HISTORIC AND DESIGN REVIEW COMMISSION

November 03, 2021

HDRC CASE NO:	**2021-553**
ADDRESS:	419 FLORIDA ST
LEGAL DESCRIPTION:	NCB 3008 BLK 6 LOT 13
ZONING:	RM-4,H
CITY COUNCIL DIST.:	1
DISTRICT:	Lavaca Historic District
APPLICANT:	NICHOLAS MELDE
OWNER:	H2A VENTURES LLC - SERIES A
TYPE OF WORK:	Exterior modifications, construction of a 1-story rear addition, construction of a 1-story rear accessory structure
APPLICATION RECEIVED:	October 15, 2021
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Stephanie Phillips

REQUEST:

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

1. Modify the existing east fenestration pattern.
2. Replace the existing wrought iron porch column with a new wood boxed column.
3. Replace the existing asphalt shingle roof with a standing seam metal roof.
4. Construct a new side porch on the primary historic structure.
5. Construct a new 1-story rear addition.
6. Construct a 1-story rear accessory structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)
i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
iv. *Screens and shutters*—Preserve historic window screens and shutters.
v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
viii. *Security bars*—Install security bars only on the interior of windows and doors.
ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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.

Historic Design Guidelines, Chapter 3,Guidelines for Additions

1. Massing and Form of Residential Additions
A. GENERAL
i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
B. SCALE, MASSING, AND FORM
i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

2. Massing and Form of Non-Residential and Mixed-Use Additions
A. GENERAL
i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
B. SCALE, MASSING, AND FORM
i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures
A. COMPLEMENTARY MATERIALS
i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.

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

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

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

6. Designing for Energy Efficiency
A. BUILDING DESIGN
i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.
B. SITE DESIGN
i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.
C. SOLAR COLLECTORS
i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar

collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Standard Specifications for Windows in Additions and New Construction

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

FINDINGS:

a. The primary structure located at 419 Florida is a 1-story residential structure constructed circa 1925 in the Craftsman style. The structure features a primary hipped roof with a front gable and exposed rafter tails, woodlap siding, and an asymmetrical front porch. The structure is contributing to the Lavaca Historic District.
b. FENESTRATION MODIFICATIONS – The applicant has proposed to modify a portion of the existing east elevation on the primary historic structure. A pair of ganged one over one windows will be retained. The existing fenestration pattern on the historic structure features various modifications throughout the years, including window replacement and opening modifications. A majority of the windows on the structure are non-original. Staff finds the proposed modifications appropriate for this specific structure due to the non-original nature of the façade configuration with the stipulations listed in the recommendation.
c. PORCH MODIFICATIONS – The applicant has proposed to modify the existing front porch. The existing metal column will be removed and based on the submitted renderings and elevations, will be replaced with a new boxed wood column. Per the Guidelines for Exterior Maintenance and Alterations, new porch elements should not be added that create a false sense of historic appearance or obscure significant features. New elements should be compatible and designed based on the architectural style of the building and historic patterns in the district. Staff generally finds the request consistent, but finds that the width of the column should be a maximum of 6x6" to be more proportionate with columns found on historic houses of this scale and architectural design.

d. ROOF REPLACEMENT – The applicant has proposed to replace the existing asphalt shingle roof on the primary historic structure with a new standing seam metal roof. Based on the Guidelines, metal roofs should be installed on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. A metal roof was commonly utilized historically on this style of structure as well as within the Lavaca Historic District. Staff finds the request consistent with the Guidelines with the stipulations listed in the recommendation.
e. SIDE PORCH – The applicant has proposed to construct a new side porch on the primary historic structure. The porch will be partially concealed by a privacy fence and will be set back from the front façade. No porch in this area currently exists. A roofline modification will not be required, and the proposed porch will be nested within the primary roofline under the eave. The side chimney will be retained intact. Per the Guidelines for Exterior Maintenance and Alterations, new porch elements should not be added that create a false sense of historic appearance or obscure significant features. New elements should be compatible and designed based on the architectural style of the building and historic patterns in the district. Staff finds the proposed side porch consistent with the Guidelines for this specific structure due to its significant setback from the front façade, its simplistic yet compatible architectural design, its subordinate roofline that will not require modifications to the existing roofline, and its transparent appearance.
f. ADDITION: FOOTPRINT – The applicant as proposed to construct a new 1-story addition to the primary structure totaling approximately 450 square feet. The existing primary structure's square footage is approximately 1,245 square feet. The Historic Design Guidelines for Additions stipulate that new additions should not double the footprint of the primary structure in plan. Staff finds that the proposal meets this guideline.
g. ADDITION: ORIENTATION AND SETBACK – The applicant has proposed to construct an addition to the rear of the structure. Per the Guidelines, additions should be located at the rear of the structure whenever possible and should be inset behind the front façade to minimize the impact on the public streetscape. Staff finds the orientation and setback generally consistent.
h. ADDITION: SCALE – The proposed addition is 1-story and will be subordinate to the primary historic structure's tallest ridge in height. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. Staff finds that a 1-story addition that is subordinate to the primary structure is consistent with the Guidelines.
i. ADDITION: FENESTRATION – According to the Historic Design Guidelines, openings in new construction and additions should use traditional dimensions and profiles found on the primary structure or within the historic district. Based on the submitted elevations, the applicant is requesting several window sizes and proportions that are consistent with one over one configurations, recess, and inset. However, staff finds that the small, standalone single lite square windows should be modified to feature a vertical orientation and one over one configuration to be more consistent with the Guidelines and the historic fenestration pattern on the structure as noted in the recommendation.
j. ADDITION: MATERIALITY – The applicant has proposed to use composite lap siding, aluminum clad wood windows, and a standing seam metal roof. Staff generally finds the material palette appropriate with the stipulations listed in the recommendation.
k. ADDITION: ROOF FORM – The proposed 1-story rear addition will utilize a low-sloping shed roof form that will dovetail into the existing rear hip of the primary structure. The roof will be shorter than the primary structure and will not be visible from the public right-of-way. According to the Guidelines, roof forms on additions should respond to the roof form of the primary structure and predominant roof forms used historically in the district. Staff finds that the request generally consistent with the Guidelines.
l. ADDITION: ARCHITECTURAL DETAILS - According to the Guidelines for Additions, new additions should feature 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. Staff finds the request consistent.
m. REAR STRUCTURE: FOOTPRINT – The applicant as proposed to construct a new 1-story rear accessory structure totaling approximately 340 square feet. The Guidelines for New Construction that new outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint. Staff finds the request consistent.
n. REAR STRUCTURE: ORIENTATION AND SETBACK – Per the Guidelines, new outbuildings should match the predominant garage orientation found along the block. The historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings should be followed. 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. Staff

