HISTORIC AND DESIGN REVIEW COMMISSION

March 02, 2022

HDRC CASE NO:	**2021-575**
ADDRESS:	417 E LOCUST
LEGAL DESCRIPTION:	NCB 1737 BLK 6 LOT 5
ZONING:	MF-33, H
CITY COUNCIL DIST.:	1
DISTRICT:	Tobin Hill Historic District
APPLICANT:	Genevie Livingston/Exquisite Design
OWNER:	MERKAVA INVESTMENTS LLC
TYPE OF WORK:	New construction of a 2-story duplex structure
APPLICATION RECEIVED:	October 29, 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 construct a 2-story, 1,440-square-foot duplex structure at the rear of the property.

APPLICABLE CITATIONS:

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 material*s—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 principle 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.

6. Mechanical Equipment and Roof Appurtenances
A. LOCATION AND SITING
i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, 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.
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.

7. 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 417 E Locust is a 2-story, single-family structure constructed circa 1925 in the Craftsman style. The home features a composition shingle hip roof with a front gable, a full-width, double-height front porch, battered first floor columns, decorative second-story railing, and one-over-one wood windows. The applicant is requesting a Certificate of Appropriateness for approval to construct one 2-story, duplex residential structures at the rear of the property at 417 E Locust. The structure is contributing to the Tobin Hill Historic District.

b. CASE HISTORY – The request was reviewed by the Design Review Committee on Tuesday, November 23, 2021, and Tuesday, January 11, 2022. The DRC discussed the massing, roof form, materials, proposed fenestration pattern, front door orientation, and parking proposal.

c. CONEXT & DEVELOPMENT PATTERN – This property is located beside the corner lot in the 400-block of E Locust. The lot currently features a 2-story primary structure oriented toward E Locust. Each lot on this block features a primary structure with the exception of the vacant lot across the street at 418 E Locust. Three (3) of the properties on the north side of this block currently feature 2-story accessory structures at the rear. The predominant, historic building height of this block of E Locust is two stories.

d. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has provided a site plan that notes a front setback (from the alley) of approximately twenty (20) feet. The site plan shows that the proposed setback is behind the adjacent structures fronting the alley. Staff finds the proposal appropriate.

e. LOT COVERAGE – Per the Guidelines for New Construction 2.D.i., applicants should 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 lot is a total of 9,185 square feet and the existing structure is 2,270 square feet. The proposed new construction is 1,440 square feet. The proposed lot coverage with the new construction is 40.3 percent. Staff finds the proposal appropriate.

f. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. 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. Per the submitted massing models, the applicant has proposed an overall height of two (2) stories. As noted in finding b, The predominant, historic building height of this block of E Locust is two stories and the proposed site for this structure is adjacent to two existing 2-story rear accessory structures. Generally, staff finds the proposed height and massing to be appropriate.

g. FOUNDATION & FLOOR HEIGHTS – Per the Guidelines for New Construction 2.A.iii., applicants should align foundation and floor-to-floor heights within one foot of floor-to-floor heights on adjacent historic structures. The proposed foundation height is 6" and the proposed height at the top of the parapet is 22'-2." As the alley features 2-story existing structures, staff finds the proposal appropriate.
h. ROOF FORMS – The applicant has proposed a double front gable roof form facing the alley with a flat roof form at the rear of the structure. Guideline 2.B.i for New Construction states that applicants should incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. The adjacent 2-story rear accessory structures feature hip and pyramidal roof forms and primary and accessory structures in the immediate area feature flat, parapet, and front gable roof forms. Staff finds that the proposal is appropriate.
i. WINDOW & DOOR OPENINGS – The applicant has proposed window and door openings featuring traditional proportions and narrow fixed windows of non-traditional proportions on the south (rear) elevation. Guideline 2.C.i for New Construction recommends that applicants 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. Staff finds that the applicant should update the south (rear) elevation to feature window openings with traditional proportions.
j. MATERIALS – The applicant has proposed materials that include standing seam metal roofs, tpo roof membrane and wood tongue & groove and lap siding. Staff finds that the proposed standing seam metal roof should feature smooth panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or low-profile ridge cap and a standard galvalume finish. If a low-profile ridge cap is used, it must be approved. Staff finds the use of smooth-faced wood siding to be appropriate; however, lap siding should feature a (4) inch exposure, a thickness of ¾ of an inch and mitered corners.
k. WINDOW MATERIALS – The applicant has proposed aluminum-clad wood windows. Staff finds that fully wood or aluminum-clad wood windows that meet staff's standard specifications for windows in new construction should be installed.
l. FRONT PORCHES – The applicant has proposed to install front porch trim and post supports on the front façade so that the cantilevered condition reads as a front porch. According to Guideline 4.A.ii for New Construction, applicants should 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. Staff finds that the applicant should submit final material specifications for the front porch trim and columns to staff for review.
m. ARCHITECTURAL DETAILS – According to Guideline 4.A.ii for New Construction, applicants should 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. Staff finds the proposal generally appropriate.
n. PARKING – The applicant has proposed an open-air parking pad for six (6) vehicles along the front façade of the structure. Guideline 7.A.ii for Site Elements states that off-street parking should not be added within the front yard setback as to not disrupt the continuity of the streetscape. The alley currently features both driveway parking and front setback parking for structures oriented facing the alley. Due to the orientation of vehicle access along the alley, staff finds the proposal appropriate.
o. LANDSCAPING – The applicant has not provided a landscaping plan at this time. The landscaping should maintain more than 50 percent of the property's green space. Staff finds that the applicant should submit a landscaping plan showing any proposed landscaping modifications for review.

RECOMMENDATION:

Staff recommends approval based on findings a through o with the following stipulations:

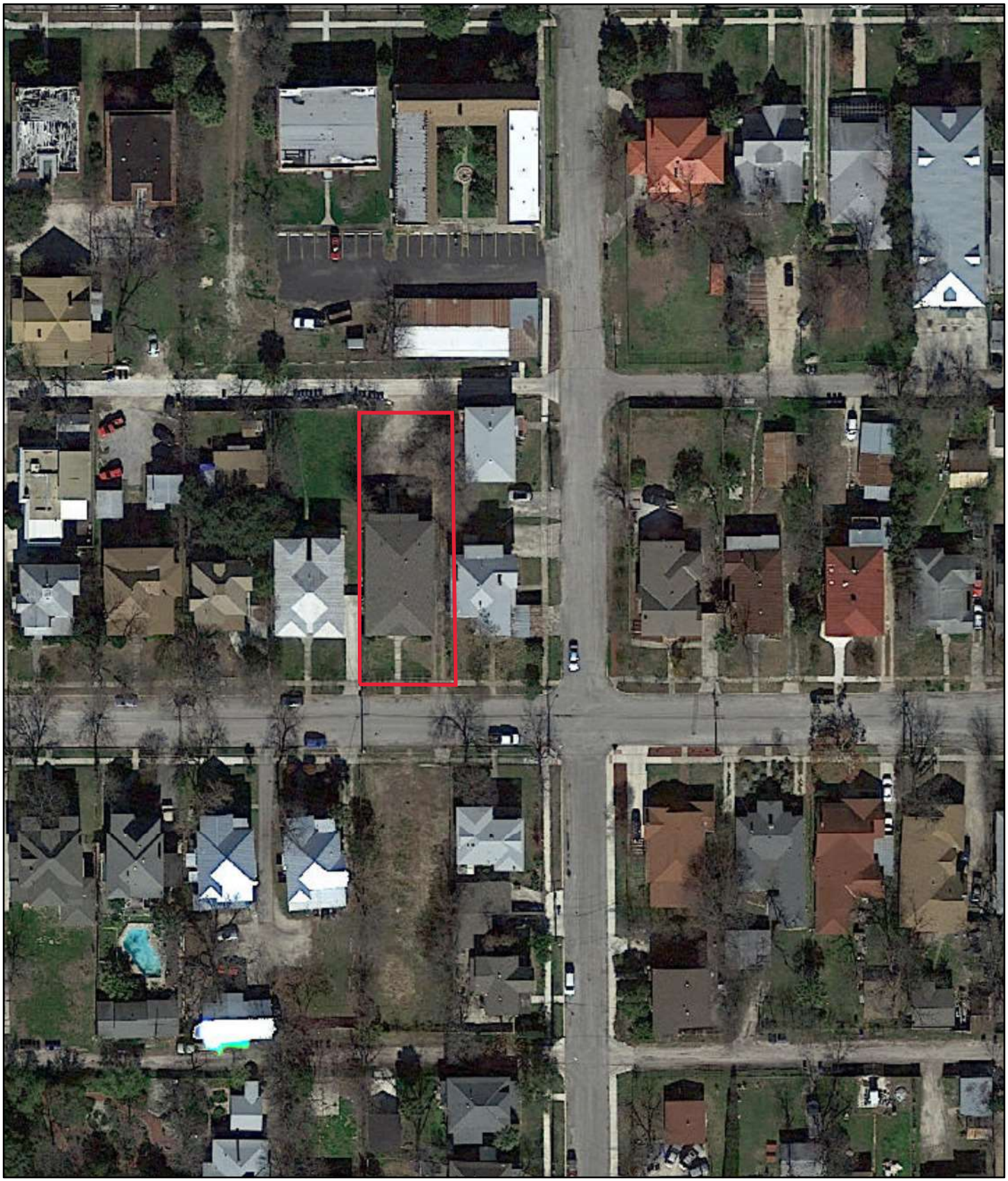
i. That the applicant submits an updated south (rear) elevation to feature window openings with traditional proportions to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding i.

ii. That the applicant submits material specifications for fully wood or aluminum-clad wood windows that meet staff's standard window specifications based on finding k. 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. Final materials specifications must be submitted to staff for review and approval.

iii. That the applicant submits final material specifications for the front porch trim and columns to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding l.

iv. That the applicant submits a landscaping plan showing any proposed landscaping modifications based on finding o.

City of San Antonio One Stop



January 28, 2022

User drawn lines

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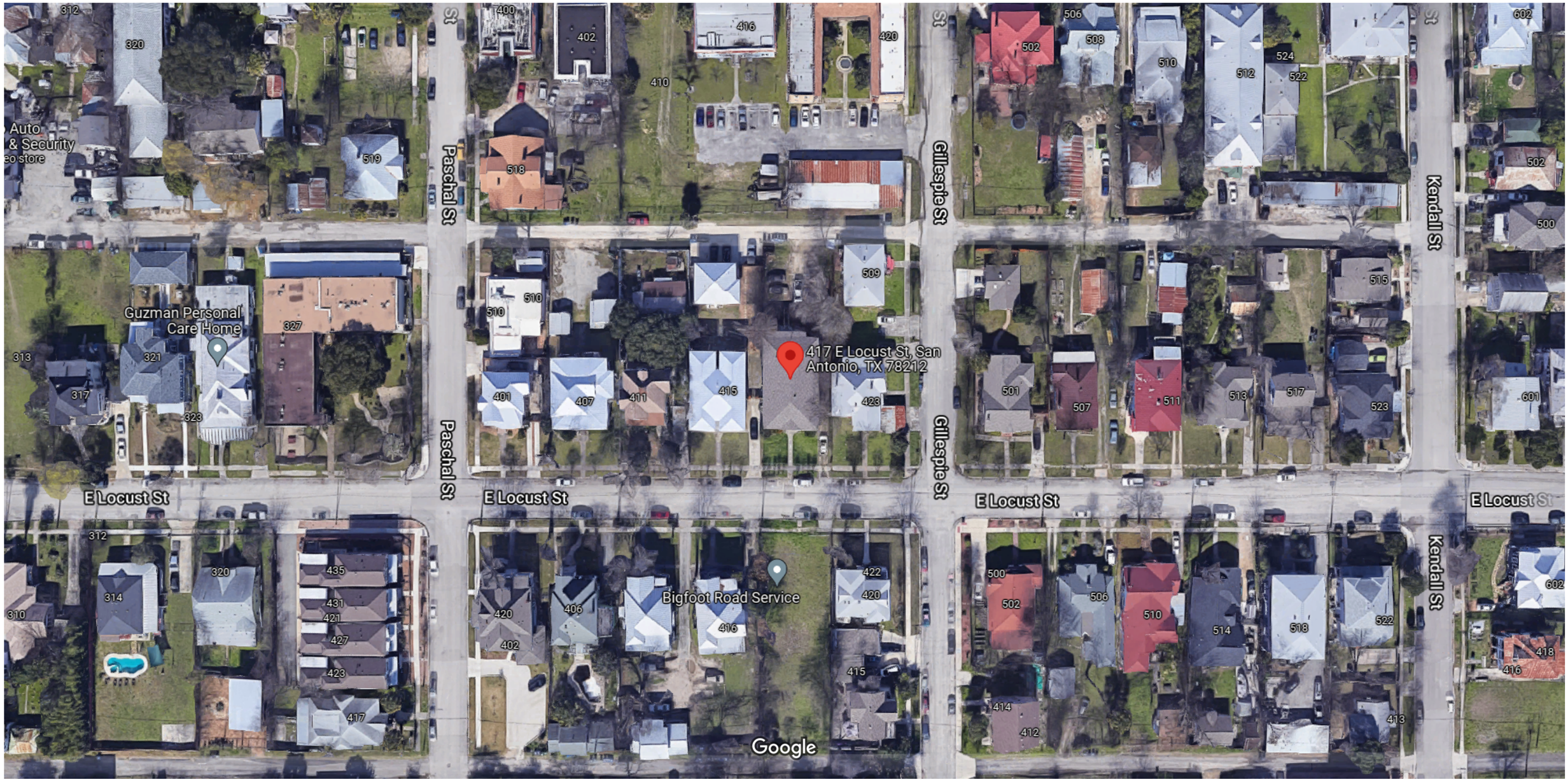
0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

