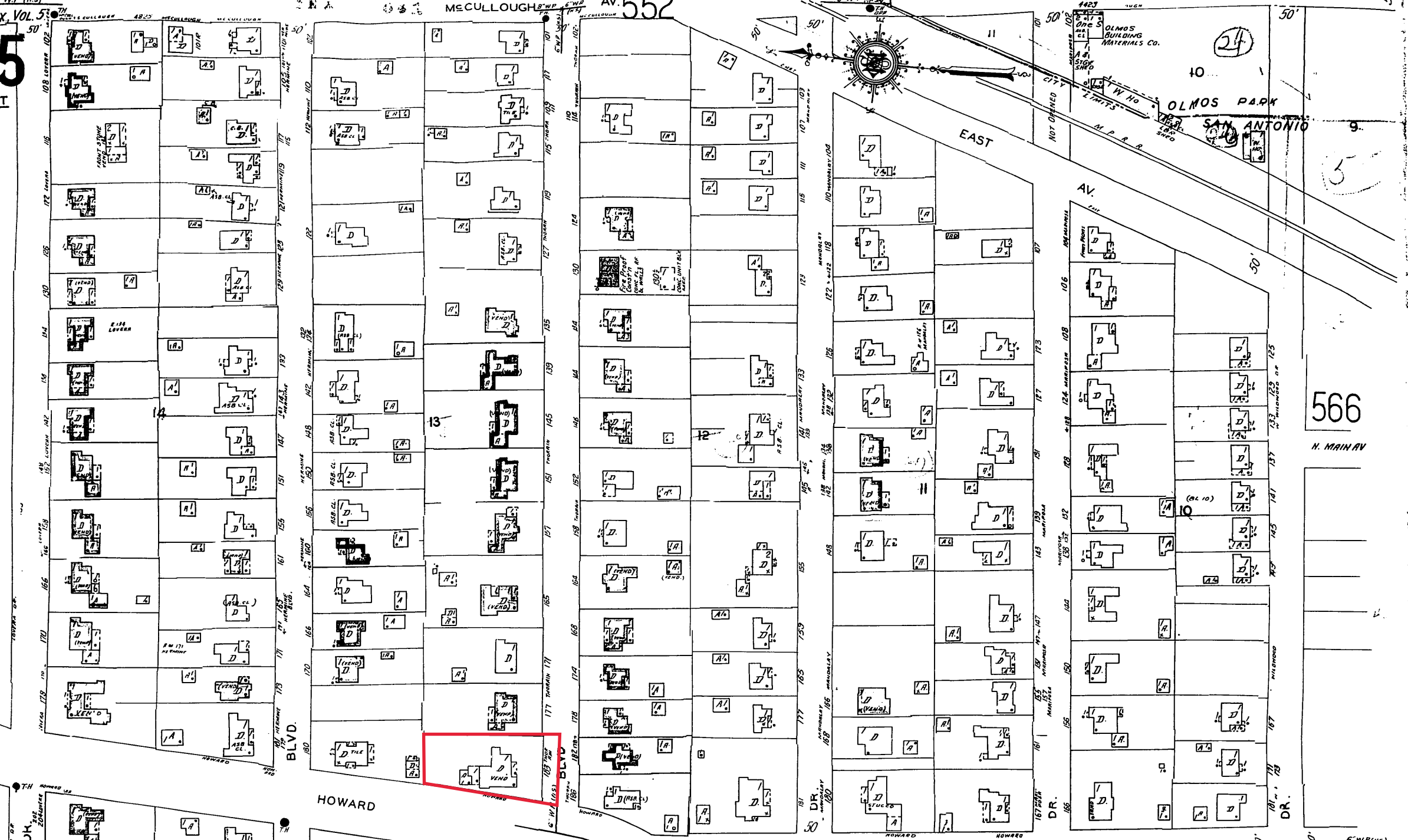
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Imagery ©2021 Google, Map data ©2021 20 ft

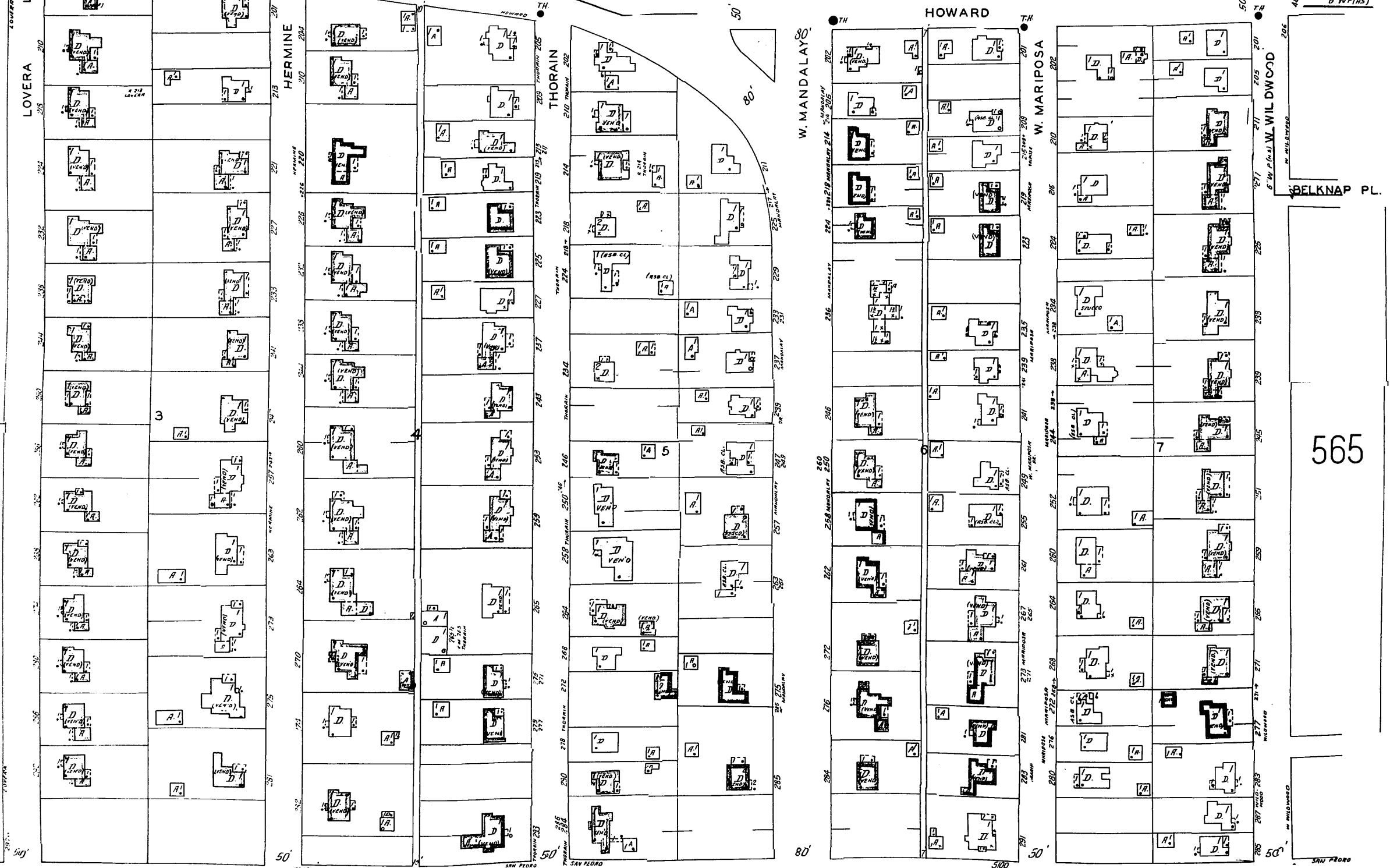
SAN ANTONIO, TEX. VOL. 51
545
ADDL SHEET
DEC. 1933

MECULLOUGH ST. AV. 552



566

564



565

SAN PEDRO AV.

SCALE 100 FT TO ONE INCH

Thomasson Residence

183 Thorain Blvd.
San Antonio Texas 78212



Dillard Architect Group

708 Rigsby Avenue
San Antonio, Texas
(210) 531-0050 office (210) 531-0074 fax
dillarchgrp@att.net



Dillard Architect Group
708 Rigsby Ave.
San Antonio, TX. 78210

HISTORIC & DESIGN REVIEW

Narrative – 183 Thorain Blvd.

Requesting Conceptual Approval- (3) Items for approval.

- 1.) The owner is seeking approval for the re-cladding of the existing two car garage. The existing garage has asbestos siding shingles. There are various areas around the windows and garage doors where the siding is chipping away from the garage. The owner would like to replace the existing siding and trim with textured fiber cement lap siding with matching trim at the garage doors and windows.
- 2.) The owner is seeking approval for the addition of 448 sf accessory dwelling. The unit is to be located in the upper north eastern corner of the property behind both the existing house and detached two car garage. The ADU is design to be a one story structure, with a full open living plan, a full bathroom and kitchenette. Access to the new ADU will be from Howard Street, which will require a new curb cut and vehicle access automated gate. Additional site work to include new drive way and stone pathway to main house.

Materials – The ADU will consist of fiber cement siding to match the proposed siding at the existing detached two car garage. Fiber cements trim boards at windows and doors. Hipped roof with asphalt shingle roofing to match color of main house and detached garage. The windows are to be Pella Imperia Fiberglass single hung windows w/ grilles in-between the panes. The color of the ADU is to match existing detached two car garage.