finds the request consistent. The applicant is responsible for obtaining a variance from the Board of Adjustment if applicable.

o. REAR STRUCTURE: SCALE – The proposed rear structure is 1-story in height. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. New garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form. Staff finds the request consistent.

p. REAR STRUCTURE: FENESTRATION – According to the Historic Design Guidelines, openings in new construction should use traditional dimensions and profiles found on the primary structure or within the historic district. Staff finds that the small, standalone single lite square windows should be modified to feature a vertical orientation and one over one configuration to be more consistent with the Guidelines and the historic fenestration pattern on the structure as noted in the recommendation.

q. REAR STRUCTURE: MATERIALITY – The applicant has proposed to use composite lap siding, aluminum clad wood windows, and a standing seam metal roof. Staff generally finds the material palette appropriate with the stipulations listed in the recommendation.

r. REAR STRUCTURE: ROOF FORM – The proposed 1-story rear structure will utilize a low-sloping shed roof form. The roof will be shorter than the primary structure and will not be visible from the public right-of-way. According to the Guidelines, roof forms on new construction should respond to the roof form of the primary structure and predominant roof forms used historically for rear structures in the district. Staff finds that the request generally consistent with the Guidelines.

s. REAR STRUCTURE: ARCHITECTURAL DETAILS - According to the Guidelines, new outbuildings should feature architectural details that are in keeping with the architectural style of the original structure. Staff finds the request consistent.

RECOMMENDATION:

Staff recommends approval of the request items based on findings a through s with the following stipulations:

i. That the proposed square windows be modified to feature a vertical orientation and one over one configuration to be more consistent with established historic patterns on the historic structure and in the district as noted in findings i and p. Updated elevation drawings are required.

ii. That the applicant submits final window specifications for the addition to staff for review and approval. Windows should be fully wood or aluminum clad wood and feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White color is not allowed, and color selection should be presented to staff. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. 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.

iii. That new wood columns be a maximum of 6x6” in width and feature a traditional cap and base and chamfered corners.

iv. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. All chimney, flue, and related existing roof details must be preserved.

v. That the applicant comply with all setback requirements as required by Zoning and obtain a variance from the Board of Adjustment if applicable.

vi. That the applicant submit all final material specifications to staff prior to the issuance of a Certificate of Appropriateness. If fiber cement siding or skirting is used, boards should feature a smooth finish with a maximum reveal of six inches or reveal to match the existing historic structure. Faux grain is not permitted.

City of San Antonio One Stop

October 29, 2021

1:1,000

0 0.01 0.02 0.04 mi

0 0.0175 0.035 0.07 km

CoSA Addresses

Community Service Centers

Pre-K Sites

CoSA Parcels

BCAD Parcels

1 South Elevation - Front Facade
NTS

2 East Elevation - Driveway Facade
NTS

3 West Elevation - Side Facade
NTS

4 North Elevation - Rear Facade
NTS

Architexas

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417 8th Street
San Antonio, Texas 78215

p 210.998.2422

Rehabilitation + Addition

419 Florida Street
San Antonio, TX 78215

REVISION HISTORY

SCHEMATIC DESIGN

This document is incomplete and may not be used for regulatory approval, permit, or construction.

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

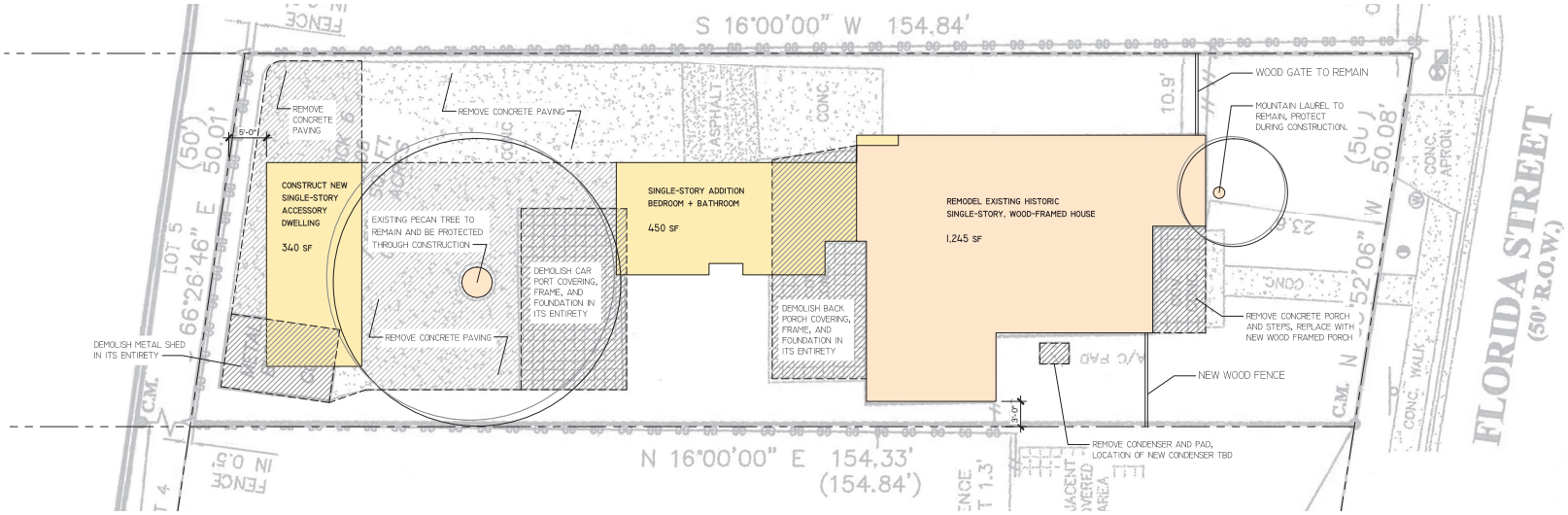
Nicholas C. Melde
TX Registration No. 26234