Google Maps 417 E Locust St



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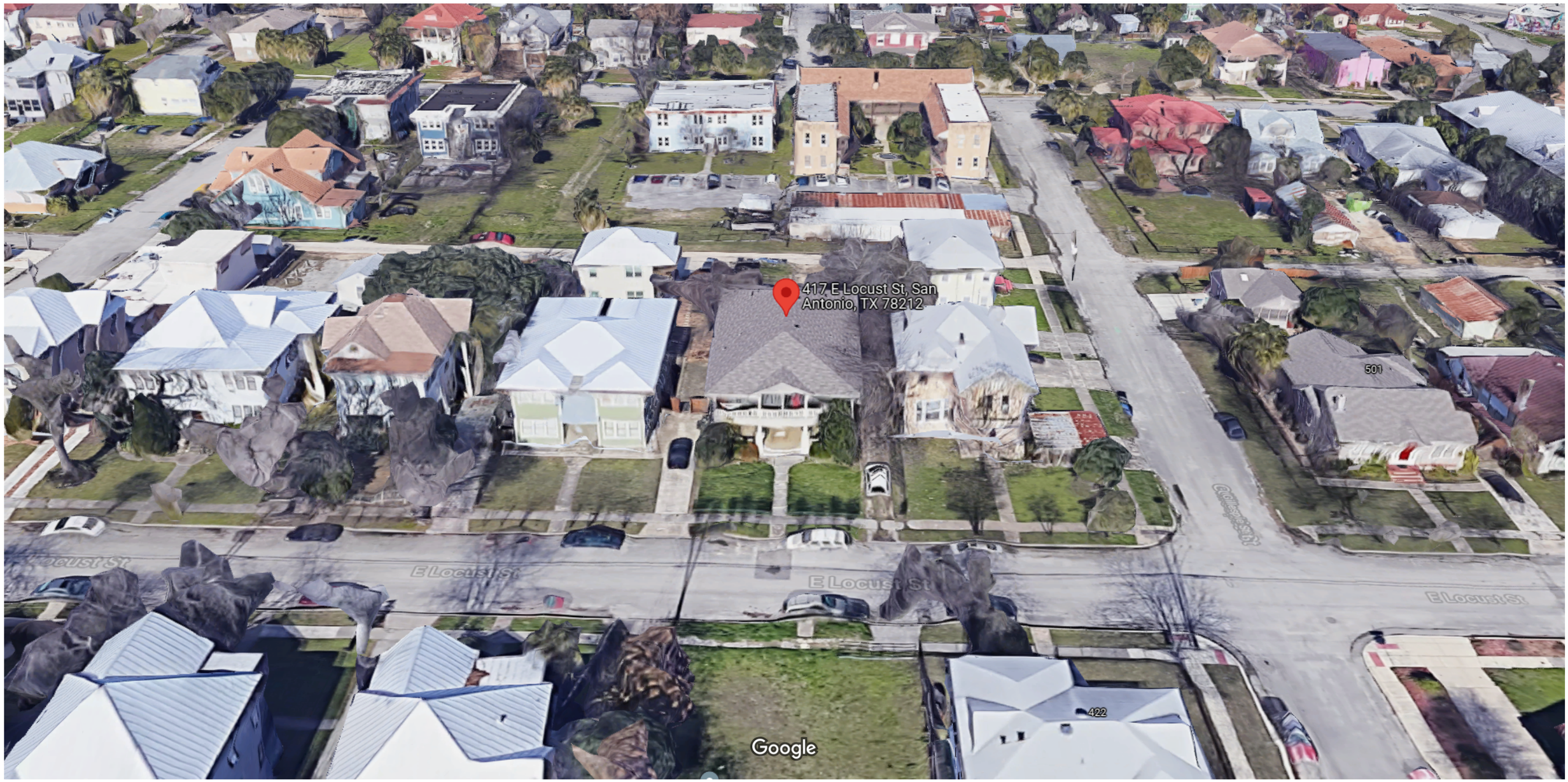
Google Maps 417 E Locust St



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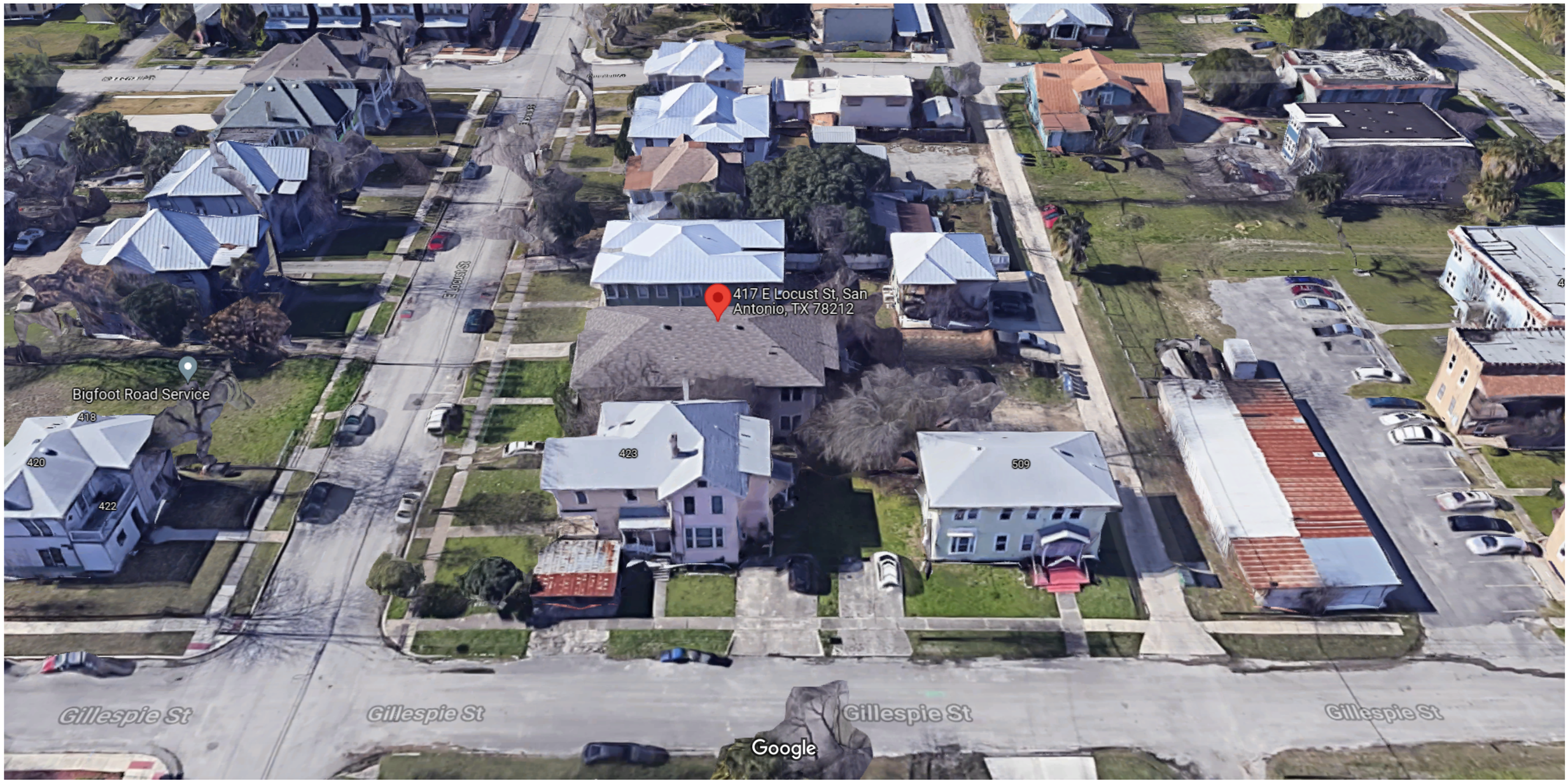
Google Maps 417 E Locust St



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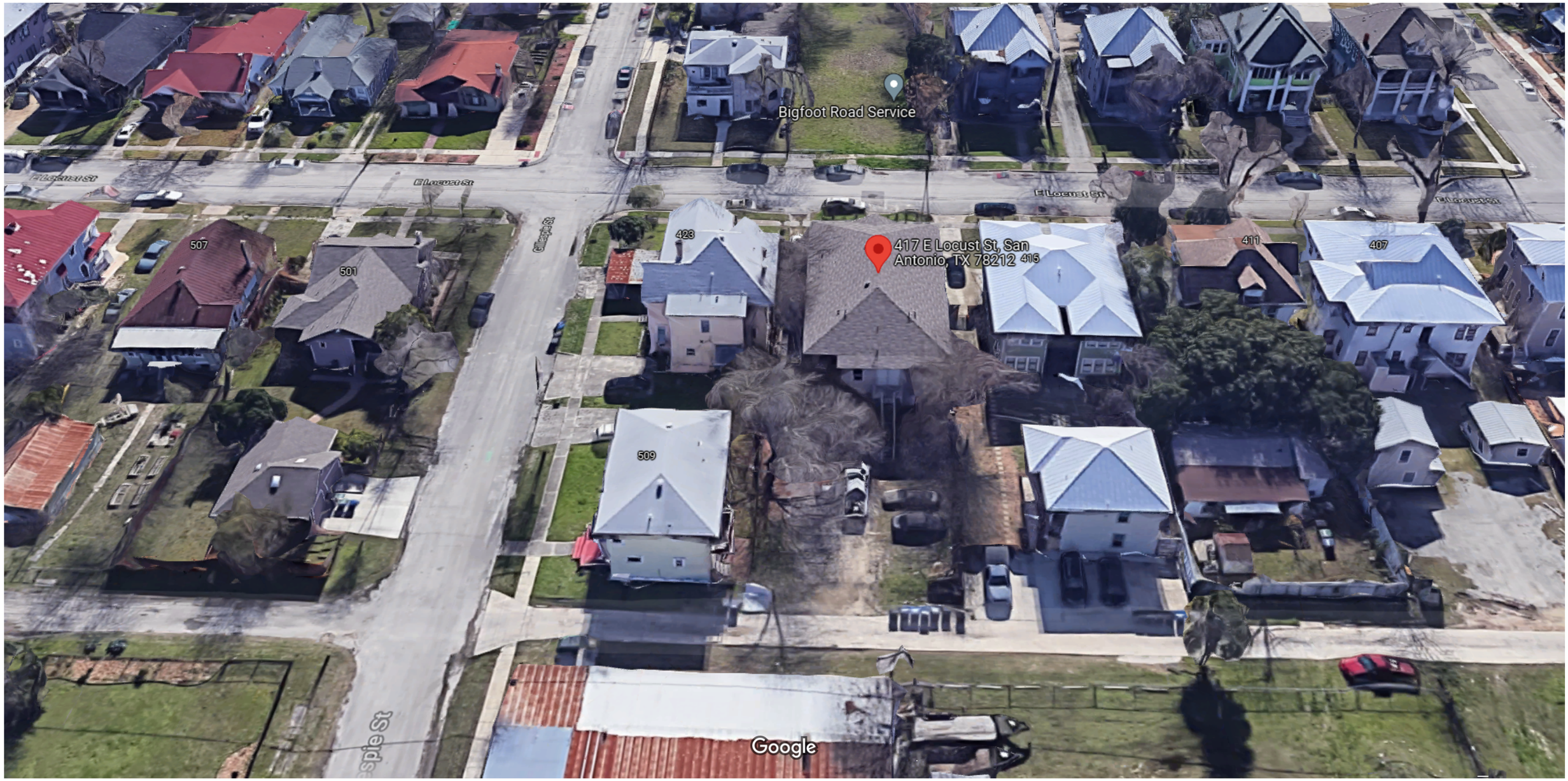
Google Maps 417 E Locust St