- 3.) The owner is seeking to replace all windows in main house and detached two car garage with Pella Impervia Fiberglass single hung window w/ grilles in-between the glass panes. The Pella Imperiva series windows with

traditional and top grille patterns were design to be used in historical architectural applications, while providing outstanding weather protection and high energy efficiency.

MAIN HOUSE

1. PROPOSED WINDOW UPDATE WITH ENERGY EFFICIENT VINYL WINDOWS
2. UPDATE EXISTING FRONT PORCH SUPPORTS WITH WARPED COLUMNS



1 183 THORAIN BLVD

Scale: N.T.S.

GARAGE :

1. PROPOSED ASBESTOS SIDING TO BE REMOVED AND REPLACED WITH CEMENT BOARD SIDING
2. PROPOSED WINDOW UPDATE WITH ENERGY EFFICIENT VINYL WINDOWS PROPOSED ACCESSORY DWELLING TO BE ADDED BEYOND GARAGE
3. PROPOSED UPDATED GARAGE DOORS



1 183 THORAIN BLVD

Scale: N.T.S.

- RECLADING OF EXISTING HOUSE WITH CEMENT BOARD SIDING
- RECLADING OF EXISTING GARAGE WITH CEMENT BOARD SIDING
- VINYL WINDOWS INSTALLED UPDATED PORTICO WITH WRAPPED COLUMNS



2 181 HERMINE BLVD

Scale: N.T.S.

- REMODEL MASONRY ENTRY PORTICO
- CEMENT BOARD SIDING AT REMAINING PART OF HOUSE
- VINYL WINDOW INSTALLED

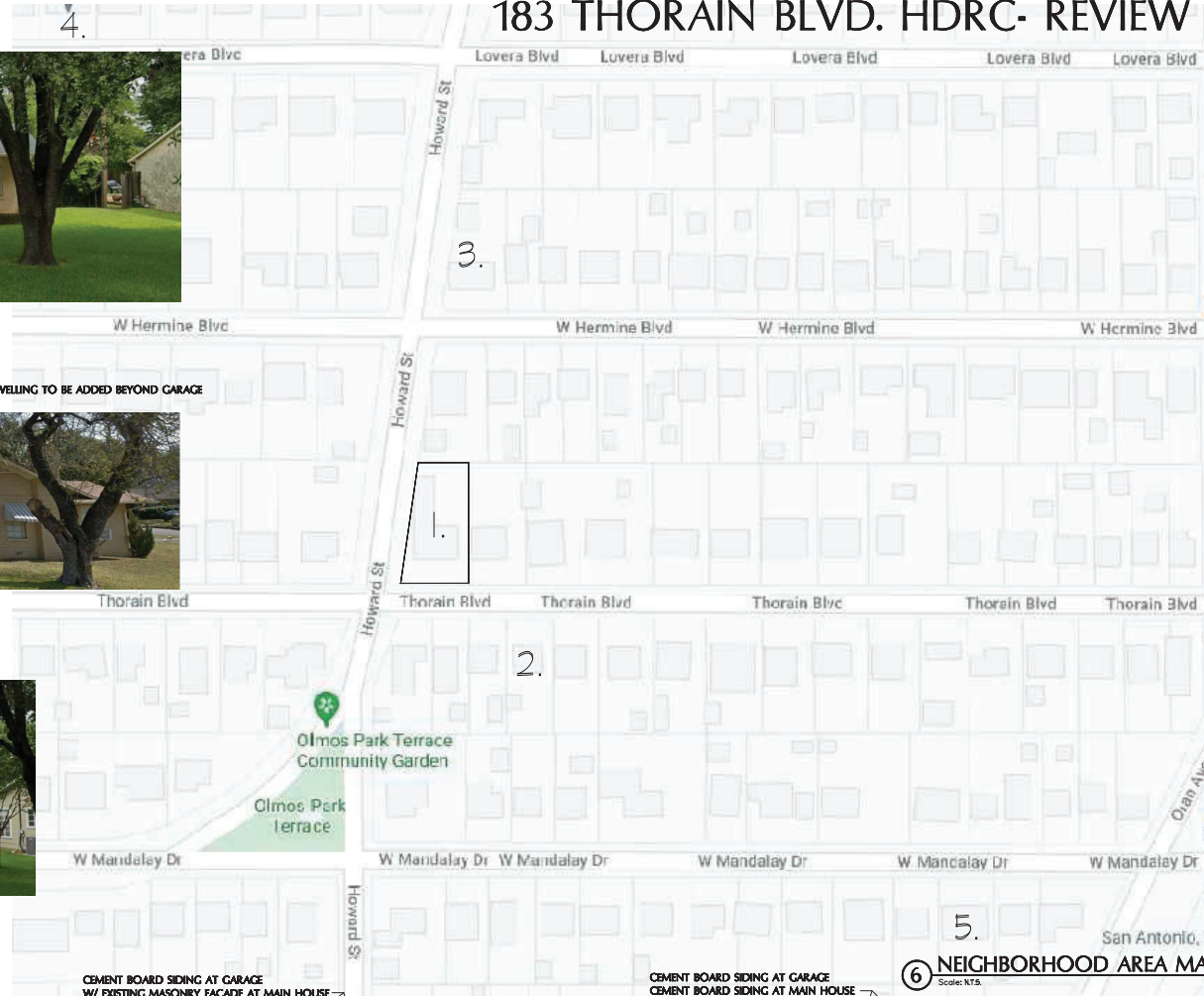


3 181 HERMINE BLVD

Scale: N.T.S.

4.

183 THORAIN BLVD. HDRC- REVIEW



- CEMENT BOARD SIDING AT GARAGE
- W EXISTING MASONRY FACADE AT MAIN HOUSE



4 239 LOVERA BLVD

Scale: N.T.S.

- CEMENT BOARD SIDING AT GARAGE
- CEMENT BOARD SIDING AT MAIN HOUSE



5 108 W MARIPOSA DR

Scale: N.T.S.

6 NEIGHBORHOOD AREA MAP

Scale: N.T.S.



Dillard Architect Group
708 Riggsby Avenue
San Antonio, Texas
(210) 531-0050 office (210) 531-0074 fax
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Seal:



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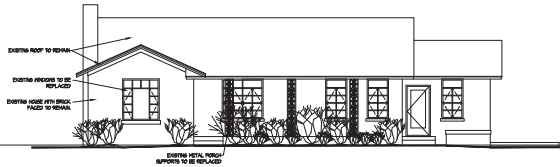
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San Antonio, Texas 78212

No.	Revision/Issue:	Date:

Sheet Name:
EXHIBIT "A"

Drawn By:	Date:	Sheet No.:
Checked By: JS	05/05/22	EX. A
Sheet Title:		
Project No.:		

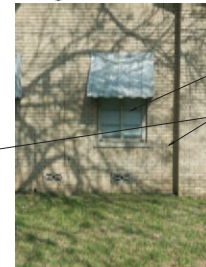
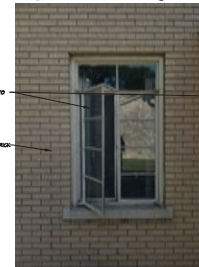
183 THORAIN BLVD. HDRC- REVIEW



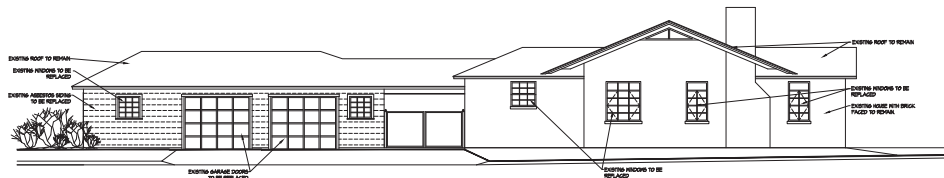
① **ELEV: EXISTING FRONT ELEVATION**
Scale: 1/8" = 1'-0"



EXISTING FRONT ELEVATION PHOTO



EXISTING DAMAGED WINDOW PHOTOS



② **ELEV: EXISTING SIDE ELEVATION**
Scale: 1/8" = 1'-0"



EXISTING GARAGE SIDE ELEV. PHOTOS



③ **ELEV: EXISTING SIDE ELEVATION**
Scale: 1/8" = 1'-0"



EXISTING YARD SIDE ELEV. PHOTOS



③ **ELEV: EXISTING REAR ELEVATION**
Scale: 1/8" = 1'-0"



EXISTING REAR ELEV. PHOTO



Dillard Architect Group
708 Riggsby Avenue
San Antonio, Texas
(210) 531-0050 office (210) 531-0074 fax
dillardargp@aol.net

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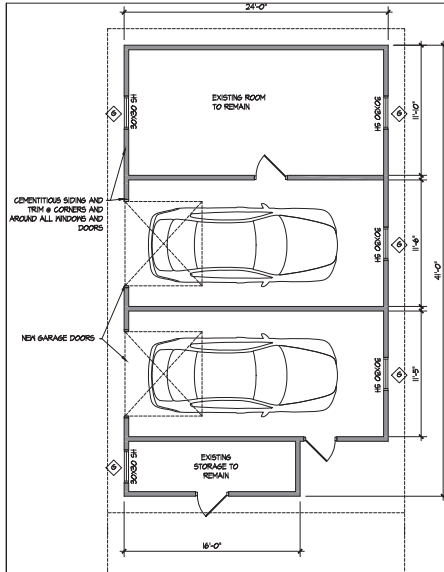
Project Name and Address