Architexas No.
2139

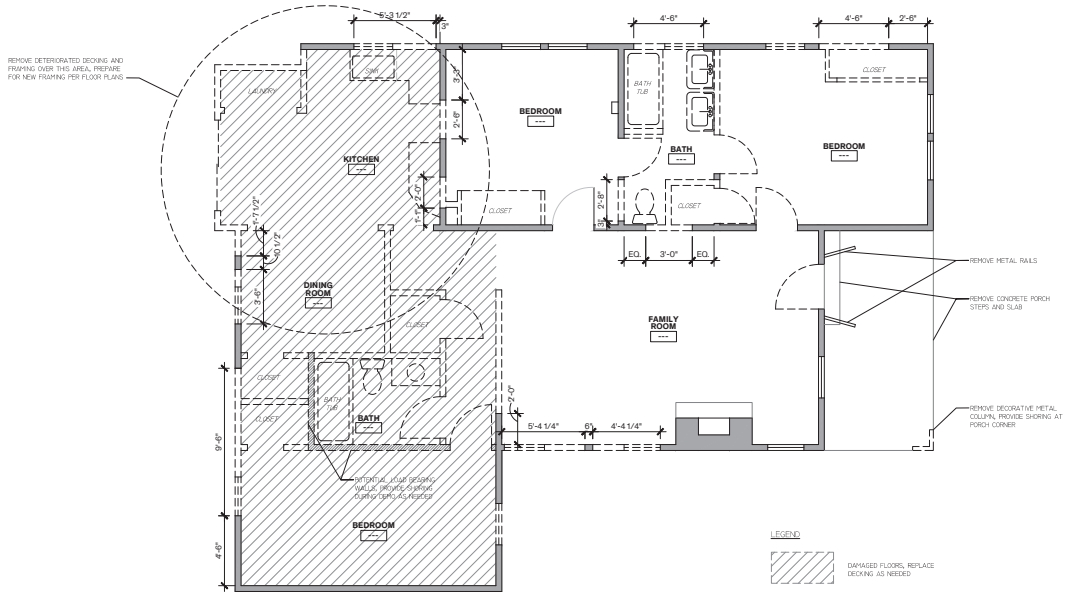
Date
October 15, 2021

Sheet Name
Existing Exterior Photographs

Sheet Number
EX0.00



1 Site Plan - Project Scope
1/8" = 1'-0"



2 Main House - Demolition Plan
1/4" = 1'-0"

LEGEND

- DAMAGED FLOORS, REPLACE DECKING AS NEEDED
- TO BE DEMOLISHED
- TO REMAIN

DEMOLITION GENERAL NOTES

1. REMOVE ALL FLOOR COVERINGS DOWN TO ORIGINAL WOOD FLOORS OR PLYWOOD DECKING
2. REMOVE ALL WALL COVERINGS DOWN TO STUDS
3. REMOVE ALL EXISTING ELECTRICAL WIRING, SWITCHES, OUTLETS, AND PANELS
4. REMOVE ALL EXISTING PLUMBING PIPES AND CAP AT SOURCE
5. REMOVE ALL EXISTING MECHANICAL EQUIPMENT AND DUCTWORK
6. NOTIFY OWNER AND ARCHITECT OF ANY UNEXPECTED DETERIORATED MATERIALS OR AREAS OF CONCERN UNCOVERED DURING DEMOLITION
7. ENSURE THAT THE HOUSE IS SAFE AND SECURE THROUGH THE COURSE OF DEMOLITION
8. ANY ITEMS NOTED TO REMAIN OR FOR SALVAGE THAT ARE DAMAGED DURING DEMOLITION SHALL BE THE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR TO REPAIR OR REPLACE AT NO CHARGE TO THE OWNER, ARCHITECT, OR ENGINEER