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Google Maps 417 E Locust St

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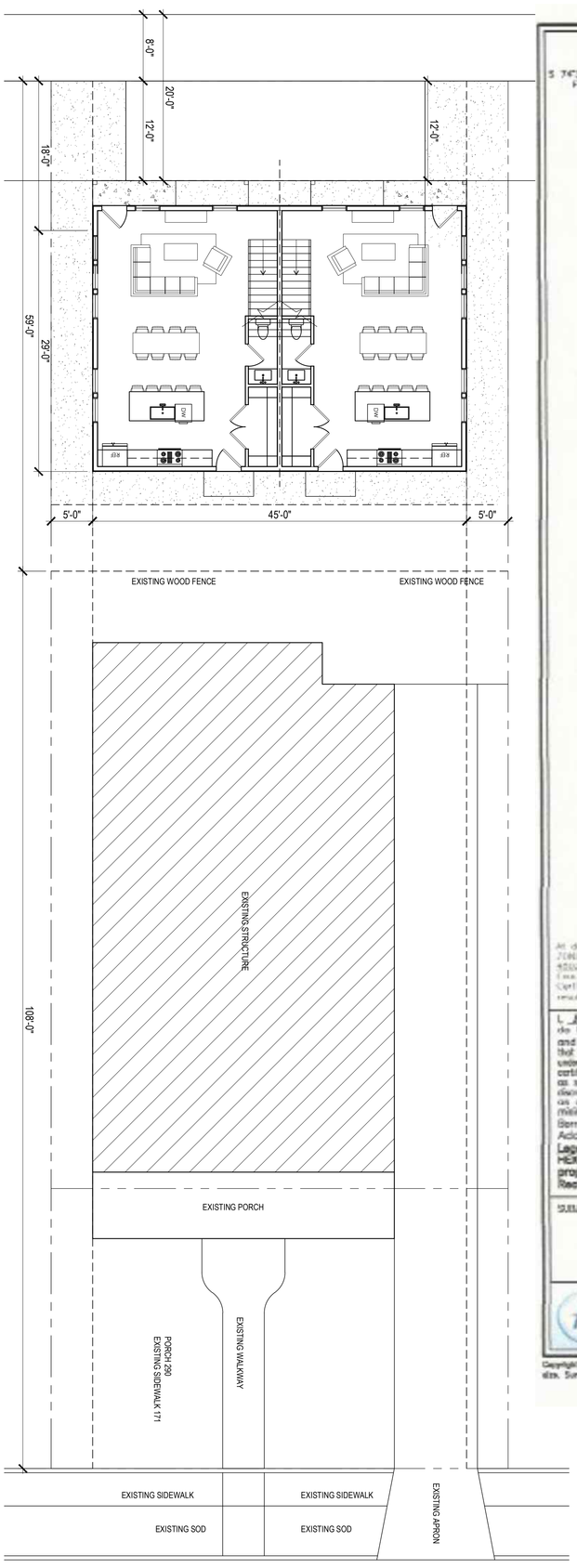
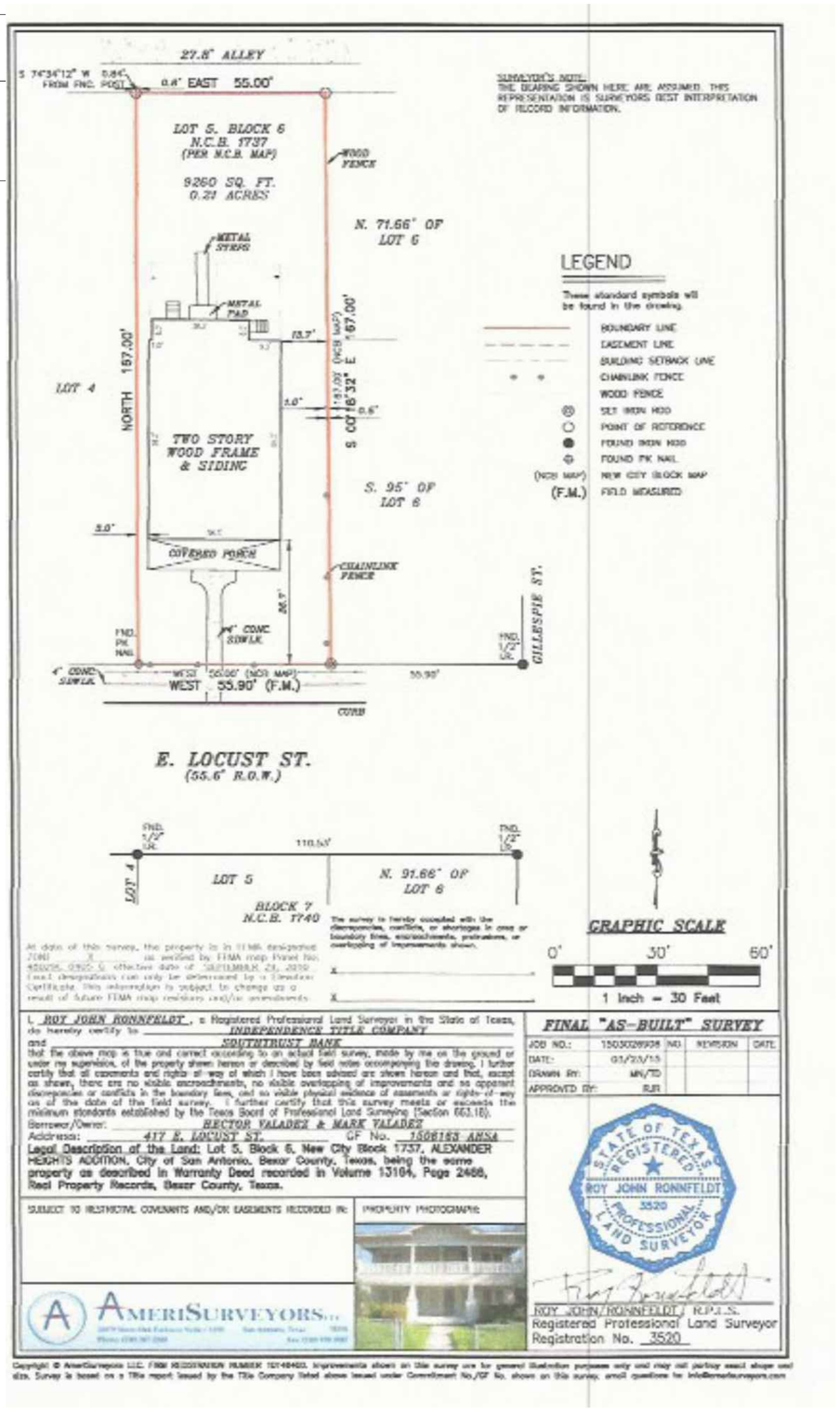
ALLEY



NORTH

1 SITE PLAN
1/8" = 1'-0"

E LOCUST ST.



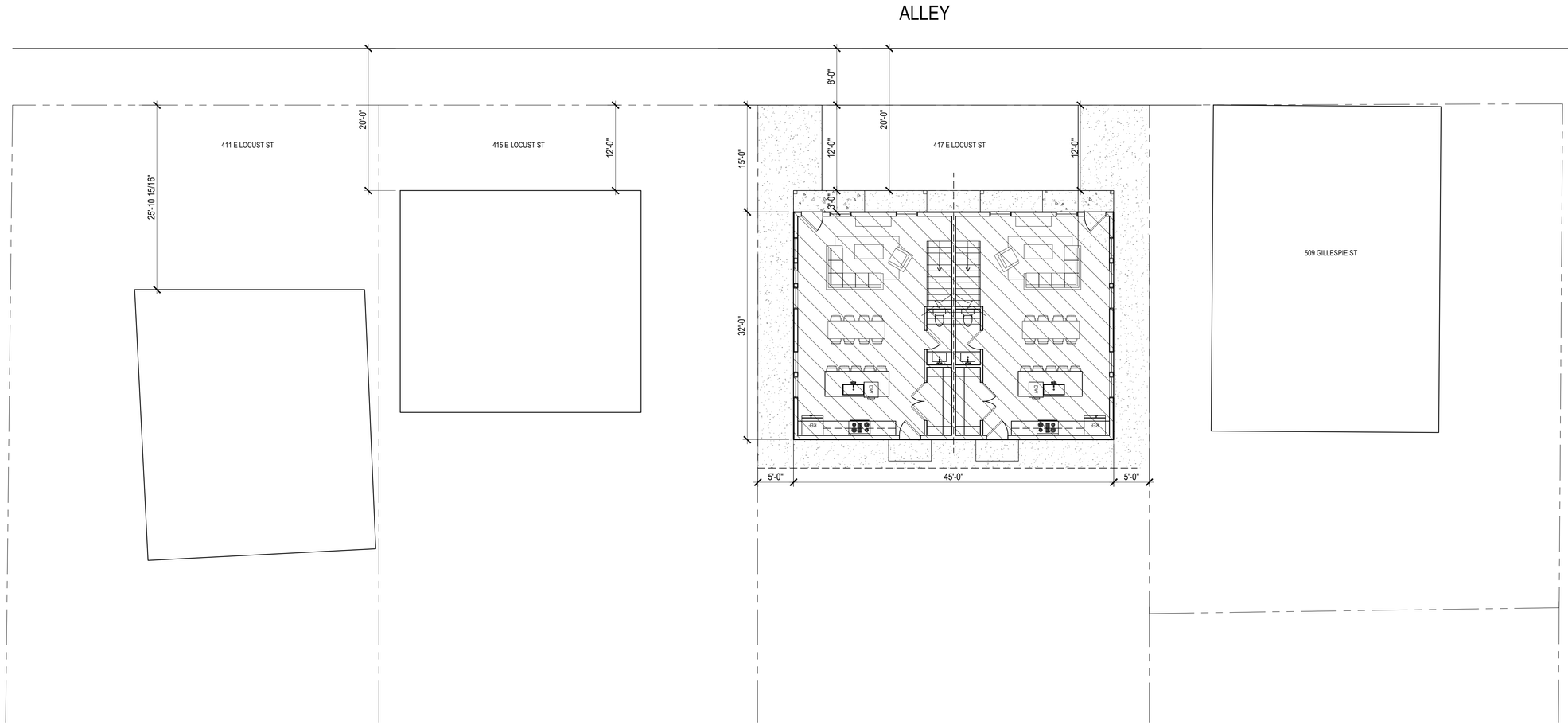
SHEET NUMBER	A1.01
DATE	19 October 2021
SHEET TITLE	Site Plan
PROJECT NUMBER	21-Locust417
NO. DATE DESCRIPTION OF ISSUE	PRELIMINARY DESIGN
OWNER	Marshall & Christa Miles 417 E Locust San Antonio, TX 78212

Locust Residential Multi-Family

417 E Locust
San Antonio, TX 78212

EXQUISITE DESIGN
1270 N LOOP 1604 E #1201
SAN ANTONIO, TX 78232
VOICE (210) 445-8830
GENEVIEVE@EXQUISITESA.COM

EXQUISITE DESIGN



1 SITE PLAN
1/8" = 1'-0"
0' 2' 4' 8' 12'

EXQUISITE DESIGN

DATE EXP. DATE

EXQUISITE DESIGN
1270 N LOOP 1604 E #1201
SAN ANTONIO, TEXAS 78232
VOICE: (210) 421-8890
GENEVIE@EXQUISITESA.COM

Locust Residential Multi-Family

417 E Locust
San Antonio, TX 78212

OWNER
Marshall & Christa Miles

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San Antonio, TX 78212

PROJECT NUMBER
21-Locust417

PRELIMINARY DESIGN

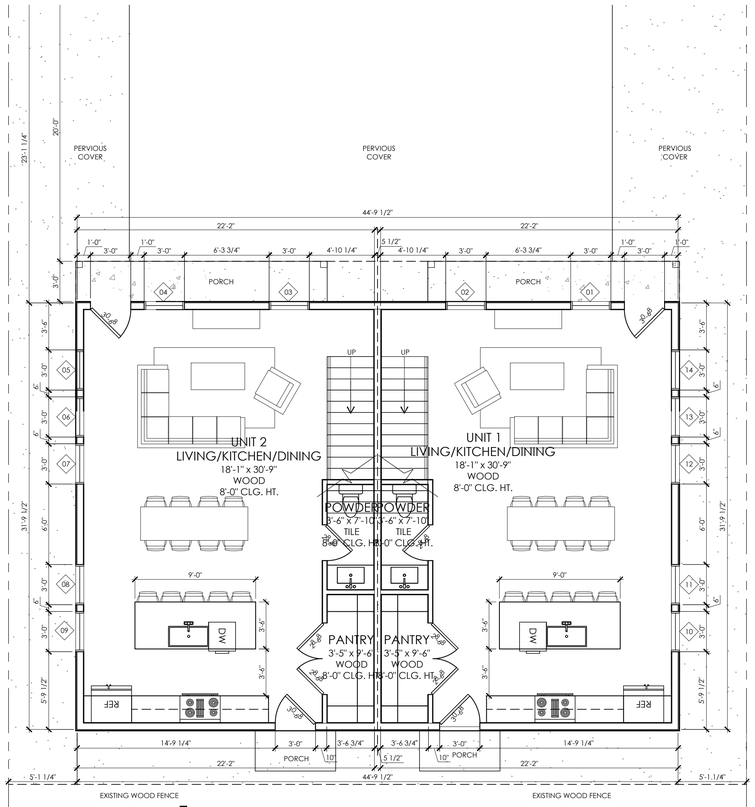
NO.	DATE	DESCRIPTION OF ISSUE

SHEET TITLE
Site Plan - Neighborhood

DATE
19 October 2021

BAR LENGTH ON ORIGINAL DRAWING EQUALS 1 INCH

SHEET NUMBER
A1.02



1 FIRST FLOOR PLAN

3/16" = 1'-0"