No.	Revision/Issue	Date

Sheet Name:

**EXISTING
CONDITIONS**

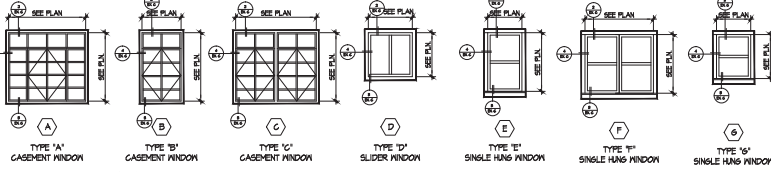
Drawn By:	JS	Date:	05/05/21	Sheet No.:	EX. B
Checked By:					
Sheet Date:					
Project No.:					



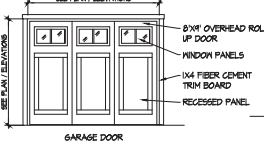
WINDOW SCHEDULE

MARK	SIZE/TYPE	SILL HT.	SILL	HEAD	JAMB	REMARKS
A	30X60 CM IN 10 LITES - PELLA FIBERGLASS WINDOW	2'-0"	EX. C-1	EX. C-8	EX. C-8	FRENCH CASEMENT WINDOW IN SIDE LITES TRANSOM ABOVE
B	30X60 CM - PELLA FIBERGLASS WINDOW	2'-0"	EX. C-1	EX. C-8	EX. C-8	FRENCH CASEMENT WINDOW IN TRANSOM ABOVE
C	(2) 30X60 CM - PELLA FIBERGLASS WINDOW	2'-0"	EX. C-1	EX. C-8	EX. C-8	(2) FRENCH CASEMENT WINDOW IN TRANSOM ABOVE
D	30X60 CM - PELLA FIBERGLASS WINDOW	2'-0"	EX. C-1	EX. C-8	EX. C-8	SLIDING GLASS WINDOW
E	30X60 CM - PELLA FIBERGLASS WINDOW	2'-0"	EX. C-1	EX. C-8	EX. C-8	SINGLE HANG WINDOW
F	(2) 30X60 CM - PELLA FIBERGLASS WINDOW	2'-0"	EX. C-1	EX. C-8	EX. C-8	(2) SINGLE HANG WINDOW
G	30X60 CM - PELLA FIBERGLASS WINDOW	2'-0"	EX. C-1	EX. C-8	EX. C-8	SINGLE HANG WINDOW

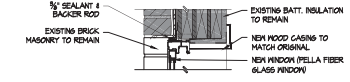
WINDOW TYPE



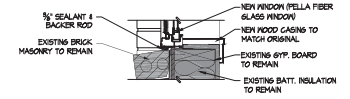
DOOR TYPE



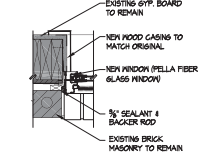
183 THORAIN BLVD. HDRC- REVIEW



6 DTL: WINDOW HEAD
Scale: 1" = 1'-0"

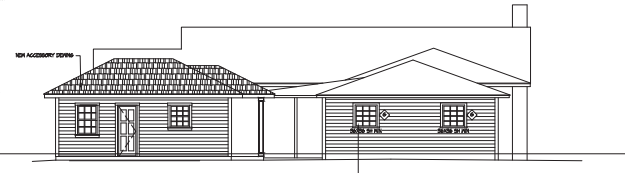


7 DTL: WINDOW SILL
Scale: 1" = 1'-0"

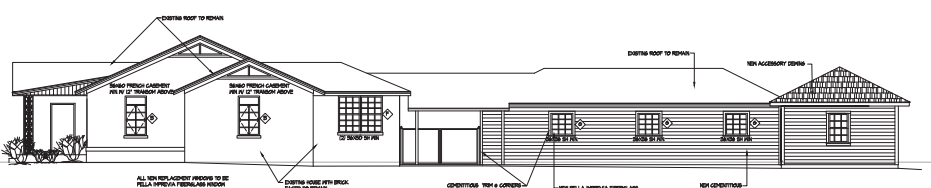


8 DTL: WINDOW JAMB
Scale: 1" = 1'-0"

2 PLN: EXISTING HOUSE PLAN
Scale: NTS



3 PLN: EXISTING HOUSE PLAN
Scale: NTS



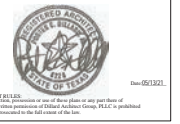
4 PLN: EXISTING HOUSE PLAN
Scale: NTS



5 PLN: EXISTING HOUSE PLAN
Scale: NTS

1 PLN: EXISTING HOUSE PLAN
Scale: NTS

Dillard Architect Group
708 Rigby Avenue
San Antonio, Texas
(210) 531-0050 office (210) 531-0074 fax
dillardagrp@gmail.com



Thomasson Residence
183 Thorain Blvd.
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FLOOR PLAN WINDOW SCHEDULE

Drawn By:	JS	Date:	05/05/24	Sheet No.:	EX. C
Checked By:					
Sheet Date:					
Project No.:				Sheet:	01

183 THORAIN BLVD. HDRC- REVIEW



KITCHEN WINDOW D-1



KITCHEN WINDOW F-1



KITCHEN WINDOW F-1



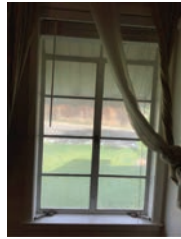
BATHROOM WINDOW G-1



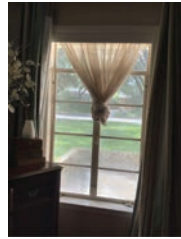
BATHROOM WINDOW G-2



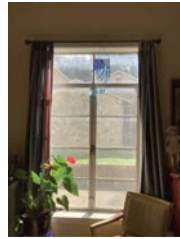
MASTER BEDROOM WINDOW C-1



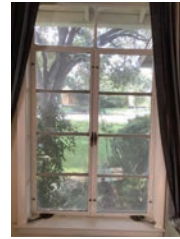
MASTER BEDROOM WINDOW B-1



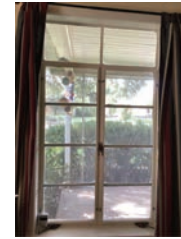
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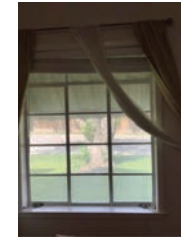
BEDROOM WINDOW B-3



BEDROOM WINDOW B-4



BEDROOM WINDOW B-5



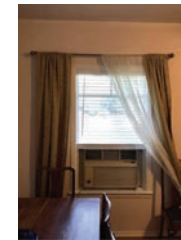
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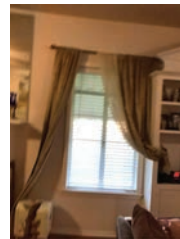
LIVING ROOM WINDOW A-1



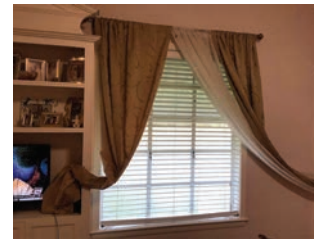
LIVING ROOM WINDOW A-1



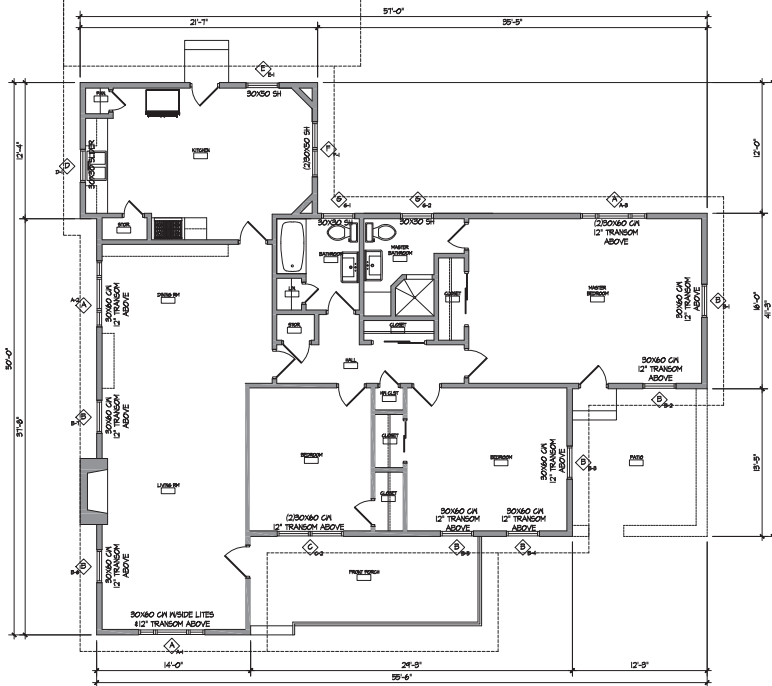
LIVING ROOM WINDOW B-6



LIVING ROOM WINDOW B-7

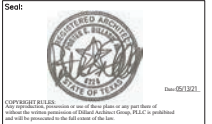


LIVING ROOM WINDOW A-2



1 PLN: EXISTING HOUSE PLAN
Scale: NTS

Dillard Architect Group
708 Rigley Avenue
San Antonio, Texas
(210) 531-0050 office (210) 531-0074 fax
dillardsgroup@aol.com



Thomasson Residence
183 Thorain Blvd.
San Antonio, Texas 78212

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FLOOR PLAN INTERIOR WINDOW PHOTOS		
Drawn By:	JS	Date: 09/05/21
Checked By:		
Sheet Date:		
Project No.:		Sheet No.:
		EX. D








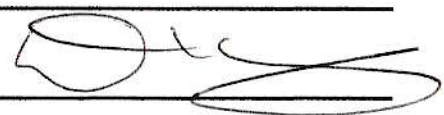
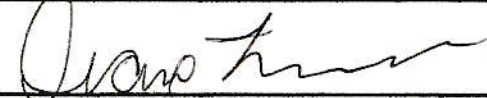
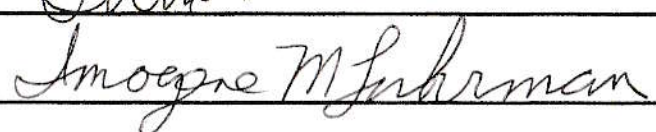
October 11, 2021

We, the undersigned, are neighbors around the home at 183 Thorain. We have no objection/complaint for the window replacement, siding replacement, and new construction of a rear accessory structure at 183 Thorain.