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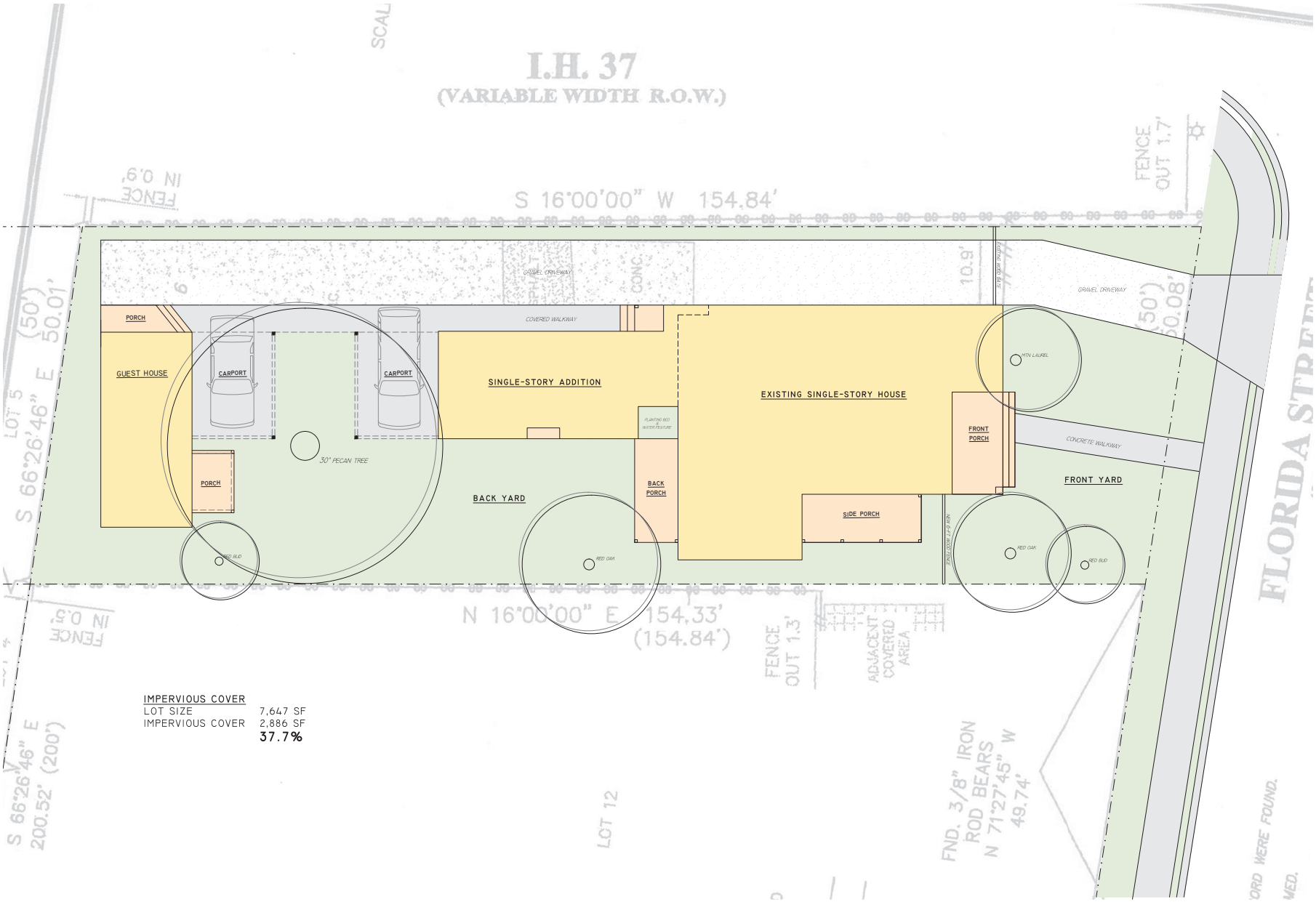
Architexas No. 2139
Date October 15, 2021

Sheet Name
Site Plan - Project Scope
Demolition Plan

Sheet Number
A1.00



IMPERVIOUS COVER

LOT SIZE	7,647 SF
IMPERVIOUS COVER	2,886 SF
	37.7%

1 **Landscape Plan**
n.t.s.

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REVISION HISTORY

SCHEMATIC DESIGN

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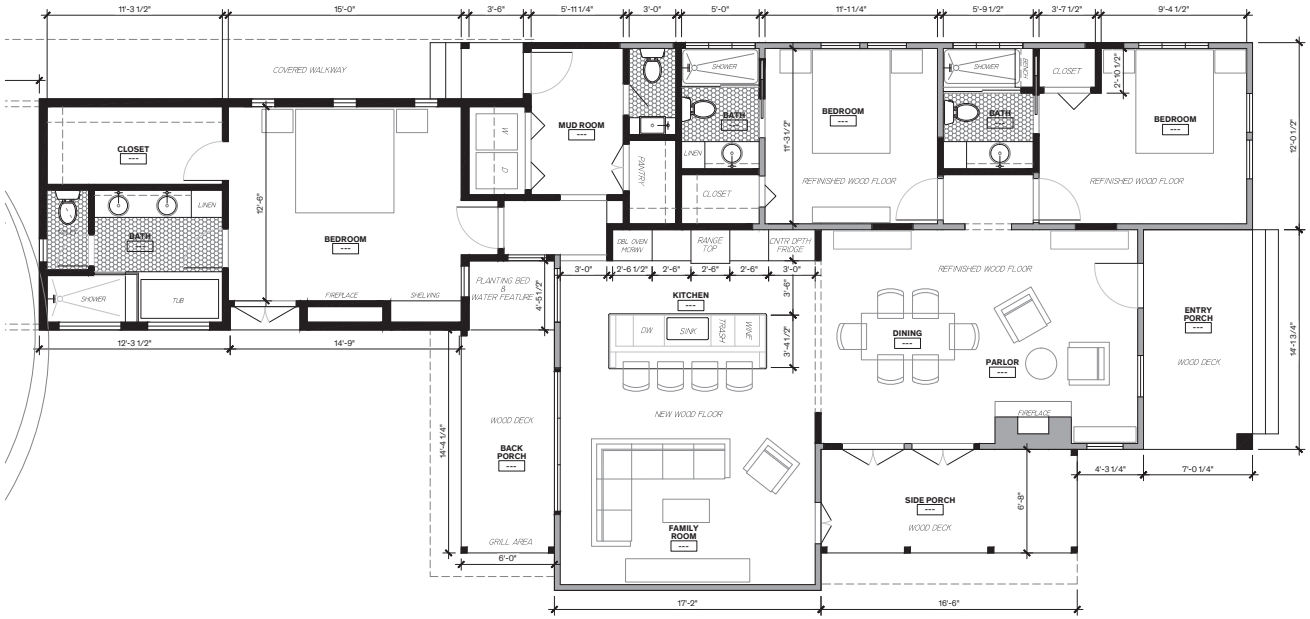
Nicholas C. Melde
TX Registration No. 26234