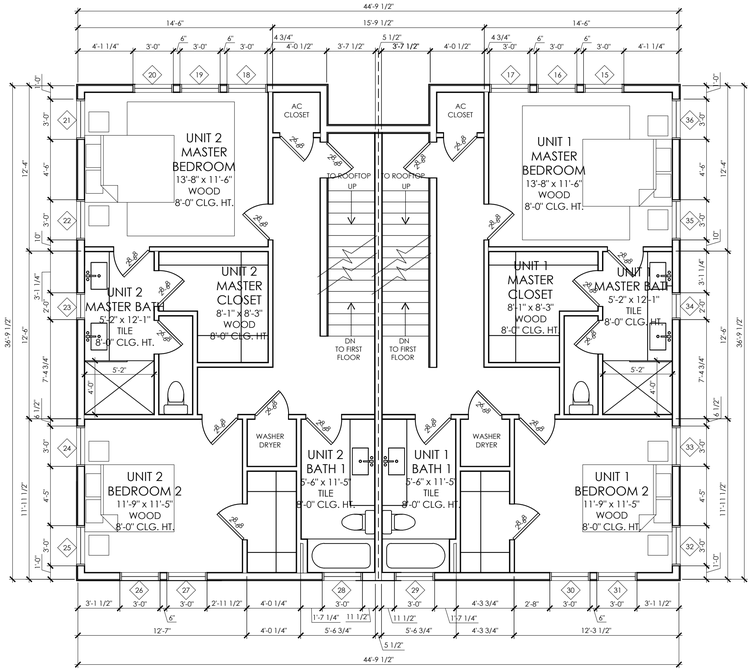
NORTH

LOT COVERAGE CALCS.	
ALLOWED: LOT COVERAGE 50% 9,185 / 2 = 4,592.5 SF ALLOWED BLDG FOOTPRINT	
EXISTING STRUCTURE:	2,270 SF
NEW STRUCTURE:	1,440 SF
TOTAL BLDLG FOOTPRINT:	3,710SF

UNIT AREA 1	
FIRST FLOOR:	720 SF
SECOND FLOOR:	821 SF
A/C TOTAL:	1,541 SF
STORAGE:	368 SF
ROOFTOP:	360 SF
TOTAL SF:	2,269 SF

UNIT AREA 2	
FIRST FLOOR:	720 SF
SECOND FLOOR:	821 SF
A/C TOTAL:	1,541 SF
STORAGE:	368 SF
ROOFTOP:	360 SF
TOTAL SF:	2,269 SF

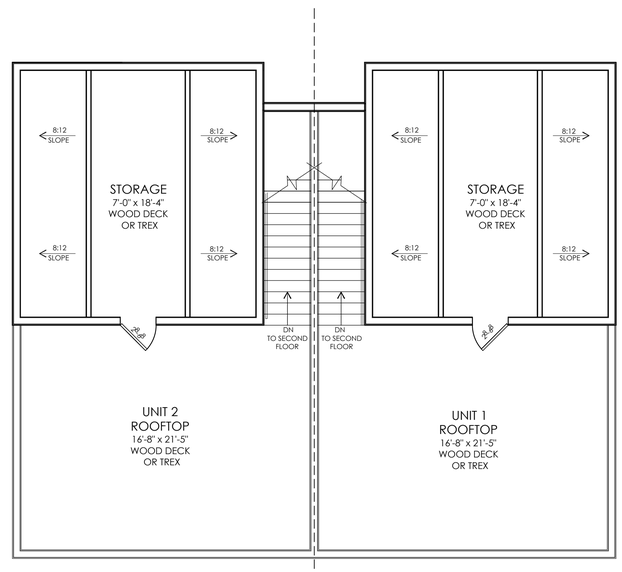
PERVIOUS COVER



2 SECOND FLOOR PLAN

3/16" = 1'-0"

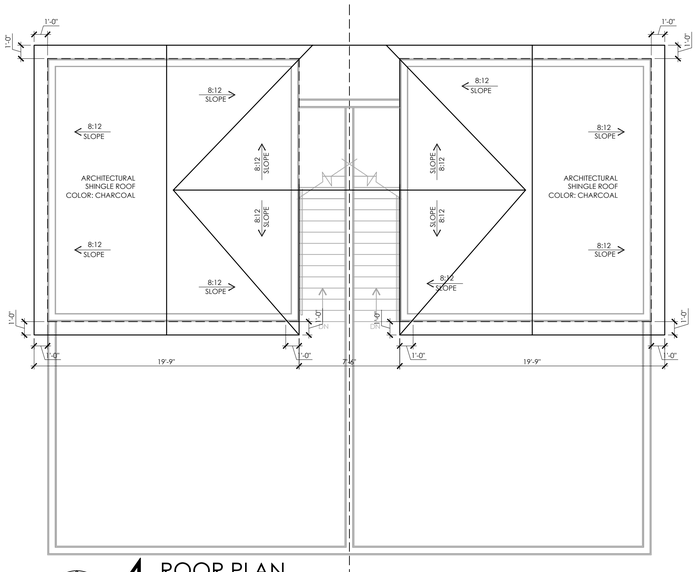
NORTH



3 ROOFTOP FLOOR PLAN

3/16" = 1'-0"

NORTH



4 ROOR PLAN

3/16" = 1'-0"

NORTH

EXQUISITE DESIGN

DATE EXP. DATE

EXQUISITE DESIGN
1270 N LOOP 1604 E #1201
SAN ANTONIO, TEXAS 78232
VOICE: (210) 421-8890
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NO.	DATE	DESCRIPTION OF ISSUE

SHEET TITLE

Floor Plan

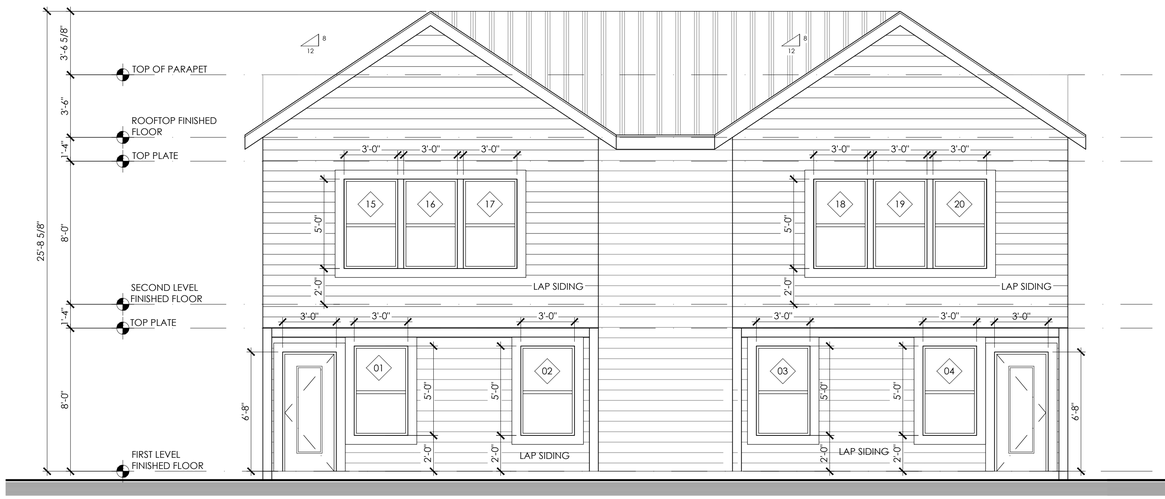
DATE

19 October 2021

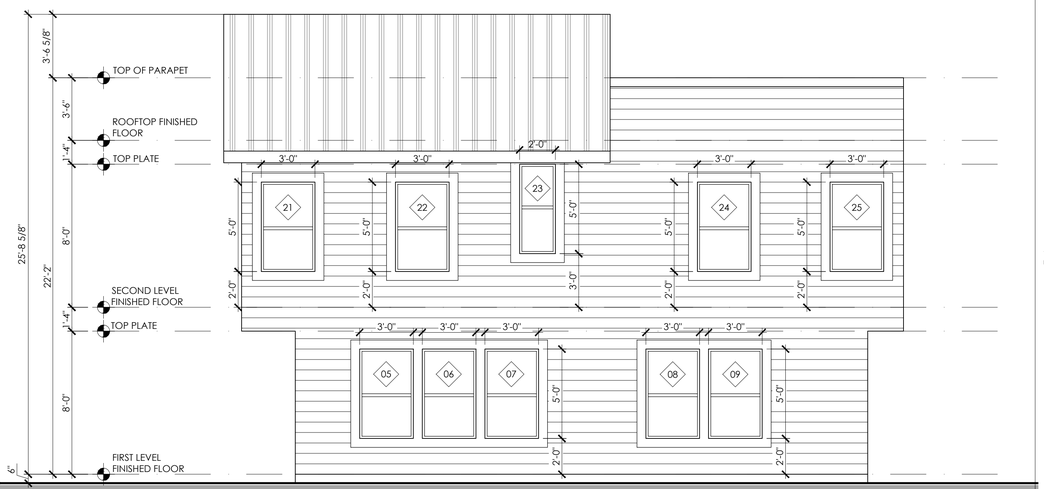
BAR LENGTH ON ORIGINAL DRAWING EQUALS 1 INCH

SHEET NUMBER

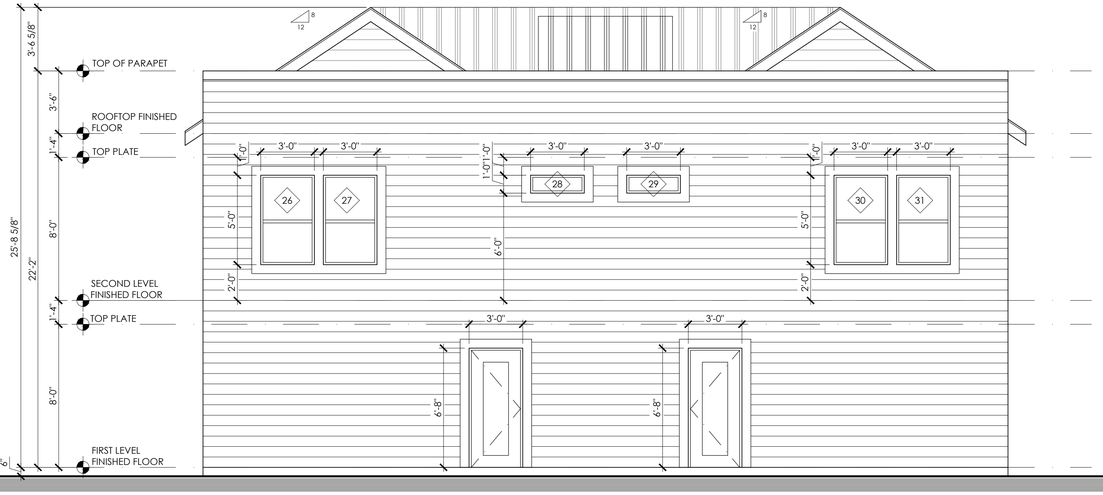
A2.01



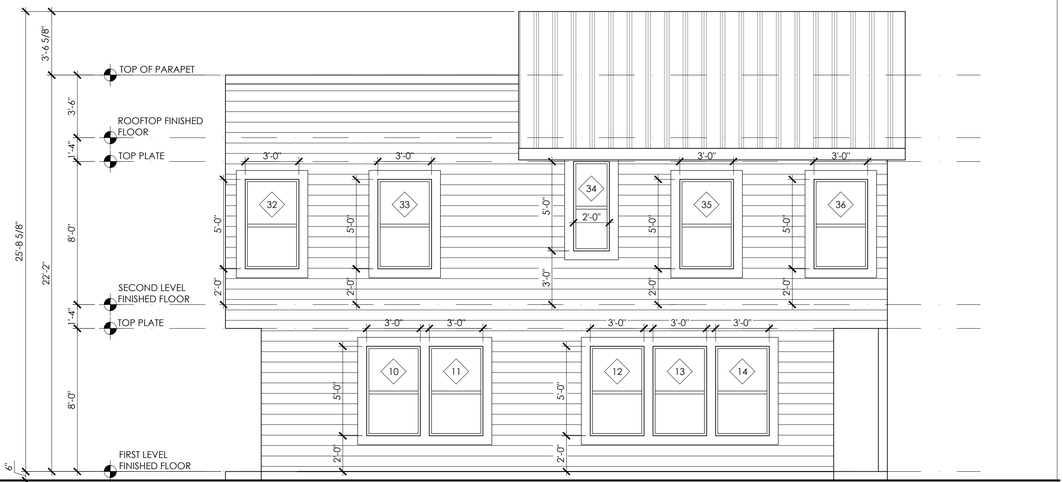
N NORTH ELEVATION
1/4" = 1'-0"



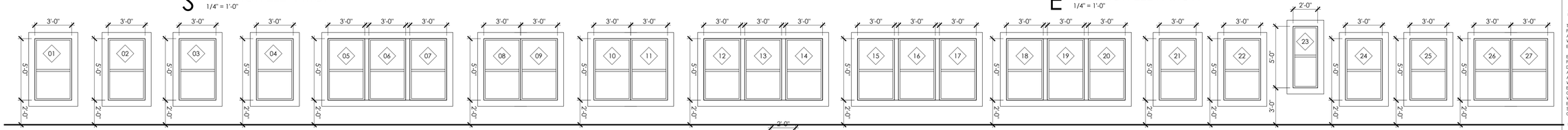
W EXTERIOR ELEVATION
1/4" = 1'-0"



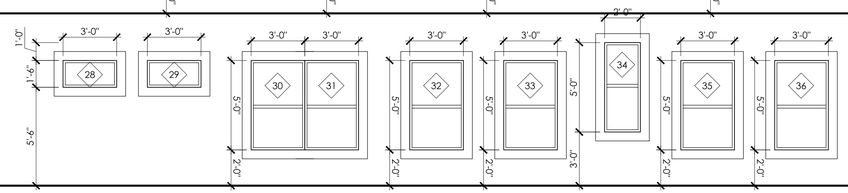
S EXTERIOR ELEVATION
1/4" = 1'-0"



E EXTERIOR ELEVATION
1/4" = 1'-0"