Name

Address

Signature

Don Klein	178 Thorain	
Diana Kersey & Christina Palafox	202 Thorain	
Diane Treino	177 Thorain	
IMOGENE LUHRMAN	205 Thorain	

October 11, 2021

To: Historic Design and Review

We, the undersigned at 204 HERMINE BLVD
Address

are neighbors around the home at 183 Thorain. We have no objection/complaint for the window replacement, siding replacement, and new construction of a rear accessory structure at 183 Thorain.

BRENDA K. BRENNAN
Print Name

BRENDA K. BRENNAN
Signature

Good Luck!

FLOOR PLAN GENERAL NOTES

- lp

Seal:



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Date: 05/31/21

Full Name and Address

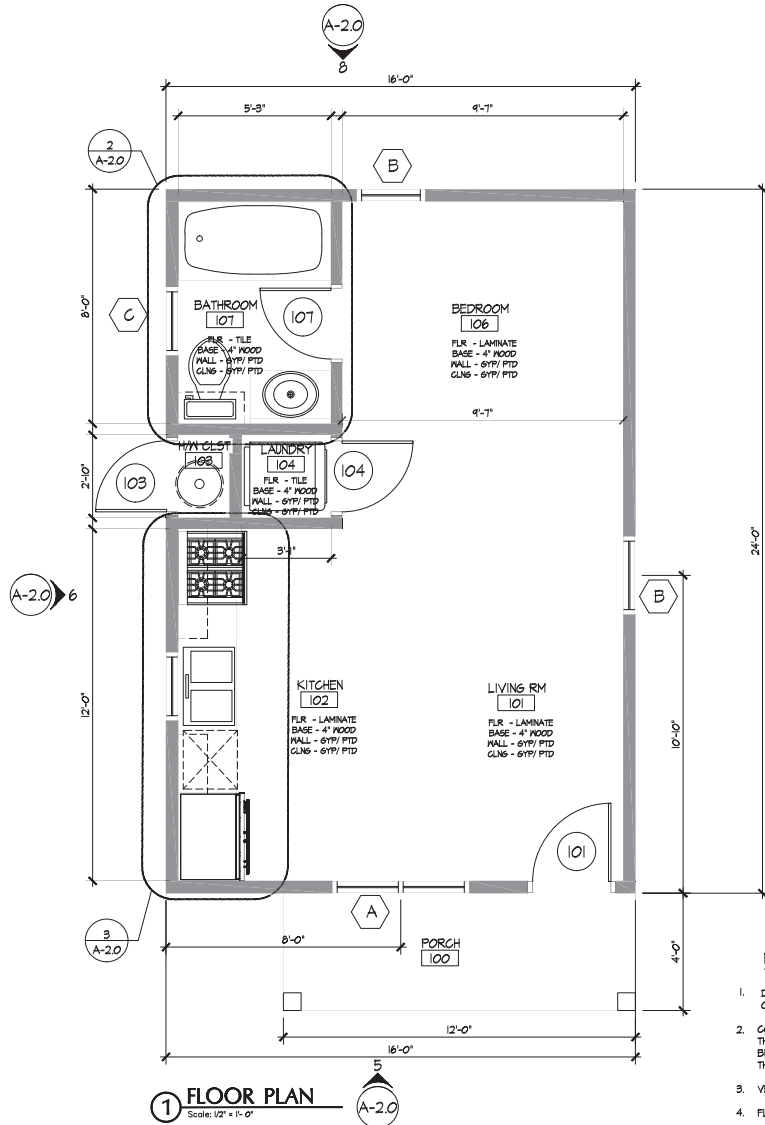
Sheet Name:

SITE PLAN

Drawn By:	JS	Date:	03/05/21	Sheet No.:	A-0.0
Checked By:					
Sheet Date:					
Project No.:					
				Sheet:	Of:

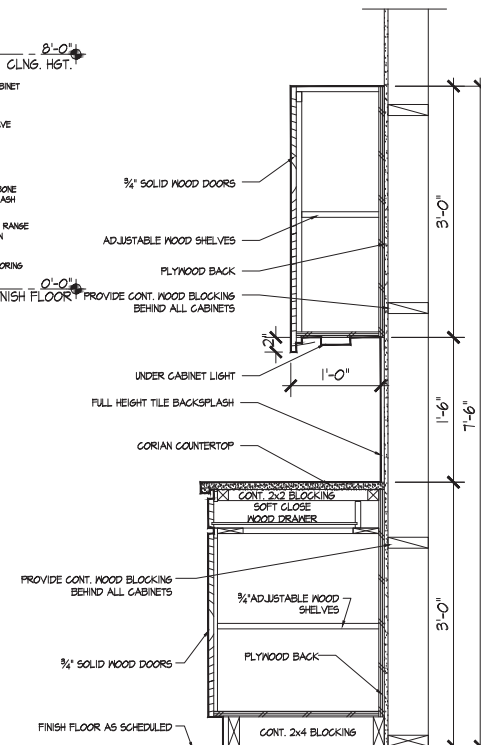
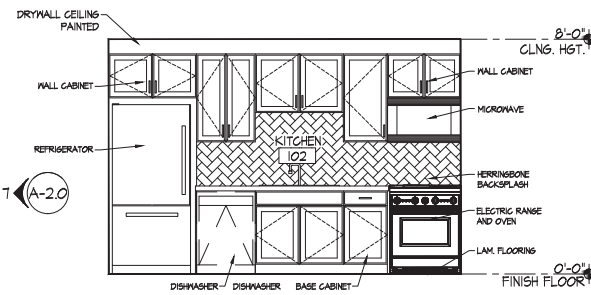
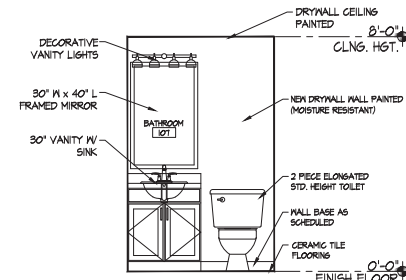
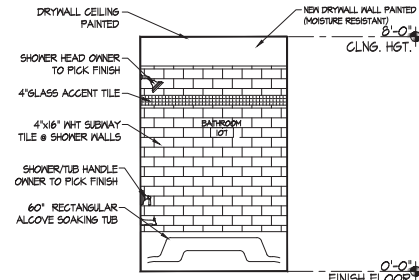


183 THORAIN BLVD. HDRC- REVIEW

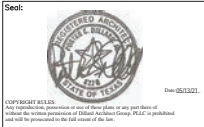


FLOOR PLAN GENERAL NOTES

- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING THE WORK.
- CONTRACTOR SHALL VISIT PROJECT SITE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK, AND TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING. ANY AMBIGUOUS ITEMS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO BIDDING.
- VERIFY DIMENSIONS WITH ARCHITECT.
- FLOOR PLAN INTERIOR DIMENSIONS ARE TO THE FACE OF WOOD STUD.
- PROVIDE BLOCKING AS REQUIRED FOR PROPER SUPPORT OF WALL AND CEILING MOUNTED EQUIPMENT.
- WHERE WALL TYPES OF DIFFERENT THICKNESS ADJOIN IN THE SAME LOCATIONS, ALIGN THE FACE OF EXPOSED GYPSUM BOARD FLUSH.
- ALL DOOR JAMB ROUGH OPENINGS TO BE 4" FROM ADJACENT WALL HINSE SIDE, UNO.
- UTILIZE MOISTURE RESISTANT 5/8" IN. KITCHENS AND BATHROOMS.
- BATHROOM FANS TO BE VENTED TO EXTERIOR.
- ALL INTERIOR WALLS TO HAVE 1/2" 5/8" AND ALL CEILINGS TO HAVE 1/2" NON SAG 5/8" UNO.