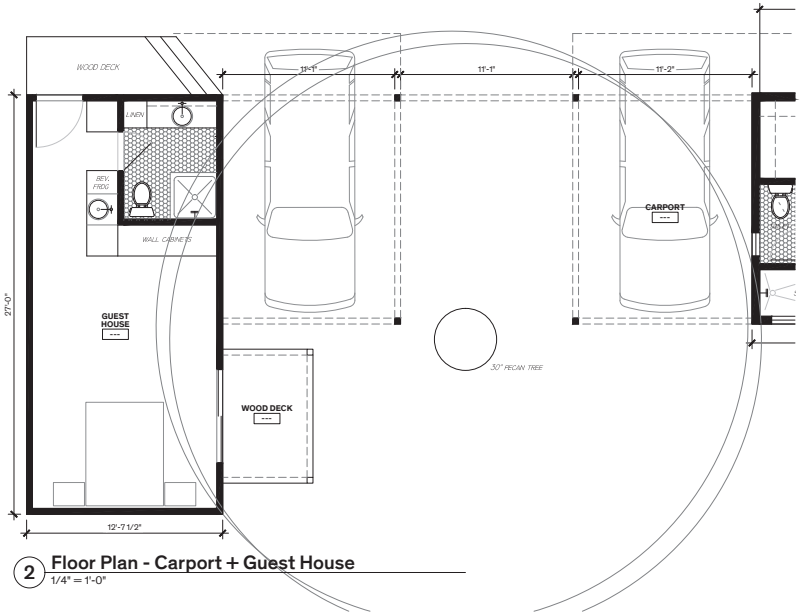
Architexas No. 2139
Date October 15, 2021

Sheet Name
Landscape Plan

Sheet Number
A1.01



1 **Floor Plan - Main House**
1/4" = 1'-0"



2 **Floor Plan - Carport + Guest House**
1/4" = 1'-0"

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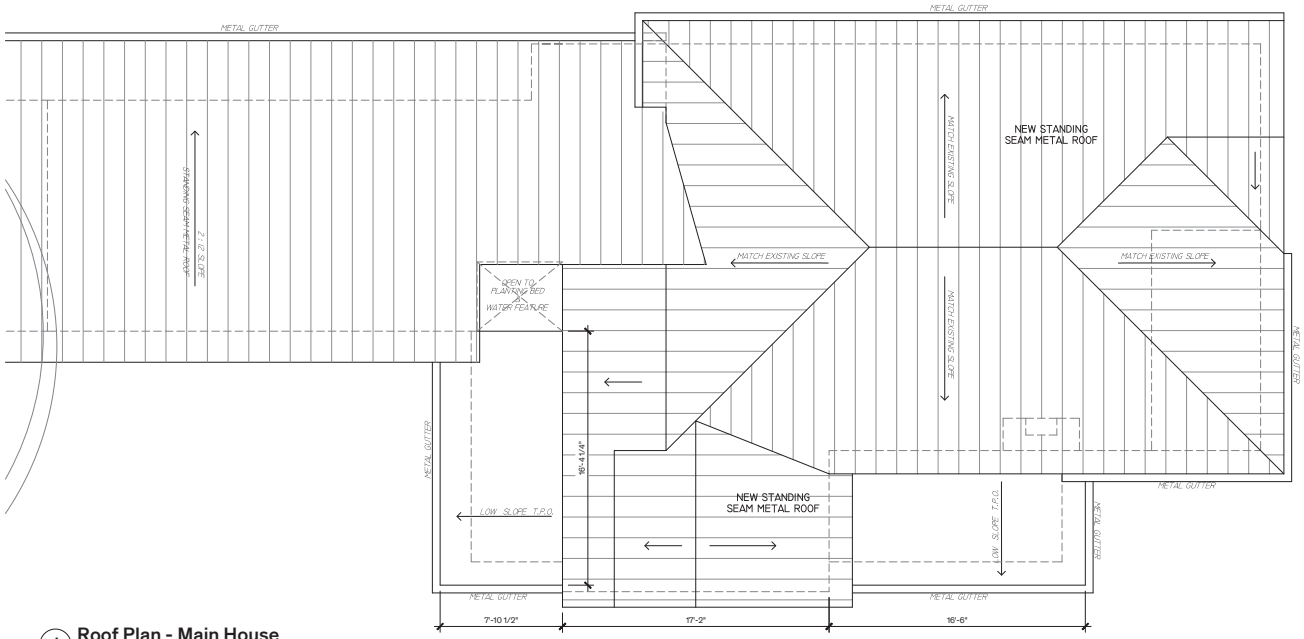
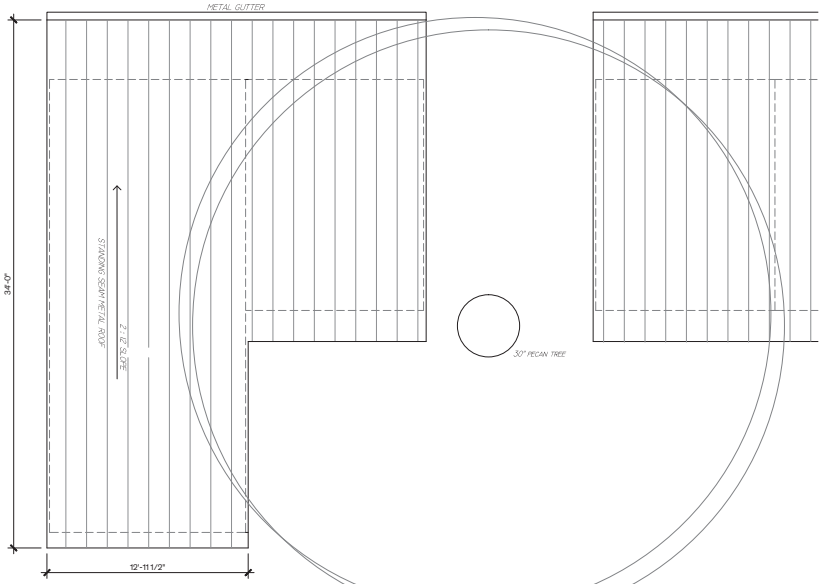
Sheet Name
Floor Plan

Sheet Number
A1.02



1 **Roof Plan - Main House**
1/4" = 1'-0"