1 WINDOW SCHEDULE
1/4" = 1'-0"



WINDOW NOTES
WINDOW TYPE: ALUMINUM CLAD WOOD COLOR: BRONZE OR MATTE BLACK PROFILES: 2" INSET WITHIN FACADE MEETING RAILS: MUST BE TALLER THAN 1.25" & STILES NO WIDER THAN 2.25".
ALL **NEW** WINDOWS TO BE ALUMINUM CLAD WOOD WINDOWS

EXQUISITE DESIGN

DATE EXP. DATE

EXQUISITE DESIGN
1270 N LOOP 1604 E #1201
SAN ANTONIO, TEXAS 78232
VOICE: (210) 421-8890
GENEVIE@EXQUISITESA.COM

Locust Residential Multi-Family

417 E Locust
San Antonio, TX 78212

OWNER

Marshall & Christa Miles

417 E Locust
San Antonio, TX 78212

PROJECT NUMBER

21-Locust417

PRELIMINARY DESIGN

NO.	DATE	DESCRIPTION OF ISSUE

SHEET TITLE

Exterior Elevations
Window Schedule

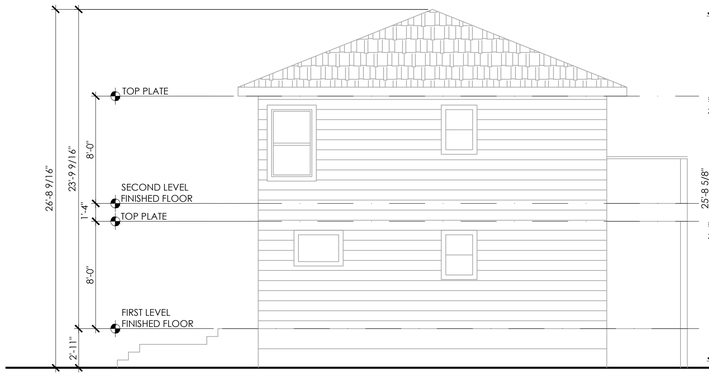
DATE

19 October 2021

BAR LENGTH ON ORIGINAL DRAWING EQUALS 1 INCH

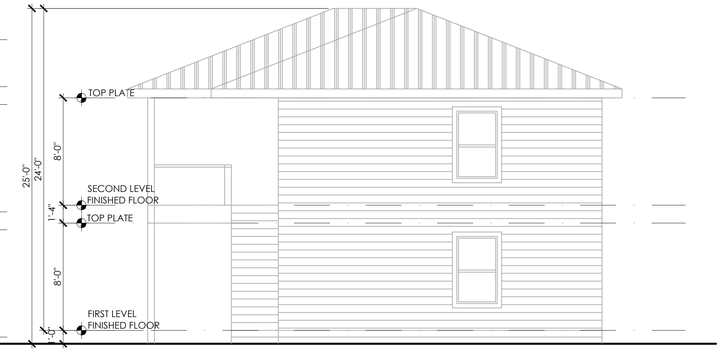
SHEET NUMBER

A4.01



N 509 GILLESPIE ST
3/16" = 1'-0"

N 417 E LOCUST
3/16" = 1'-0"



N 415 E LOCUST
3/16" = 1'-0"