Dillard Architect Group
718 Rigby Avenue
San Antonio, Texas
(210) 531-0050 office (210) 531-0074 fax
dillardgrp@aol.net



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183 Thorain Blvd.
San Antonio, Texas 78212

Project Name and Address

No.	Revision/Issue	Date

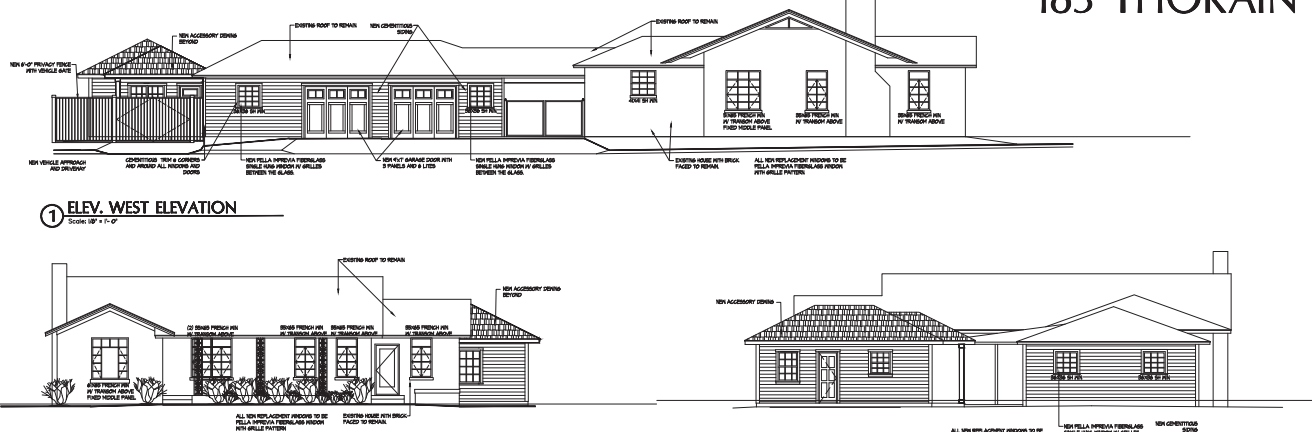
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FLOOR PLAN	

Drawn By:	JS	Date:	05/03/21	Sheet No.:	A-10
Checked By:					
Sheet Date:					
Project No.:					

183 THORAIN BLVD, HDRC- REVIEW

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- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING THE WORK.
- CONTRACTOR SHALL VISIT PROJECT SITE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK, AND TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING. ANY AMBIGUOUS ITEMS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO BIDDING.
- VERIFY DIMENSIONS WITH ARCHITECT.
- FLOOR PLAN INTERIOR DIMENSIONS ARE TO THE FACE OF WOOD STUD.
- PROVIDE BLOCKING AS REQUIRED FOR PROPER SUPPORT OF WALL AND CEILING MOUNTED EQUIPMENT.
- WHERE WALL TYPES OF DIFFERENT THICKNESS ADJOIN IN THE SAME LOCATIONS, ALIGN THE FACE OF EXPOSED GYPSUM BOARD FLUSH.
- ALL DOOR JAMB ROUGH OPENINGS TO BE 4" FROM ADJACENT WALL HINGE SIDE, UNO.
- UTILIZE MOISTURE RESISTANT 6X12, IN KITCHENS AND BATHROOMS.
- BATHROOM FANS TO BE VENTED TO EXTERIOR.
- ALL INTERIOR WALLS TO HAVE 1/2" 6X12 AND ALL CEILINGS TO HAVE 1/2" NON SAG 6X12 UNO.



1 ELEV. WEST ELEVATION

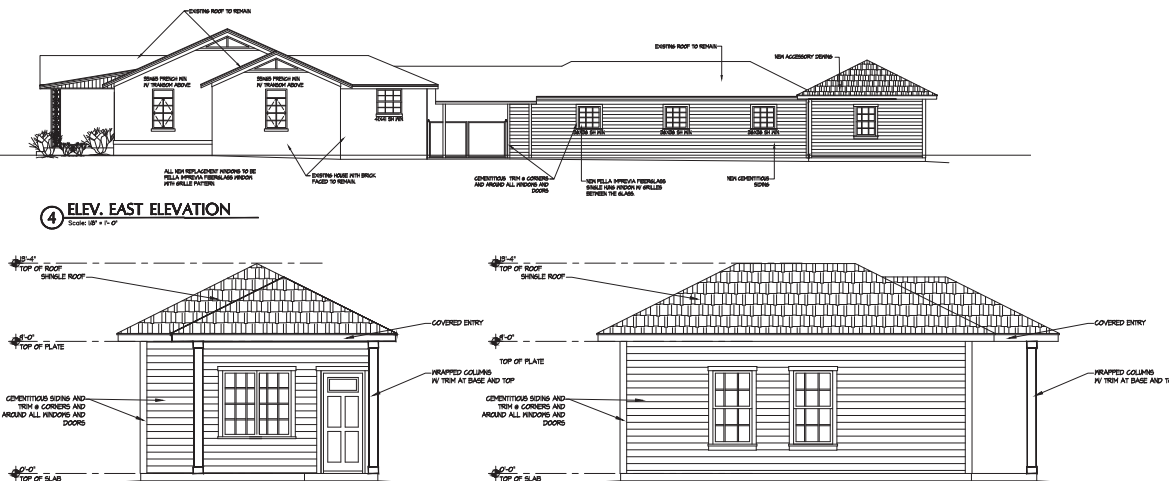
Scale 1/8" = 1'-0"

2 ELEV. SOUTH ELEVATION

Scale 1/8" = 1'-0"

3 ELEV. NORTH ELEVATION

Scale 1/8" = 1'-0"



4 ELEV. EAST ELEVATION

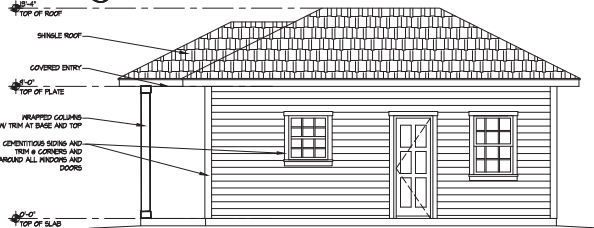
Scale 1/8" = 1'-0"

6 NORTH ELEVATION

Scale 1/8" = 1'-0"

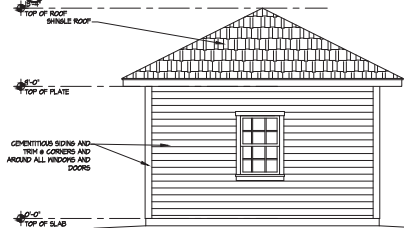
5 WEST ELEVATION

Scale 1/8" = 1'-0"



7 SOUTH ELEVATION

Scale 1/8" = 1'-0"



8 NORTH ELEVATION

Scale 1/8" = 1'-0"



Dillard Architect Group
708 Rigby Avenue
San Antonio, Texas
(210) 531-0050 office (210) 531-0074 fax
dillardagrp@aol.net

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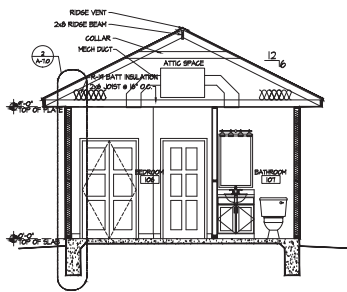
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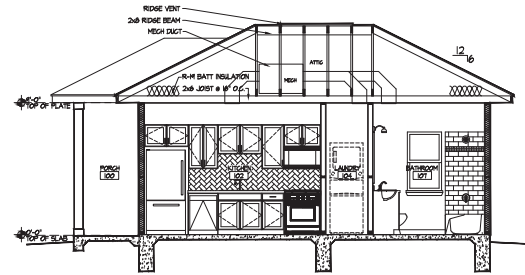
ELEVATIONS		
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183 THORAIN BLVD. HDRC- REVIEW



1 BUILDING SECTIONS AA
Scale: 1/4" = 1'-0"



2 BUILDING SECTIONS BB
Scale: 1/4" = 1'-0"

ROOM FINISH SCHEDULE

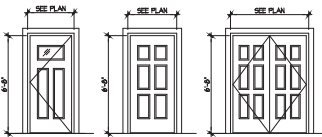
NO.	ROOM NAME	FLOOR	BASE	WALLS				CEIL'G.	CLG. HT.	COMMENTS
				NORTH	EAST	SOUTH	WEST			
100	FRONT PORCH	CONC.	-	-	-	-	-	EXTERIOR PAINT	-	
101	LIVING ROOM	LVT	WD	P-1	P-1	P-1	P-1	GYF. P-2	8'-0"	
102	KITCHEN	LVT	WD	P-1	P-1	P-1	P-1	GYF. P-2	8'-0"	3/4" WATER RESISTANCE GYP. (BKN. BRD.)
103	HW CLOSET	CONC.	WD	P-1	P-1	P-1	P-1	GYF. P-2	8'-0"	3/4" WATER RESISTANCE GYP. (BKN. BRD.)
104	LAUNDRY	GT	WD	P-1	P-1	P-1	P-1	GYF. P-2	8'-0"	3/4" WATER RESISTANCE GYP. (BKN. BRD.)
105	CLOSET	LVT	WD	P-1	P-1	P-1	P-1	GYF. P-2	8'-0"	
106	BEDROOM	LVT	WD	P-1	P-1	P-1	P-1	GYF. P-2	8'-0"	
107	BATHROOM	GT	WD	P-1	P-1	P-1	P-1	GYF. P-2	8'-0"	3/4" WATER RESISTANCE GYP. (BKN. BRD.)