2 **Roof Plan - Carport + Guest House**
1/4" = 1'-0"

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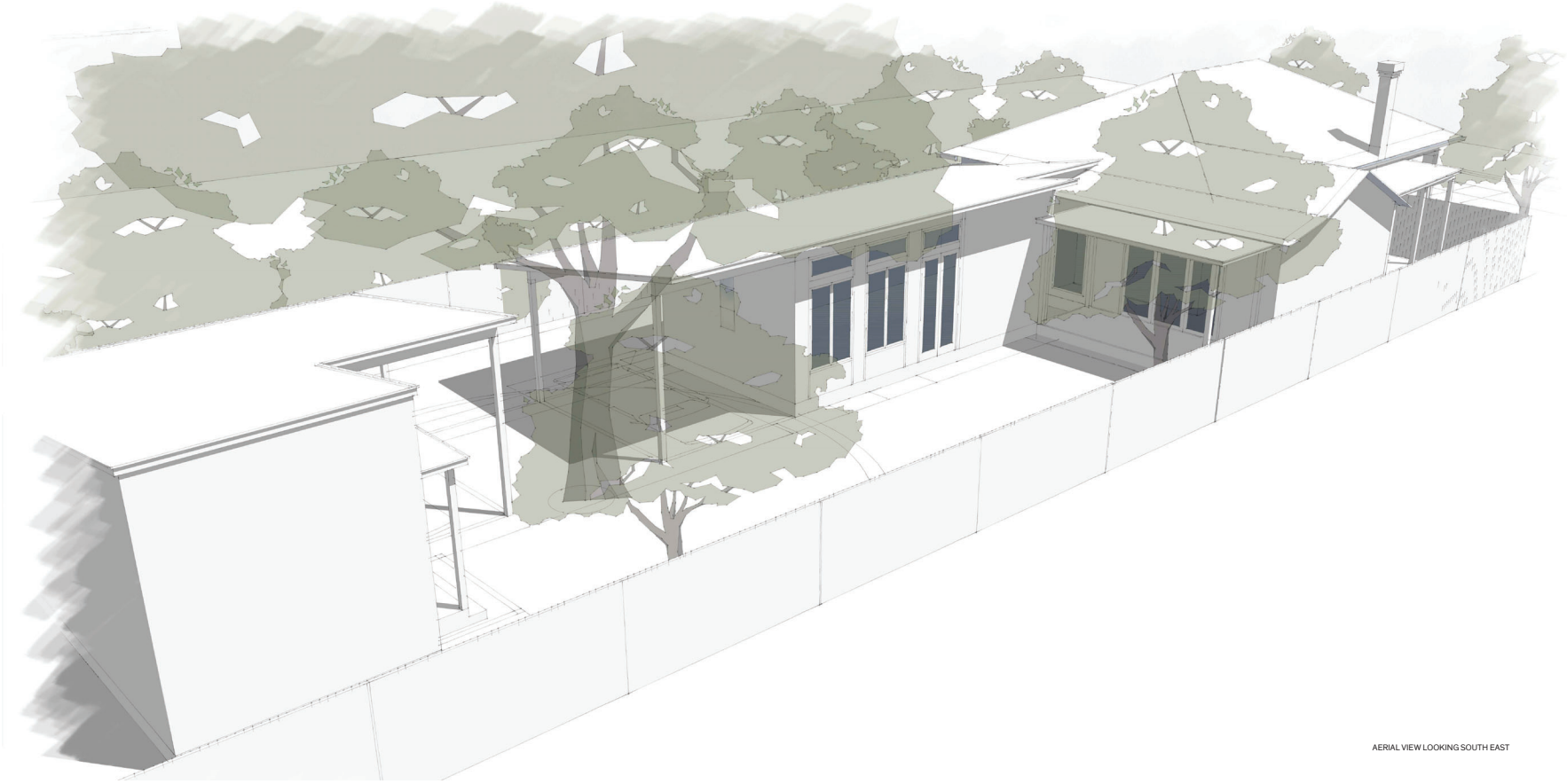
October 15, 2021