EXQUISITE DESIGN

DATE EXP. DATE

EXQUISITE DESIGN
1270 N LOOP 1604 E #1201
SAN ANTONIO, TEXAS 78232
VOICE: (210) 421-8890
GENEVIE@EXQUISITESA.COM

Locust Residential Multi-Family

417 E Locust
San Antonio, TX 78212

OWNER

Marshall & Christa Miles

417 E Locust
San Antonio, TX 78212

PROJECT NUMBER

21-Locust417

PRELIMINARY DESIGN

NO.	DATE	DESCRIPTION OF ISSUE

SHEET TITLE

Exterior Elevations

DATE

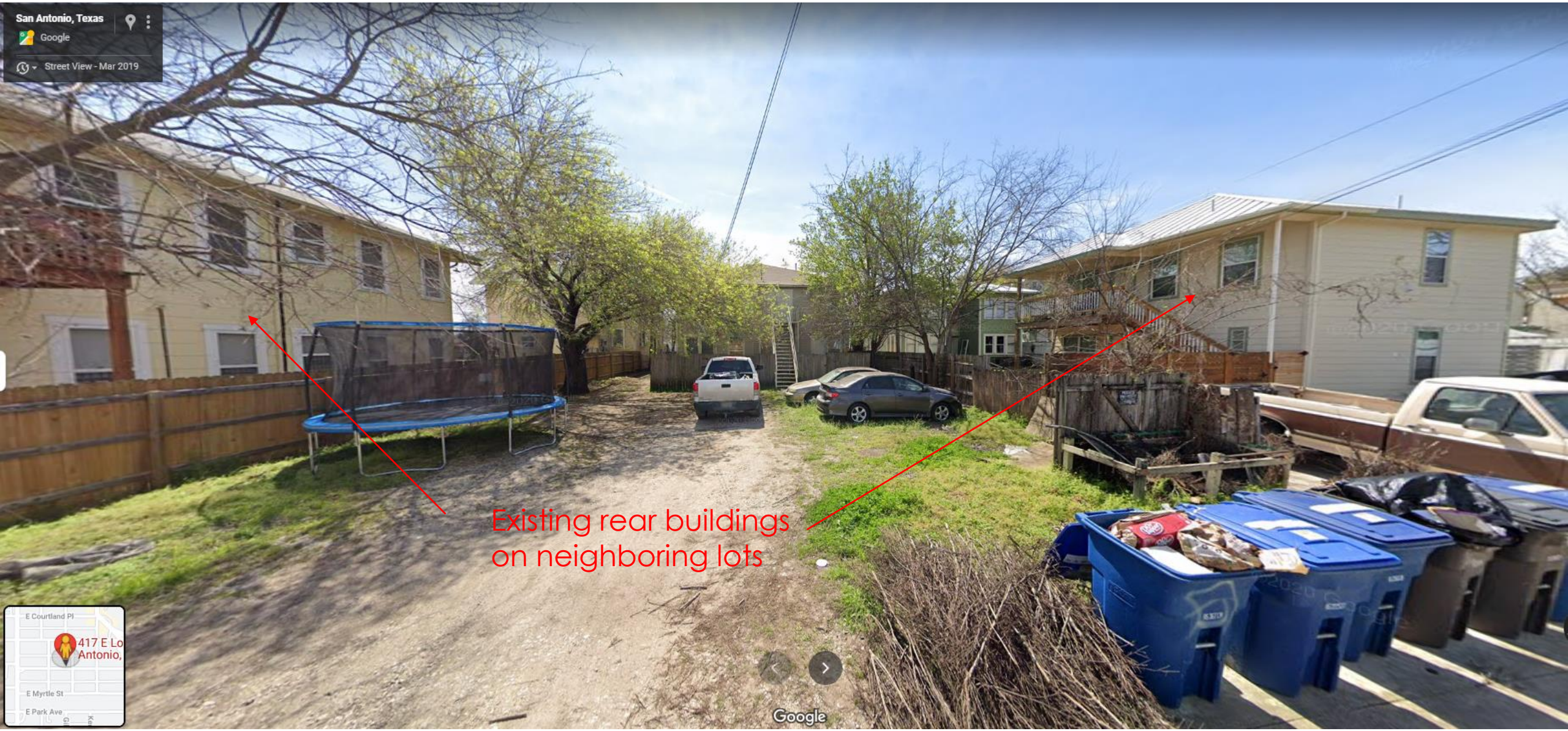
19 October 2021

BAR LENGTH ON ORIGINAL DRAWING EQUALS 1 INCH

SHEET NUMBER

A4.02

417 E Locust – Front of property & existing home



Rear of property – proposed location for new building

Side view of neighbors along Gillespie Street

Side view of neighbors along Gillespie Street

Rear view of neighbors along Gillespie Street

Rear & View of Neighbors building

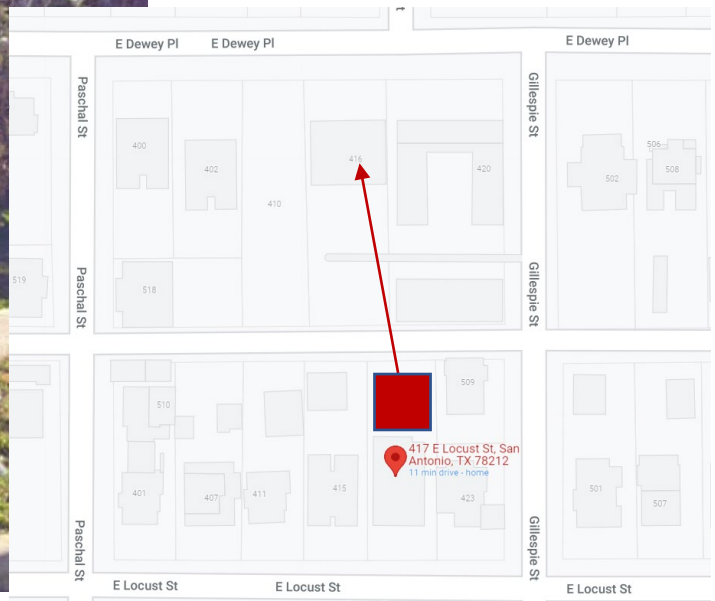
Rear & View of Neighbors building

Rear & View of Neighbors building

Roof Precedents in the Tobin Hill Neighborhood

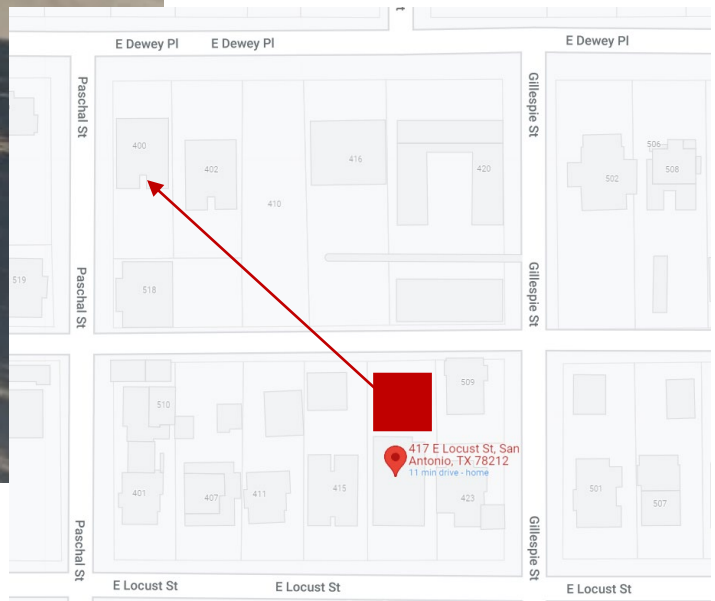
<u>416 Dewey Place</u>

Precedent for flat/parapet roof



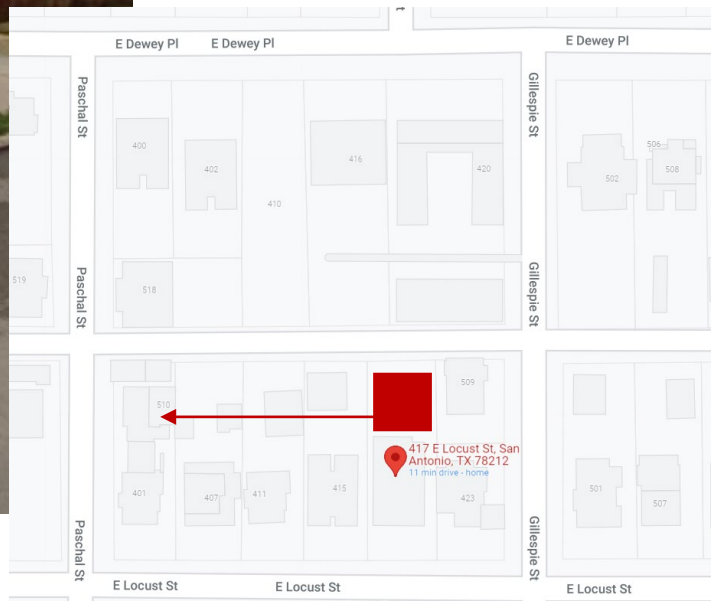
<u>400 Dewey Place</u>

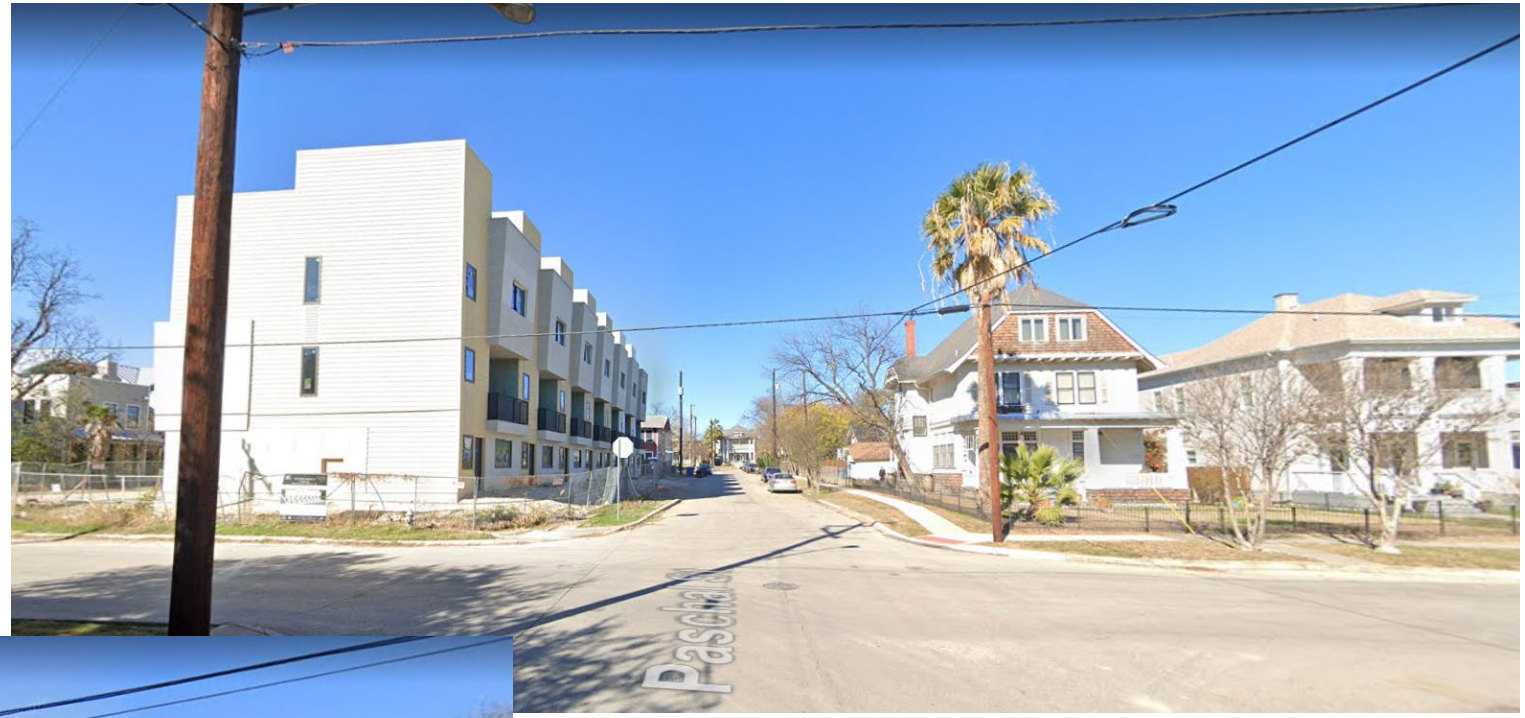
Precedent for flat/parapet roof



<u>510 Paschal</u>

Precedent for flat/parapet roof





Evergreen at Tobin Hill

Precedent for
flat/parapet roof

Evergreen at Tobin Hill

Precedent for
flat/parapet roof and
gable roof

Installation Instructions

for Wood/Clad Wood Windows
without Exterior Trim or Nail Fin (JII025)

Thank you for selecting JELD-WEN products. Attached are JELD-WEN's recommended installation instructions for Aluminum Clad Wood Windows without Nailing Fin or Primed Wood Windows without Exterior Trim. Read these installation instructions thoroughly before beginning. They are designed to work in most applications. However, existing conditions may require changes to these instructions. If changes are needed, they are made at the installer's risk. For installations other than indicated in these instructions, contact a building professional. Areas such as Florida and the Texas TDI region have specific anchoring requirements. For information on specific products, visit www.floridabuilding.org or www.tdi.texas.gov and follow the anchoring schedule given in the drawings for the product instead of the anchoring schedule in this document.

IMPORTANT INFORMATION, TABLE OF CONTENTS AND GLOSSARY

Not all window types may be installed into every wall condition in all areas. Consult your local building code official for applicable building codes and regulations. Local building code requirements supersede recommended installation instructions.

PLEASE NOTE: This installation guide specifically addresses installation into block/masonry wall, sheathed wall and open-stud wall construction. These instructions do not apply to bow and bay windows and apply only to windows with a horizontal flat sill. Installations where the sill is higher than 35 feet above ground level must be designed by an architect or structural engineer. Failure to install windows into square, level and plumb openings could result in denial of warranty claims for operational or performance problems.

NOTE TO INSTALLER: Provide a copy of these instructions to the building owner. By installing this product, you acknowledge the terms and conditions of the limited product warranty as part of the terms of the sale.

Table of Contents

Glossary

Backer Rod (backing material)
A material (e.g. foam rod), placed into a joint primarily to control the depth of the sealant.

Buck
A wood framework attached to the masonry inside a window or patio door rough opening.

Masonry Clip
A galvanized metal strap that secures the window to the structure.

Mulled Unit
Two or more window units structurally joined together.

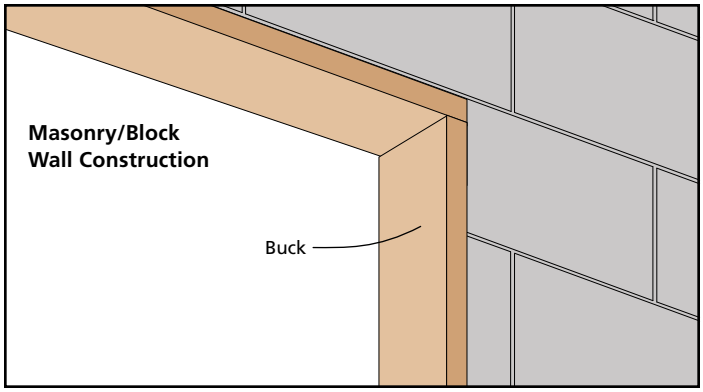
Shiplap
The layering method in which each layer overlaps the layer below it so that water runs down the outside.

ROUGH OPENINGS

This installation guide only addresses masonry/block wall, sheathed wall and open-stud construction. If installing into an opening other than what is identified, consult a building professional.

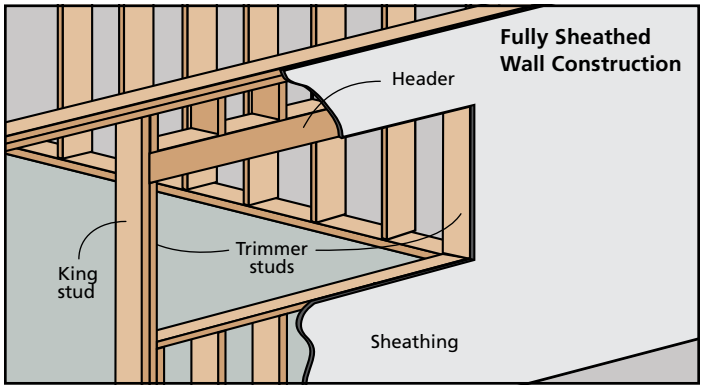
Masonry/Block Wall Construction

This installation assumes that a framework of studs (often called a buck) has already been properly fastened in a weatherproof manner to the concrete/masonry wall.



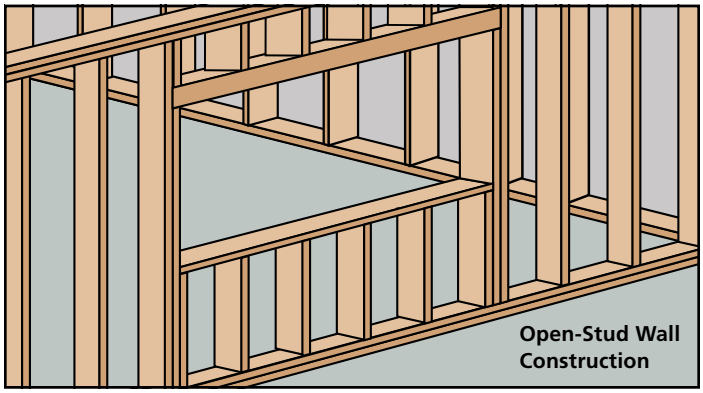
Fully Sheathed Wall Construction

Sheathing is applied to the exterior of the wall framing. The window will be mounted flush against the sheathing or building wrap in a weatherproof manner



Open-Stud Construction

Sheathing is absent and building wrap is applied atop of the wall framing. The window will be mounted flush against building wrap and/or framing members (studs).



SAFETY AND HANDLING

Safety

- Read and fully understand ALL manufacturer's instructions before beginning. Failure to follow proper installation instructions may result in the denial of warranty claims for operational or performance problems.
- Do not work alone. Two or more people are required. Use safe lifting techniques.
- Use caution when handling glass. Broken or cracked glass can cause serious injury.
- Wear protective gear (e.g. safety glasses, gloves, ear protection, etc.).
- Operate hand/power tools safely and follow manufacturer's operating instructions.
- Use caution when working at elevated heights.
- If disturbing existing paint, take proper precautions if lead paint is suspected (commonly used before 1979). Your regional EPA (www.epa.gov/lead) or Consumer Product Safety Commission offices provide information regarding regulations and lead protection.
- **WARNING!** Drilling, sawing, sanding or machining wood products generates wood dust, a substance known to the State of California to cause cancer. Use a respirator or other safeguards to avoid inhaling wood dust.

Materials and Window Handling

- Make sure operable windows are locked prior to installation.
- Heed material manufacturer's handling and application instructions.
- Protect adhesive surfaces from dirt, moisture, direct sunlight and folding over onto themselves.
- Handle in vertical position; do not carry flat or drag on floor.
- Do not put stress on joints, corners or frames.
- Store window in dry, well-ventilated area in vertical, leaning position to allow air circulation; do not stack horizontally.
- Protect from exposure to direct sunlight during storage.
- Install only into vertical walls and when conditions and sheathing are dry.

IF INJURY OCCURS, IMMEDIATELY SEEK MEDICAL ATTENTION!

MATERIALS AND TOOLS

Needed Materials

NOTE: JELD-WEN exterior window and door products should be installed in accordance with JELD-WEN's recommended installation directions, which are shipped with the products or can be found on our website: www.jeld-wen.com. Note that alternative installation methods and flashing systems may be utilized at the installer's or owner's discretion and, in such situations the installation should be done in accordance with the flashing manufacturer's instructions. Follow all material manufacturer's instructions for proper use and compatibility. When using flashing, spray adhesive/primer, sealant and foam products, we recommend using the same manufacturer and verifying compatibility. It is the End User's responsibility to determine if dissimilar materials are compatible to the substrates in the application.

- #8 x 3" corrosion-resistant, pan head screws. Screws must penetrate at least 1" into framing (or as required by local code).
- Galvanized drip cap (or factory supplied).
- Sealant: We recommend OSI® QUAD® Max Sealant or equivalent. This can be used in any application and can be painted or ordered in a color matched product, if desired.
- Backer rod 1/8" larger than the widest portion of the gap (used in conjunction with sealant bead).
- Polyurethane low expansion Window and Door foam: We recommend OSI® QUAD® Foam or equivalent.
- Non-compressible or non-water degradable shims.

Masonry Clips (if applicable)

- #8 x 1/2" corrosion-resistant screws for attaching masonry clips to the window.
- #8 x #2 corrosion-resistant screws for attaching masonry clips to structure. Screws must penetrate at least 1" into framing.

Needed Tools

- Utility knife
- J-roller
- Hammer
- Tape measure
- Caulking gun
- Level (4' minimum recommended)
- Drill with 1/8" tapered bit and 3/8" countersink
- Screwdrivers
- Finish hammer or pneumatic finish nail gun
- Pencil
- Nail set
- Miter saw

1 REMOVE PACKAGING AND INSPECT WINDOW

Remove Packaging

Remove shipping materials such as corner covers, shipping blocks or pads. If there is a protective film on the glass, do not remove it until installation and construction are complete. Cut off any staple legs exposed on the side of the frame.

NOTE: Double-hung windows may have banding on the interior of the unit. Do not remove until the window is secured in the opening to help keep the sash in place and the unit square.

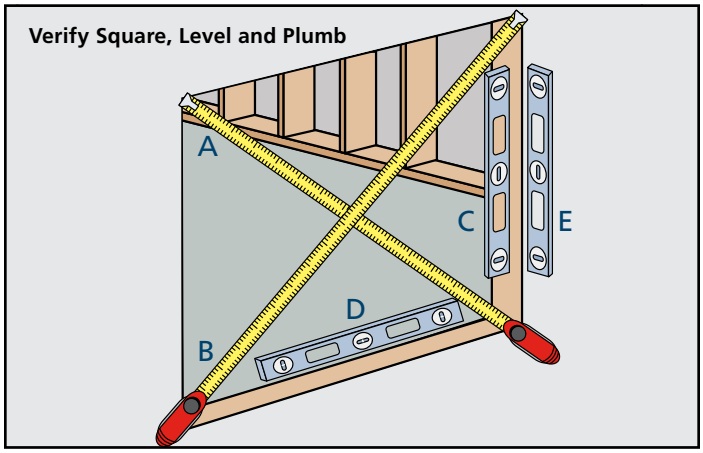
Inspect Window

- Cosmetic damage.
- Product squareness (diagonal measurements not more than 1/8" different).
- Correct product (size, color, grid pattern, handing, glazing, energy-efficiency requirements, etc.).
- Drip cap that extends the length of the exterior trim plus 1/8" overhang on each end (all units require a drip cap); drip cap may or may not be pre-installed.
- If any of the above conditions represent a concern, or if you expect environmental conditions to exceed the window's performance rating, do not install the window. Contact your dealer or distributor for recommendations.