FINISH SCHEDULE LEGEND

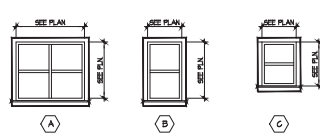
FLOORING FINISHES	BASE FINISHES	WALL FINISHES	CEILING FINISHES
LVT LUXURY VINYL TILE	WD 1/4" WOOD BASE	P-1 LATEX ENAMEL PAINT	GYF. GYP. BOARD PAINTED
GT GRASSING TILE	SH 1/4" WOOD HOLD	OWN TO GROUND CLR.	(BKN-GLASS LIGHT SAND TEXTURE)
CONC CONCRETE SLAB	CM CROWN MOLD AT CLS		

3 ROOM SCHEDULE
Scale: 1/4" = 1'-0"

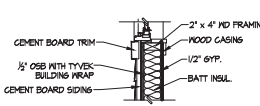
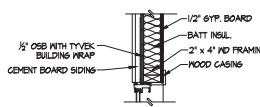
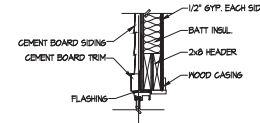
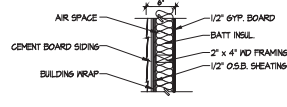
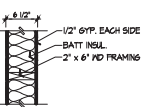
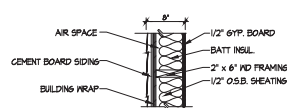
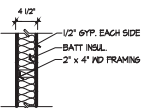
DOOR TYPE



WINDOW TYPE

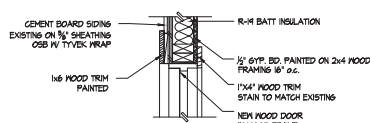
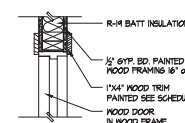
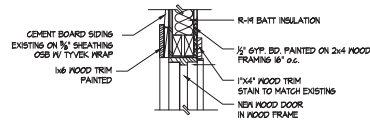
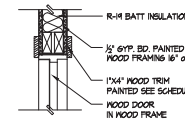


4 DOOR & WINDOW SCHEDULE
Scale: 1/4" = 1'-0"



8 INT. DOOR DETAILS
Scale: N.T.S.

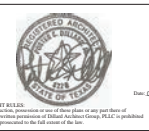
5 WALL SECTION
Scale: 1" = 1'-0"



9 INT. DOOR DETAILS
Scale: N.T.S.

10 EXT. DOOR DETAILS
Scale: N.T.S.

Dillard Architect Group
708 Rigby Avenue
San Antonio, Texas
(210) 531-0050 office (210) 531-0074 fax
dillardarchgroup@aol.com



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SECTIONS SCHEDULES & DETAILS

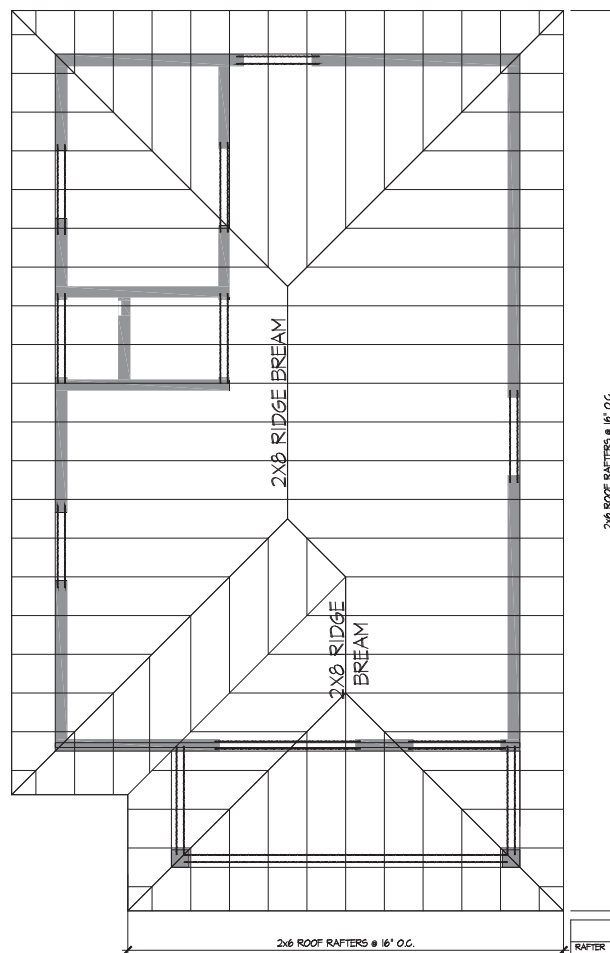
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Checked By:		
Project No.:		

This floor plan shows a rectangular modular building with a total area of 1000 sq. ft. The layout includes the following rooms and features:

- Bathroom (101):** Located at the top left, containing a toilet, sink, and shower.
- Laundry (104):** Located below the bathroom, containing a washer and dryer.
- Kitchen (102):** Located at the bottom left, containing a stove, sink, and refrigerator.
- Living Rm (101):** A large open area on the right side of the building.
- Bedroom (106):** Located at the top right.
- Porch (100):** An outdoor area at the bottom of the building.

The plan also indicates structural details such as 2x6 HDR (Heavy Duty Rafter) supports, 2x6 CLG. JST. (Ceiling Joist) at 16" O.C., and 2x4 ORDER (Order) for the porch area. The overall dimensions are 4'-0" wide by 24'-0" deep.

① **PLN: C**
Scale: $1/2" = 1' - 0"$



② **PLN: RC**
Scale: $1/2" = 1' - 0"$

- ## FRAMING NOTES

- 1) ALL FRAMING LUMBER SHALL BE KILN DRIED SOUTHERN PINE, UNLESS NOTED OTHERWISE OR APPROVED EVIDENCE, AND SHALL CONFORM TO THE FOLLOWING MINIMUM GRADES: JOIST, HEADERS, COLUMNS - NO.2 (FBI=1250 PSI MINIMUM)
- 2) ALL LUMBER AND ITS FASTENINGS SHALL CONFORM TO NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, LATEST EDITION BY THE NATIONAL PRODUCTS ASSOCIATION.
- 3) ALL LUMBER SHALL BE GRADE STAMPED.
- 4) PLYWOOD ROOF SHEATHING SHALL BE 3/4" STRUCTURAL GRADE 1 DO (48/24) OVER OROO JOIST. PROVIDE ADGUEBIE BLOCKING, TONGUE AND GROOVED EDGES OR PLYCLIPS (2 FOR 48" SPANS).
- 5) PLACE PLYWOOD PANEL WITH LONG DIMENSION RUNNING PERPENDICULAR TO JOIST WITH END JOINTS STAGGERED 5' PANEL USE 1/2" NAIL SPACED AT 6" O.C. AT END JOINTS OF PANEL AND AT WALL CONNECTIONS. FIELD NAILING OF INTERMEDIATE SUPPORTS SHALL BE AT 8" O.C.
- 6) SHEAR WALLS LOCATED ON PLAN SHALL BE 1/8" OSB APPLIED PERPENDICULAR TO STUDS AND BLOCK ALL JOINTS OSB TO BE NAILED TO STUDS AND BLOCKING WITH NAILS @ 4" O.C. AT ALL EDGES AND INTERMEDIATE SUPPORTS @ 8" O.C. PROVIDE FOUNDATION ANCHOR AT EACH SHEAR WALL.
- 7) PROVIDE STUD BLOCKING AT ALL SPANS OVER 8'-0" MINIMUM DISTANCE BETWEEN BLOCKING AND BEARING SHALL BE 8'-0" PROVIDE STUD BLOCKING AT ALL SUPPORTS.
- 8) PROVIDE A SINGLE PLATE AT THE BOTTOM AND A DOUBLE PLATE AT THE TOP OF ALL STUD WALLS. ALL PLATES SHALL BE BOLTED TO THE FOUNDATION AT A MAXIMUM OF 48" SPACING STUDS SHALL BE DOUBLED AT ALL ANGLES, CORNERS, BEAM SUPPORTS AND AROUND ALL OPENINGS.
- 9) AT OUTSIDE CORNERS SHALL BE BRACED WITH A DIAGONAL 1x4 LET INTO OUTSIDE EDGE OF STUDS UNLESS NOTED OTHERWISE.