Sheet Name
Roof Plan

Sheet Number
A1.03

VIEW FROM FLORIDA STREET

VIEW FROM FLORIDA STREET



AERIAL VIEW LOOKING SOUTH EAST

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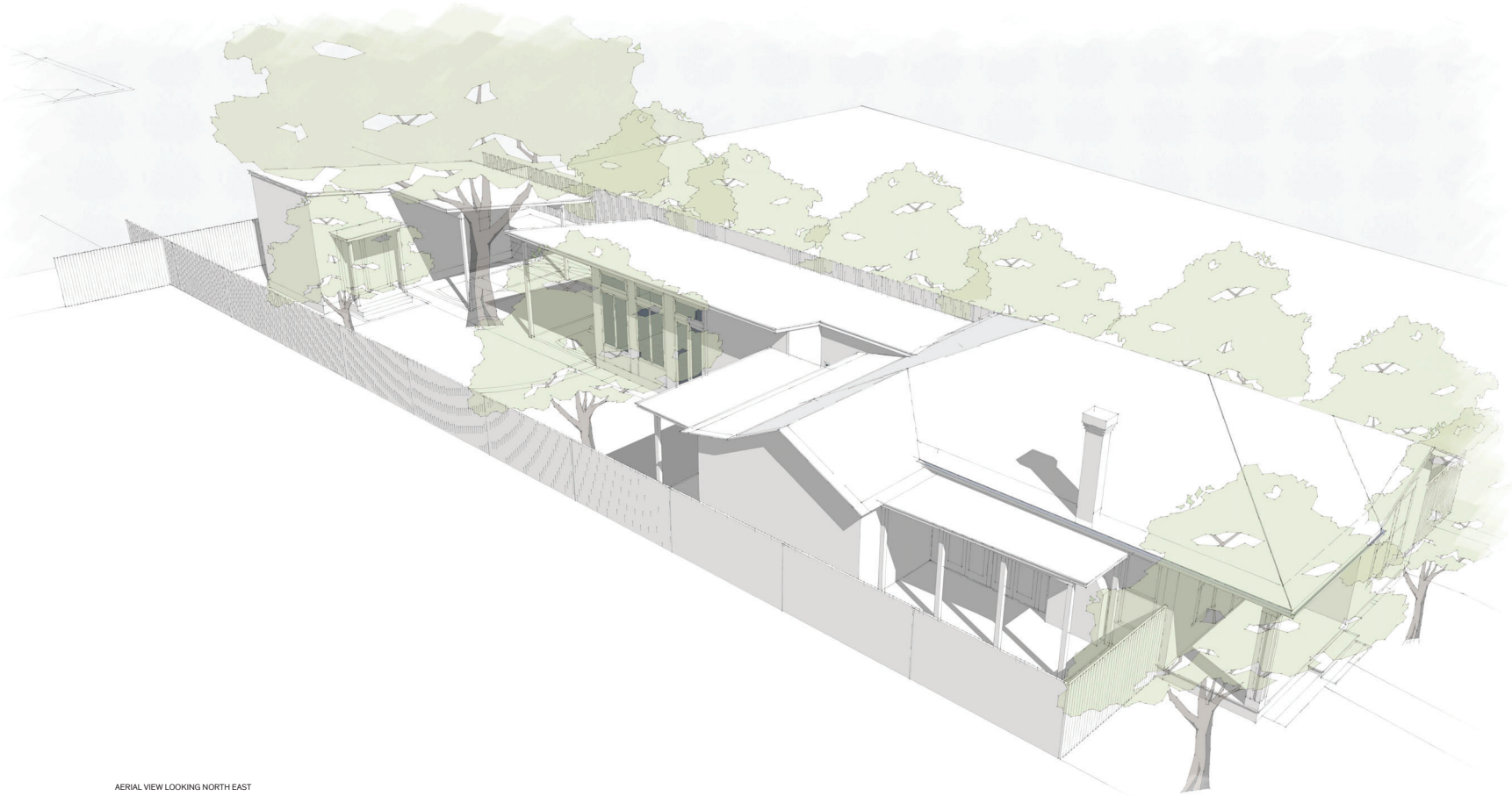
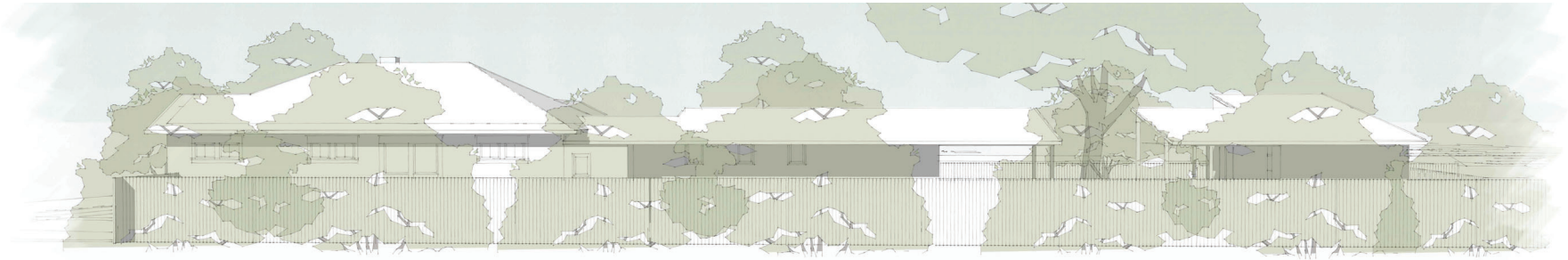
Date
October 15, 2021

Sheet Name
Massing Model Views

Sheet Number
EX-1.00



AERIAL VIEW LOOKING NORTH EAST



IH-37 ACCESS ROAD VIEW

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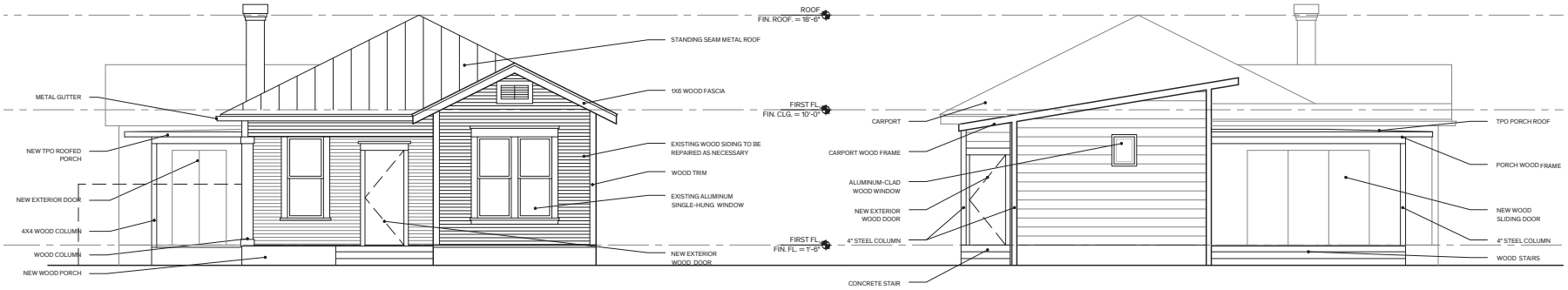
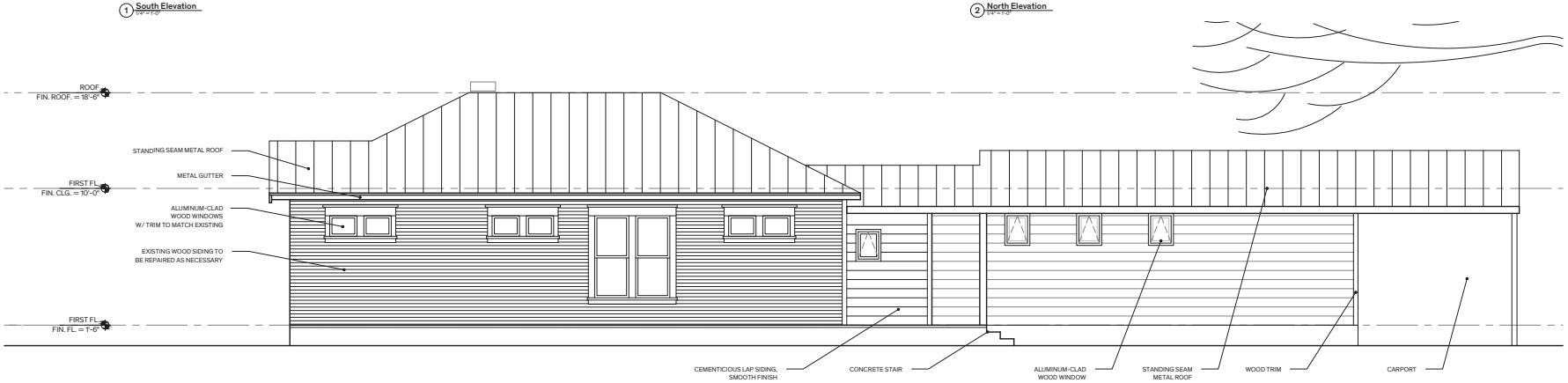
Sheet Name
Massing Model Views