2 INSPECT ROUGH OPENING

- Verify the width and height of the window are each 1/2"- 5/8" smaller than the rough opening width and height.
- Verify the rough opening is square. The (A) and (B) measurements should be the same. Maximum allowable deviation from square is 1/8" for windows 20 sq. ft. and smaller, and 1/4" for windows larger than 20 sq. ft.

Verify Square, Level and Plumb



- Verify the rough opening is plumb and level (C, E and D). The maximum allowable deviation is 1/16" for every 2' of rough opening (not to exceed 1/8").
- The rough opening sill must not be crowned or sagged (D), but rather level or sloped (positive slope) to the exterior.
- The exterior face of the rough opening must be in a single plane (E) with less than 1/8" twist from corner to corner.
- Minimum double studs (king and jack/trimmer) should be used to support the header at all rough openings.

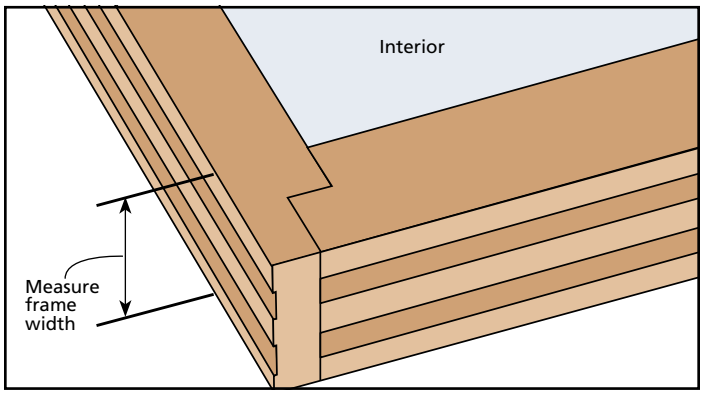
For Retrofit Installations

Remove the old window and verify the rough opening framing is structurally sound. Contact your local waste management entities for proper disposal or recycling of products being removed.

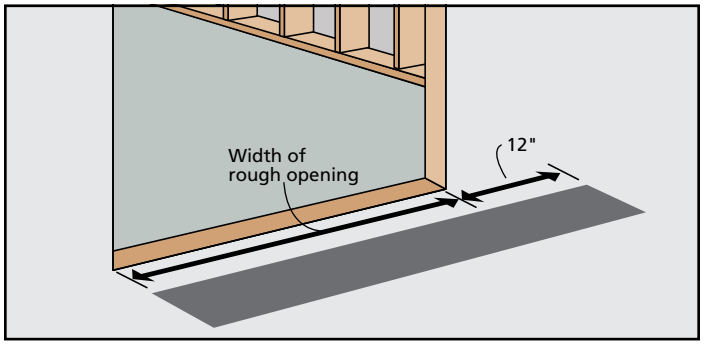
3 PREPARE STUD-FRAMED WALL

Prepare/Shim the Sill

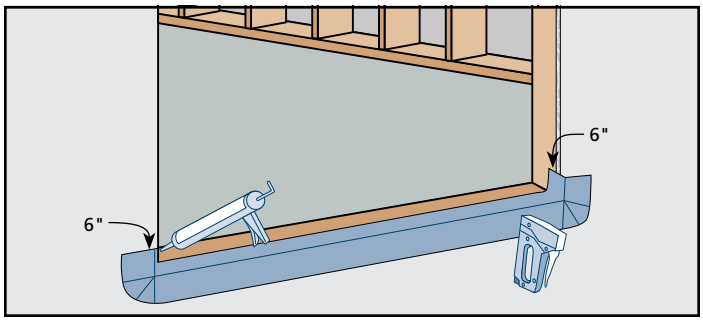
1. Install a sill pan in a weatherproof manner on the rough sill (refer to **ASTM 2112** for types of sill pans). Always allow water to drain out of the pan and onto the building wrap, drainage plane or to the exterior.
2. Use self-adhered flashing to waterproof the sill.
3. Flashing must have at least 2" of material wrapped below the sill onto the vertical wall. Flashing width must be at least frame width + 2".
4. Measure the width of the frame and subtract 1/4". Transfer this measurement from the outside edge of the rough opening sill and draw a line all along the rough opening sill. This is where the back of the flashing will sit.



5. Cut a piece of flashing the length of the sill plus 12".

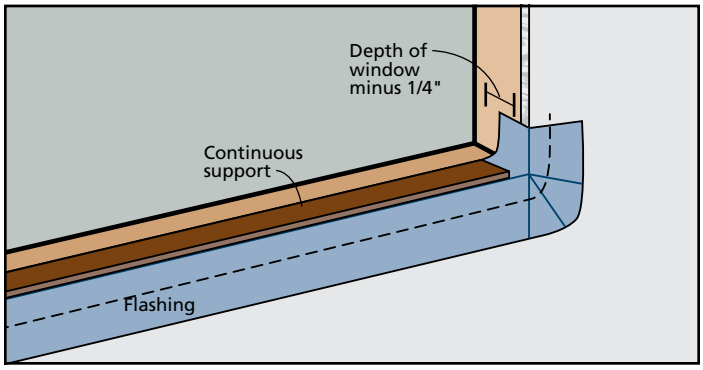


6. Place flashing on rough opening sill, wrapping the flashing up 6" on each jamb as shown.
7. Pull release tape and set flashing into place.
8. Fold the flashing down onto the sheathing. Mechanically fasten if necessary.



9. Smooth out any bubbles or creases with a J-roller. Remove and replace if necessary.
10. Install the continuous support as follows:

NOTE: Where the window will sit on the sill, shim to provide continuous support to the sill. This shimming must be a minimum of the width of the window frame and a minimum of 1/4" narrower than the depth of the window frame sill, should level the rough opening sill and be no more than 1/4" thick.



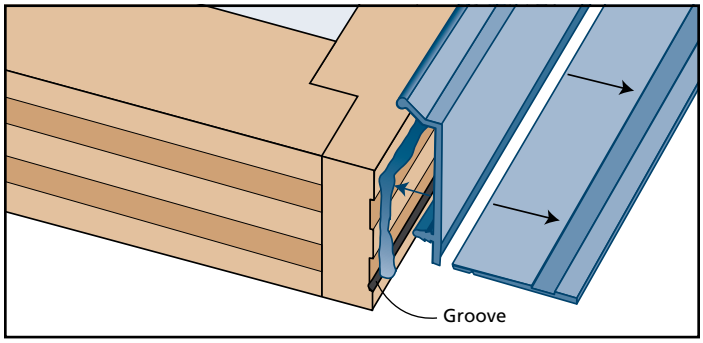
11. Align the shimming on the sill flush with the exterior and centered between the side jambs. If installing a mulled unit, shim under the mull joint(s) and tack into place or secure with sealant.

4 PREPARE WINDOW

Apply Drip Cap to Header

This section applies to concrete/masonry only. For sheathed wall applications, the drip cap will be installed later. Skip to **"INSTALL MASONRY CLIPS."**

1. Cut off the vertical leg of the drip cap.
2. Apply drip cap as follows:

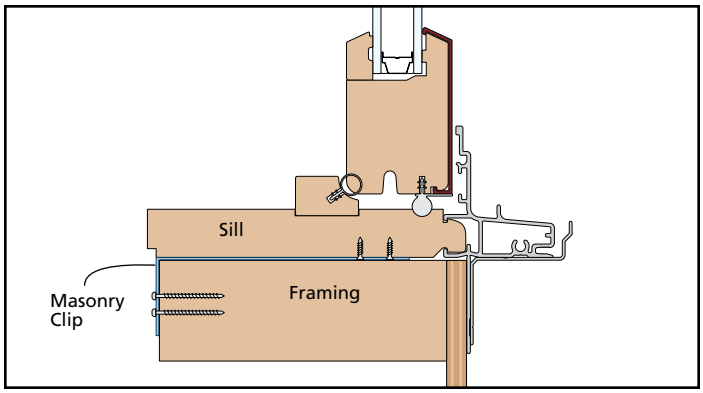


Metal Clad Windows:
If drip cap was not previously installed, apply a 1/4" bead of sealant across the header as shown and tap the drip cap into the groove with a wood block. Seal any gaps at the end of horizontal mull joints with sealant.

Primed Wood Windows:
Center the drip cap on the header and mechanically fasten with appropriate sized nails or screws. Be sure the fastener does not completely penetrate the frame header. Seal any gaps at the end of horizontal mull joints with sealant.

Install Masonry Clips (if applicable)

Install masonry clips to the back of the jambs, head and sill 4" from the corners and every 16" on center with two #8 x 3/4" screws per clip.

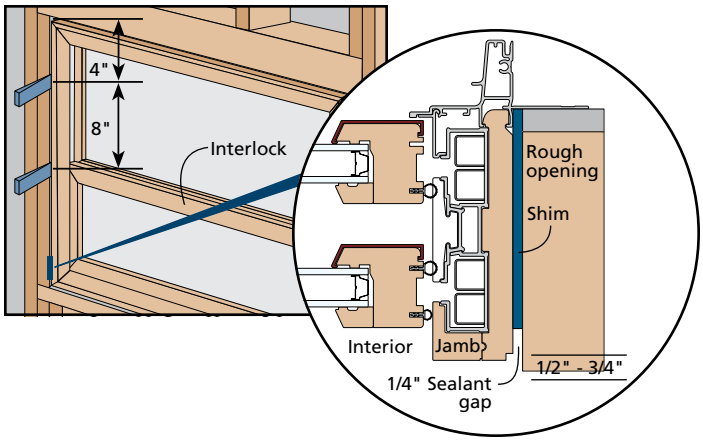


5 INSTALL WINDOW

WARNING! To avoid injury, use at least two people to install. Adequately support the window until completely fastened.

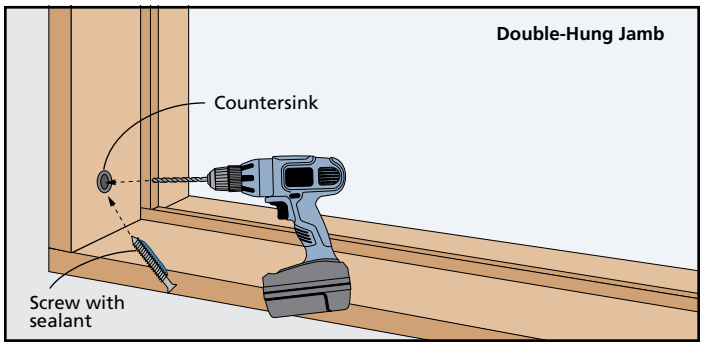
Areas such as Florida and the Texas TDI region have different anchoring requirements based on product certification. For information on specific products, visit www.floridabuilding.org or www.tdi.texas.gov and follow the anchoring schedule given in the drawings for the product instead of the anchoring schedule in this document.

1. Place window onto the shimming support and tilt into the rough opening. The window sill must rest on and be fully supported by the shimming support.
2. Shim at each interlock, or in the center, and within 4"- 6" of each corner on the side and head jambs. Apply additional shims to the side and head jambs as necessary to ensure window position within the opening is plumb, level and square. Larger windows usually need additional shims. Shims can be secured with sealant or adhesive.



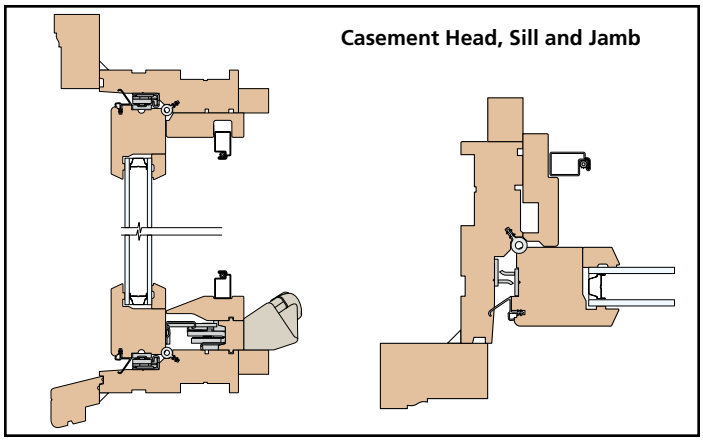
3. From the interior, fasten the window through a side jamb 4" from one corner as follows.

- If installing a double-hung window, the sashes and jamb liners can be removed for a cleaner look.



5 INSTALL WINDOW CONTINUED

- If installing a casement window, fasteners can be installed underneath the cover pieces or through the screen stop if pre-drilled and countersunk.
- Drill a pilot hole through the side jamb and into the framing. Countersink for wood putty or for plug covers.

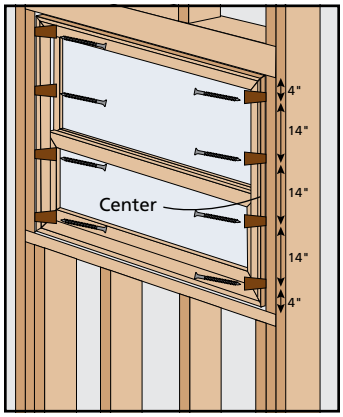


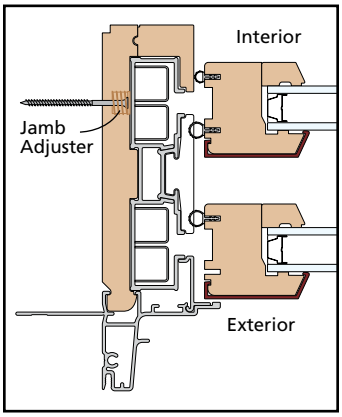
- Apply sealant to the threads of a #8 x 3" screw and drive into the side jamb. Screw must go through shim.