ROOF RAFTERS SCHEDULE							
RAFTER SPACING	SPECIES AND GRADE	2x6 10 PSF DL	2x6 12 PSF DL	2x10 10 PSF DL	2x6 20 PSF DL	2x6 30 PSF DL	2x10 30 PSF DL
16" O.C.	SOUTHERN PINE #2	14'-1"	18'-6"	23'-3"	13'-0"	16'-10"	20'-1"
24" O.C.	SOUTHERN PINE #2	12'-3"	15'-10"	18'-11"	10'-8"	13'-4"	16'-5"

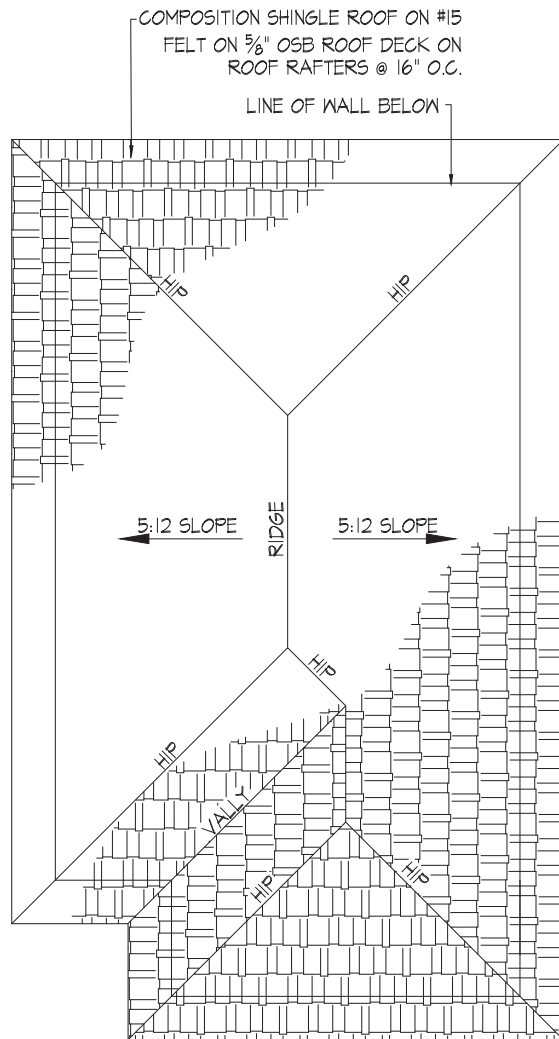
SPAN	NON-LOAD BEARING	LOAD BEARING
2'-0"	2 - 2x6	2 - 2x8
3'-0"	2 - 2x6	2 - 2x8
4'-0"	2 - 2x6	2 - 2x8
5'-0"		2 - 2x10
6'-0"	2 - 2x8	2 - 2x12

HEADER SIZES (UNLESS NOTED OTHERWISE ON PLAN)



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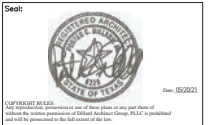
① **PLN: ROOF PLAN**
Scale: 1/2" = 1'-0"

FLOOR PLAN GENERAL NOTES

- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING THE WORK.
- CONTRACTOR SHALL VISIT PROJECT SITE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK, AND TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING. ANY AMBIGUOUS ITEMS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO BIDDING.
- VERIFY DIMENSIONS WITH ARCHITECT.
- FLOOR PLAN INTERIOR DIMENSIONS ARE TO THE FACE OF WOOD STUD.
- PROVIDE BLOCKING AS REQUIRED FOR PROPER SUPPORT OF WALL AND CEILING MOUNTED EQUIPMENT.
- WHERE WALL TYPES OF DIFFERENT THICKNESS ADJOIN IN THE SAME LOCATIONS, ALIGN THE FACE OF EXPOSED GYPSUM BOARD FLUSH.
- ALL DOOR JAMB ROUGH OPENINGS TO BE 4" FROM ADJACENT WALL HINGE SIDE, U.N.O.
- UTILIZE MOISTURE RESISTANT 6xMB. IN KITCHENS AND BATHROOMS.
- BATHROOM FANS TO BE VENTED TO EXTERIOR.
- ALL INTERIOR WALLS TO HAVE 1/2" 6xMB AND ALL CEILINGSS TO HAVE 1/2" NON SAG 6xMB U.N.O.



Dillard Architect Group
708 Rigby Avenue
San Antonio, Texas
(210) 531-0050 office (210) 531-0074 fax
dillarchgrp@aatt.net



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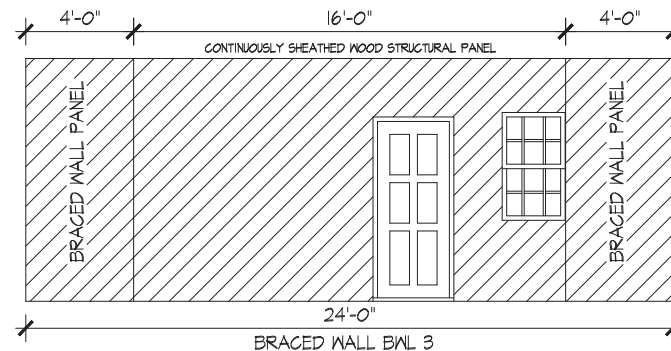
Sheet Name
ROOF PLAN

Drawn By:	JS	Date:	05/20/21	Sheet No.:	A-5.0
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Sheet Date:					
Project No.:					

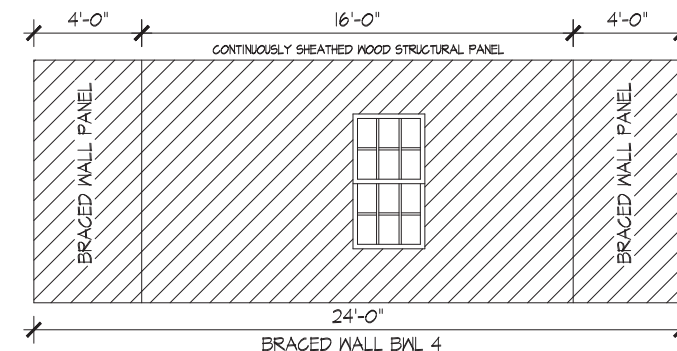


The diagram shows a building elevation with a total width of 22'-0". The left section is a 4'-0" wide "BRACED WALL PANEL" with diagonal hatching. The right section is a 18'-0" wide "CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL" with diagonal hatching. Within the sheathed panel, there are two 6'-0" wide windows, each divided into six panes, and a 6'-0" wide door with a transom. The bottom of the diagram is labeled "BRACED WALL BWL 1".

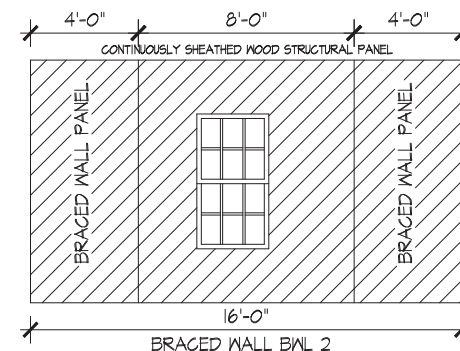
2 WALL BRACING ELEV.
Scale: 1/2" = 1'-0"



3 WALL BRACING ELEV.
Scale: 1/2" = 1'-0"

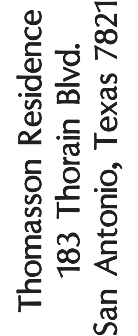


4 WALL BRACING ELEV.
Scale: 1/2" = 1'-0"

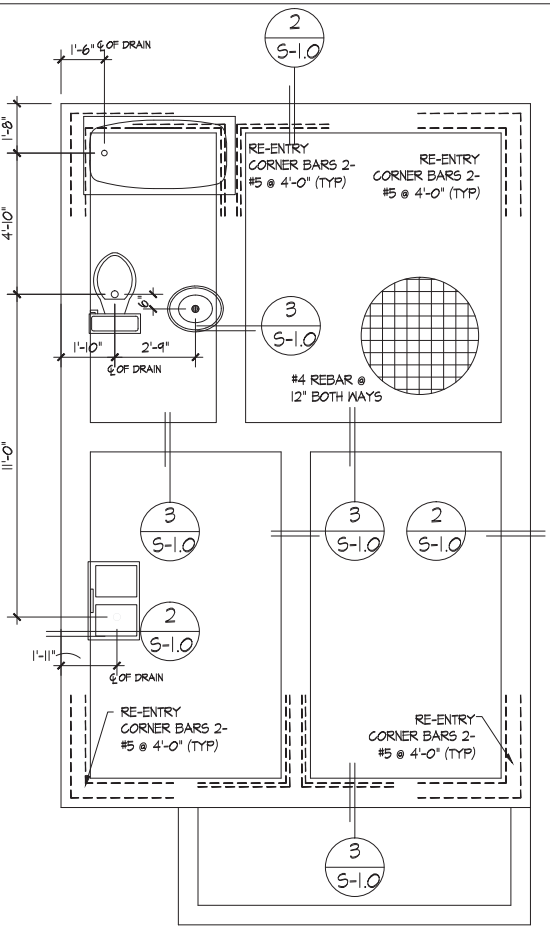


5 WALL BRACING ELEV.
Scale: 1/2" = 1'-0"

1. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING THE WORK.
2. CONTRACTOR SHALL VISIT PROJECT SITE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK, AND TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING. ANY AMBIGUOUS ITEMS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO BIDDING.
3. VERIFY DIMENSIONS WITH ARCHITECT.
4. FLOOR PLAN INTERIOR DIMENSIONS ARE TO THE FACE OF MOOD STUD.
5. PROVIDE BLOCKING AS REQUIRED FOR PROPER SUPPORT OF WALL AND CEILING MOUNTED EQUIPMENT.
6. WHERE WALL TYPES OF DIFFERENT THICKNESS ADJOIN IN THE SAME LOCATIONS, ALIGN THE FACE OF EXPOSED GYPSUM BOARD FLUSH.
7. ALL DOOR LAMB ROUGH OPENINGS TO BE 4" FROM ADJACENT WALL HINGE SIDE, UNO.
8. UTILIZE MOISTURE RESISTANT 6x12. IN KITCHENS AND BATHROOMS.
9. BATHROOM FANS TO BE VENTED TO EXTERIOR.
10. ALL INTERIOR WALLS TO HAVE 1/2" 6x12 AND ALL CEILINGS TO HAVE 1/2" NON SAG 6x12 UNO.