Sheet Number
EX-1.01

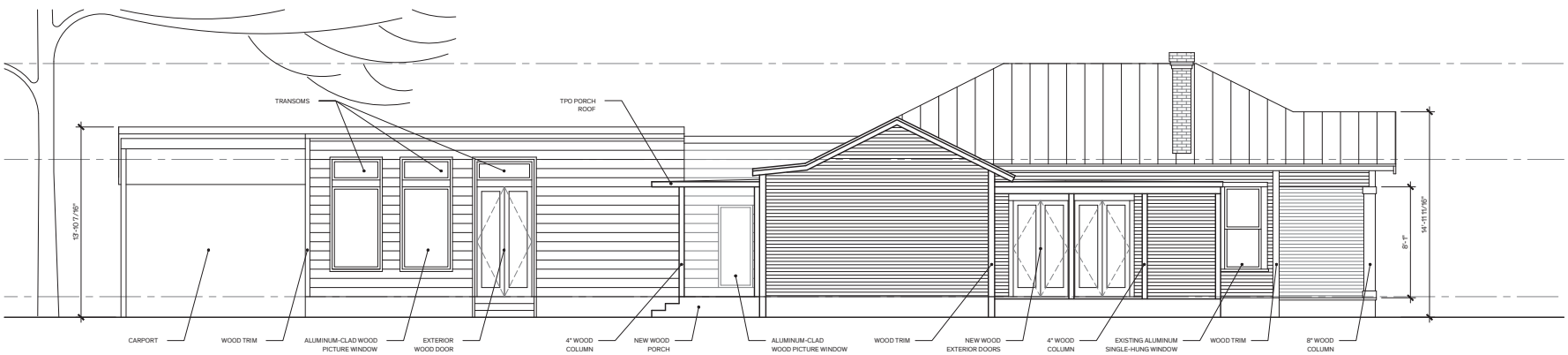


1 South Elevation
1/4" = 1'-0"

2 North Elevation
1/4" = 1'-0"



3 East Elevation
1/4" = 1'-0"



4 West Elevation
1/4" = 1'-0"

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Date
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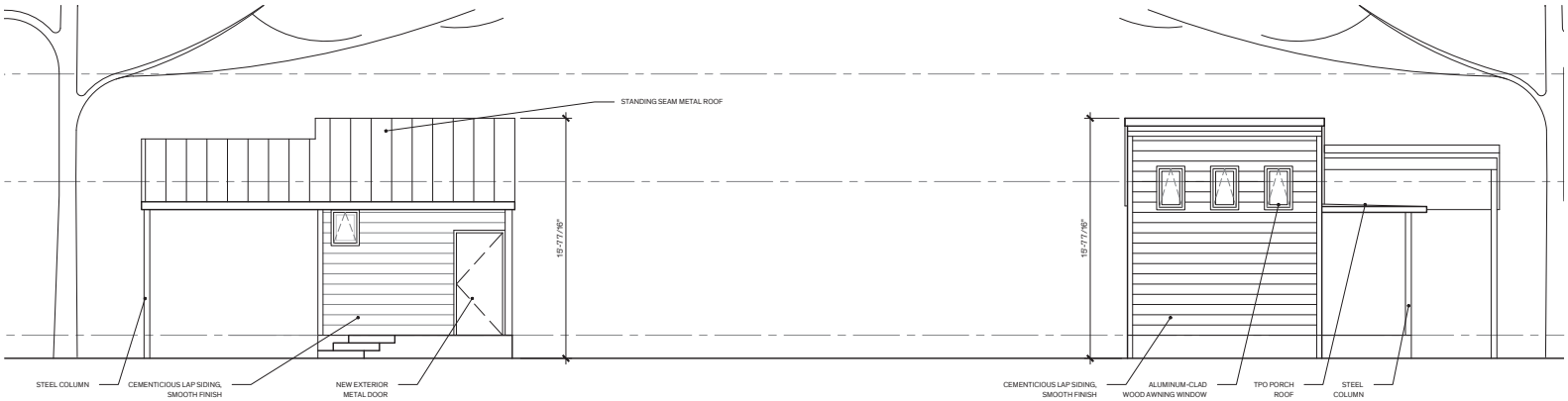
Sheet Name
Proposed Exterior Elevations - Main House

Sheet Number
A2.01



1 **East Elevation - Guest House**
1/4" = 1'-0"

2 **West Elevation - Guest House**
1/4" = 1'-0"

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Proposed Exterior Elevations - Guest House

Sheet Number
A2.02