183 THORAIN BLVD. HDRC- REVIEW



1 FOUNDATION PLAN
Scale: 1/2" = 1'-0"

CONSTRUCTION NOTES

CONTRACTOR SHALL VERIFY ALL DIMENSION, DROP AREAS, BLOCK-OUT LOCATIONS, EMBEDDED ITEMS, HEIGHTS, OPENINGS AND ANY OTHER RELATED ITEMS WITH THE SITE PLAN AND ARCHITECTURAL, STRUCTURAL/MECHANICAL/ELECTRICAL/PLUMBING PLANS PRIOR TO START OF FOUNDATION.

ALL BEAM BOTTOMS MUST BE FURRED A MINIMUM OF 12 INCHES INTO UNDISTURBED SOIL OR PROPERLY COMPACTED FILL (P.F.S.).

ALL CONCRETE FOR FOUNDATION BEAMS AND SLABS SHALL BE OF NORMAL WEIGHT, HANDPOURED, AGGREGATED WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. CONCRETE DESIGN MIX SHALL BE IN ACCORDANCE WITH A.C.I. INTERNATIONAL BUILDING CODE REQUIREMENTS (ACI 308, LATEST EDITION).

CONCRETE PUMP SHALL NOT BE STARTED UNLESS THE SITE TEMPERATURE IS 40 DEGS FARENHEIT AND RISING FOR THE NEXT 12 HOURS.

SLABS SHALL BE FREE OF HUMPS AND VOIDS IN ALL AREAS. CONTRACTOR SHALL INSURE CORRECTION OF UNIFORM FLOORS.

REINFORCES FOR DEEP PLUMBING LINES SHOULD NOT BE LOCATED DIRECTLY UNDER BEAMS, INSTEAD LOCATE IN BETWEEN BEAMS AND PASS UNDER BEAMS AT THE FOUNDATION EDGE.

CONCRETE SHALL BE VIBRATED AS REQUIRED AND IN ACCORDANCE TO MINIMIZE HONEY-COMBING IN ALL BEAMS.

REBAR REINFORCEMENT SHALL BE SECURELY SUPPORTED WITH 2"X2" PLASTIC CHAIRS, REBAR SPACERS AND OR BOLTING TO PREVENT BOTH VERTICAL AND HORIZONTAL MOVEMENT DURING PLACEMENT OF CONCRETE. REBAR SHALL BE TIED AT EVERY OTHER INTERSECTION.

REBAR REINFORCEMENT: ASTM A-601, UNLESS APPROVED OTHERWISE.

STIRRUPS AND TIES: ASTM A-601, 18 #4" O.G., GRADE 40 CORNER TIES SHALL BE 18 GRADE 40.

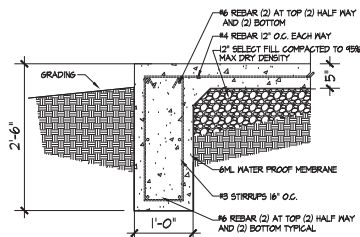
CORNER BARS: 2 #5 @ 4'-0" LONG AT EACH LEG WITH TWO AT TOP AND TWO AT BOTTOM SHALL BE PROVIDED AT EACH EXTERIOR CORNER AND BEAM INTERSECTION.

WELDED WIRE MESH (WWM) SHALL CONFORM TO ASTM A-601.

MINIMUM LAP AND SPICE LENGTH FOR A REINFORCEMENT BAR SHALL BE 40 TIMES THE BAR DIAMETER OF THE LARGER DIAMETER BAR, BUT NOT LESS THAN 12 INCHES.

MINIMUM COVER OF 3" AT THE BOTTOM OF THE BEAM AND 2" AT THE BEAM SIDES SHALL BE PROVIDED FOR ALL REINFORCING STEEL. BATT STEEL SHALL HAVE A MINIMUM OF 2" TOP COVER, UNLESS NOTED OTHERWISE.

P.F. SHALL BE 8" ABOVE FINISHED GROUND.



2 BEAM DETAIL
Scale: 1" = 1'-0"

GENERAL NOTES

THIS FOUNDATION HAS BEEN DESIGNED USING ACCEPTABLE ENGINEERING PRACTICES AND IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE, PROFESSIONAL ENGINEERING INSTITUTE DESIGN OF SLAB-ON-GRAUND FOUNDATIONS, AND THE GEOTECHNICAL INVESTIGATION.

IT IS RECOMMENDED THAT THE DESIGN ENGINEER, A QUALIFIED REPRESENTATIVE OR A PROFESSIONAL ENGINEER VISIT AND APPROVE PLACEMENT OF REINFORCEMENT PRIOR TO THE PLACEMENT OF CONCRETE.

SITE PREPARATION

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING OWNER OR ENGINEER IMMEDIATELY OF ANY SPECIAL SOIL OR WATER CONDITIONS THAT ARE PRESENT ON SITE.

ALL TOPSOIL, PLANTS AND OTHER GRASSING MATERIAL SHALL BE REMOVED. THE EXPOSED SURFACE SHALL BE SCARIFIED, MOISTENED IF NECESSARY, AND COMPACTED IN THE MANNER SPECIFIED FOR SUBSEQUENT LAYERS MIN OF MAX DENSITY.

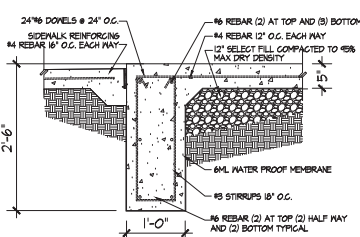
FILL MATERIAL SHALL BE CLEAN EARTH, FREE OF ALL COLLECTIONABLE AND FOREIGN OBJECTS.

FILL MATERIAL, BASE AND SUB-GRADE SHALL BE COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM DENSITY TEST (A-99, METHOD B) STANDARD PROCTOR TEST. CORNER SHALL BE 4" 28 OF OPTIMUM MOISTURE CONTENT. FILL MATERIAL SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING 8" IN THICKNESS IMMEDIATELY AFTER COMPACTED.

FILL MATERIAL AND COMPACTOR SHALL BE CERTIFIED BY THE SOIL ENGINEER OF RECORD OR A QUALIFIED INDEPENDENT MATERIAL TESTING LABORATORY. AN EROSION PREVENTION PLAN SHALL BE IMPLEMENTED TO PREVENT FILL EROSION AT PERIMETER OF BUILDING.

DAMAGED FILL IS TO BE KEPT TO A MINIMUM WITH THE USE OF PLASTIC LINED BAGGAGE. RE-COMPACT FILL MATERIAL, WHEREVER POSSIBLE.

SITE GRADING AND DRAINAGE AROUND THE FOUNDATION SHALL BE MAINTAINED AT ALL TIMES IN SUCH A MANNER THAT SURFACE OR GROUND WATER FILL DRAIN AWAY FROM THE FOUNDATION.



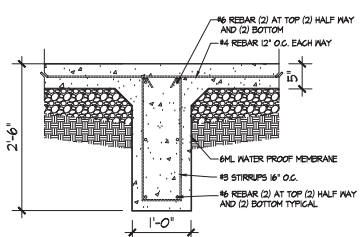
3 BEAM DETAIL
Scale: 1" = 1'-0"

GENERAL NOTES TO CONTRACTORS:

1. THE WORK REQUIRED UNDER THIS CONTRACT SHALL BE PERFORMED AT SUCH TIME AND IN SUCH MANNER AS TO CAUSE THE LEAST POSSIBLE INTERFERENCE WITH TRAFFIC CIRCULATION. A MINIMUM OF ONE WEEK PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE TO SUBMIT, IN WRITING, THE PROPOSED CONSTRUCTION SCHEDULE FOR REVIEW AND APPROVAL BY THE OWNER. THE SCHEDULE SHALL INCLUDE: TYPE OF EQUIPMENT, DATES, CONSTRUCTION WILL COMMENCE, ESTIMATED DATE AND, OR NUMBER OF DAYS TO THE CONTRACTORS CONSTRUCTION SCHEDULE SHALL BE PROPOSED CONSIDERING THE VARIOUS CONDITIONS OUTLINED HEREIN, BUT IT WILL BE SUBJECT TO MODIFICATIONS DURING CONSTRUCTION IF NECESSARY TO KEEP INTERFERENCE WITH THE TRAFFIC CIRCULATION TO THE MINIMUM POSSIBLE.

2. LOCATION OF UTILITIES SHOWN HEREIN WERE DERIVED FROM THE BEST AVAILABLE AND FIELD SURVEYS. ENGINEERS DO NOT WARRANT THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTHS AND SIZES OF ALL UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION AND SHALL BE LIABLE FOR ANY DAMAGES OR DOWN-TIME CAUSED BY FAILURE TO COMPLY WITH THESE INSTRUCTIONS.

3. ITS TESTING TO BE DONE AS PER TYPICAL STANDARD SPECIFICATIONS FOR CONSTRUCTION OF STREETS AND BRIDGES - PHS FOR ALL ITEMS.



4 BEAM DETAIL
Scale: 1" = 1'-0"



Dillard Architect Group
708 Riggsby Avenue
San Antonio, Texas
(210) 531-0050 office (210) 531-0074 fax
dillardgrp@aol.net



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STRUCTURAL PLANS AND DETAILS

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Checked By:					
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