4. Inspect window for square, level and plumb. Test for proper operation (remove and reinstall if necessary).
5. If applicable, install #8 x 2" screw through each masonry clip and into the framing. Screws must be long enough to penetrate framing by at least 1". Secure straps to window frame with two #8 x 1/2" pan head screws.

NOTE: Most hung windows have jamb adjusters. If jamb adjusters are present, they are located either above or below the interlock in the interior jamb liner.

6. Hung windows with jamb adjusters must be fastened through the jamb adjusters with the #8 x 2" screws provided. Straighten the jambs per the instructions provided with the screws.





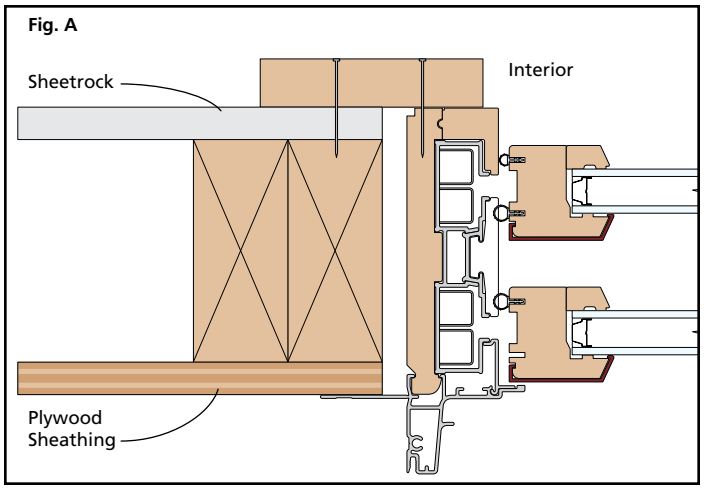
Interior Trim on Primed/Siteline Single/Double-Hung Windows

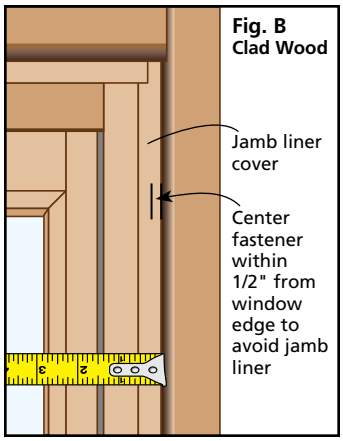
WARNING! This product has a jamb liner cover that cannot be nailed through. Pay close attention to where you nail the interior jamb leg trim. If you cover the jamb liner cover with trim, you will have to remove the trim to replace the jamb liner.

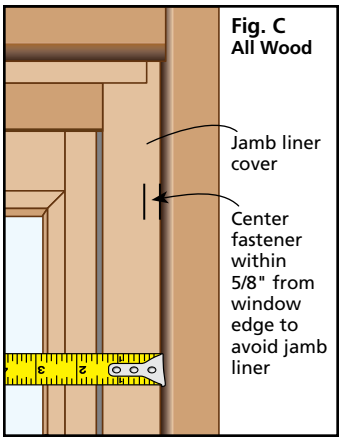
How to install interior trim/casing:

1. Mark a revel line around the jamb; this is typically 1/8" to 1/4" around the frame (make sure not to nail into the jamb liner cover). Use a straight edge or square, to mark the line around the perimeter of the head, jambs and sill. To insure you do not nail through the jamb liner, measure from the outside edge of the frame to the edge of the jamb liner cover, this should be approximately 1/2". Place intended fastener in the center of the 1/2" space for a clad wood window **(Fig. A and B).** On an all wood window this measurement should be 5/8" from the outside edge of the frame. Place intended fastener in the center of the 5/8" space **(Fig. C).**
2. Cut the trim/casing with a 45 degree miter (measurements should be taken at the intersecting lines that are marked on the window frame). Start with the head cut, proceed to the sill cut, temporarily install both of these pieces.
3. Cut each jamb piece to fit in between the head and sill. Once you have all pieces cut, work them together for a perfect fit.

NOTE: There are other installation types for installing trim/casing. Consult a professional if your installation methods differ from the above method.



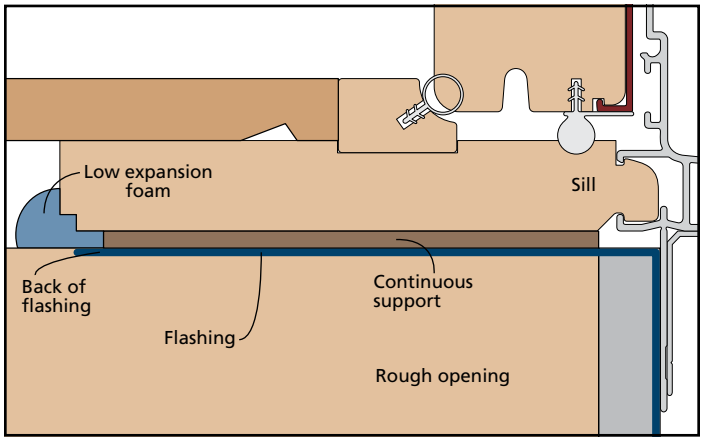




6 COMPLETE INSTALLATION

Continuous Air Seal

Create a continuous air seal on the interior by integrating the rough opening and the window frame with low expansion polyurethane foam or backer rod and sealant.



After Installation

- Install exterior wall surface per manufacturer's guidelines.
- Leave an expansion/contraction gap of approximately 3/8" between window frame and final exterior wall surface (siding, stucco, etc.). For a finished look and additional protection, seal this gap on the sides with backer rod and sealant. If sealant is applied above the drip cap ensure the sealant bead is discontinuous to allow for drainage.
- Remove protective film from cladding (if present) immediately after installation; remove from glass within one year.
- Protect recently installed units from damage from plaster, paint, etc. by covering the unit with plastic.
- Finish all exposed wood surfaces immediately following installation.

Please visit jeld-wen.com for warranty and care and maintenance information.

Thank you for choosing

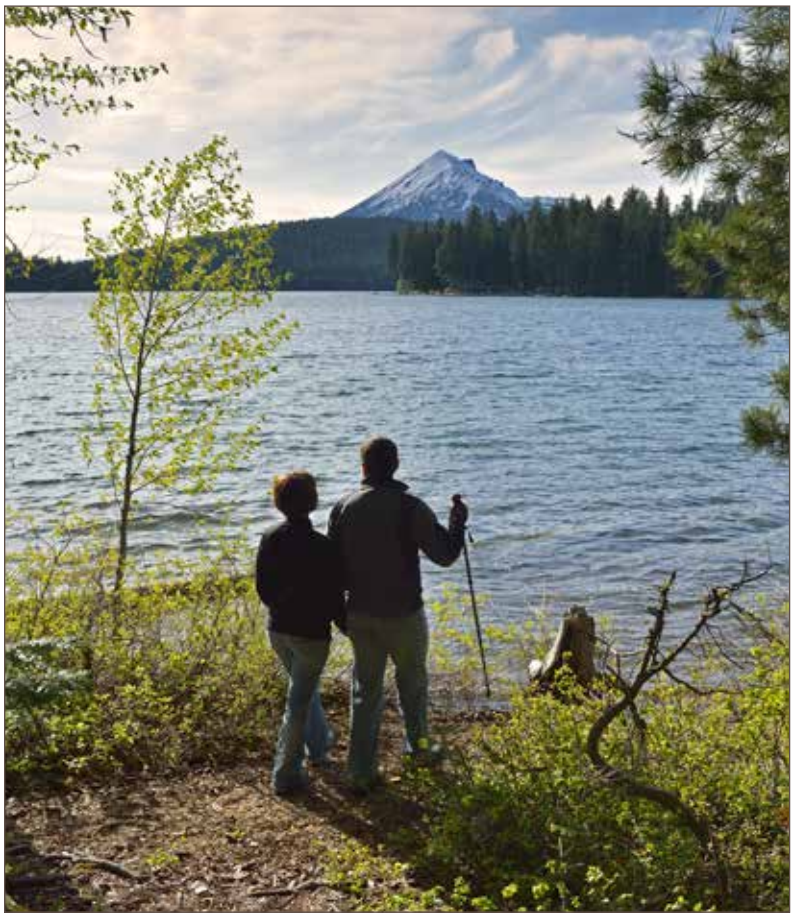
JELD-WEN WINDOWS & DOORS

JELD-WEN WINDOWS & DOORS

Authentic Wood Doors

Interior and Exterior Doors

A PHILOSOPHY WORTH LIVING



At JELD-WEN, sustainability is nothing new. With origins rooted in wood product manufacturing, our legacy has been to make windows, doors and components in a manner consistent with efficient use of what nature provides. In effect, we've always strived to make stiles and sash, not sawdust.

To us, minimizing waste has always made good ecological and business sense. Our mission is to develop high-performance, high-value products that satisfy our customers' needs, while also caring for our communities by seeking ways to reduce our impact on the environment. We also realize that there is still work to be done. Sustainability is a journey, and our on-going efforts will remain directed toward continual improvement of our products, processes and culture.

We do this not because it's popular.
We do it because it's the right thing to do.

Anatomy of an Authentic Wood Door.

JELD-WEN® Authentic wood doors are constructed with beauty in mind and lasting performance at heart. Traditionally, wood doors were made using stile and rail components machined out of solid lumber. Wood is a living organism that expands and contracts based on changes in temperature and humidity, and the bigger the piece, the more it moves. Many older wood doors show signs of these "changes" with warped stiles or split panels.

JELD-WEN Authentic wood doors are skillfully designed with a dense engineered core and shielded with premium wood veneers to deliver the best performance and quality. An even stain match is also achieved due to the solid wood sticking and edgebands that yield superior finished results.

With JELD-WEN's Authentic wood doors, your doors are truly. . .**Reliable to the core.**

CONTENTS

No door makes an impression as inviting as a wood door. Wood brings a sense of warmth and artistry to any home, whether it's elegantly modern or comfortably traditional.

JELD-WEN® Authentic wood doors combine the beauty of wood with quality craftsmanship to bring you doors that are visually captivating and reliable.

Top: 6201 Meranti Mahogany Door, Flat Panels
Right: 0022V Knotty Alder Door, V-Groove Raised Panels

INTERIOR DOORS

Our Authentic wood interior doors are made to be not only functional passageways, but also architectural elements within a home. Choose a knotty alder door with V-grooves for rustic charm or a raised-panel oak door for a beautiful, sophisticated look. Along with our panel door designs, we offer bifold, French and louver doors.

Variances in photography and printing may cause the finish colors shown in this catalog to vary from the actual finishes.

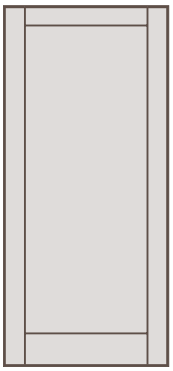
Left: 0028V Knotty Pine Door, V-Groove Raised Panels
Below: 1033 Oak Doors, Flat Panels
Right Top: 1055 Primed Door, Five Panels
Right Middle: 0028 Knotty Alder Door, Raised Panels
Right Bottom: 1510 Sustainable Pine French Doors

PRIMED DOORS

PRIMED doors are white in color and feature a smooth finish that is ready to paint.

Primed

FLAT PANEL



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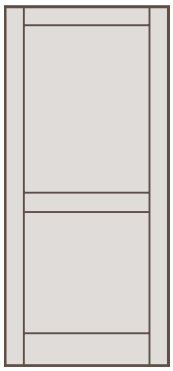

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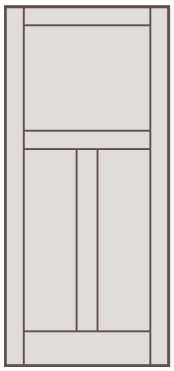

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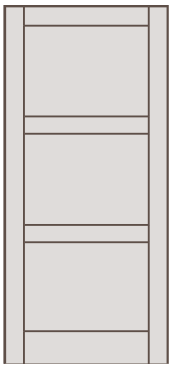

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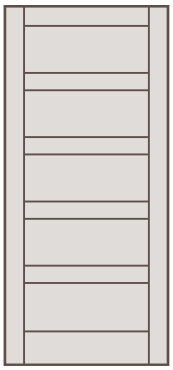

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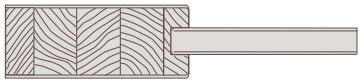
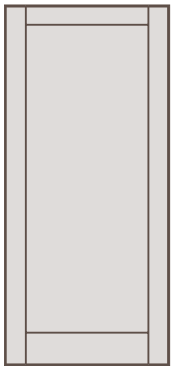


1/2" Flat-Panel Profile

«1022 Primed Doors, Flat Panels

SUSTAINABLE PINE DOORS

FLAT PANEL



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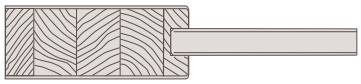
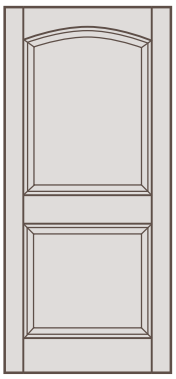


1/2" Flat-Panel Profile

RAISED PANEL



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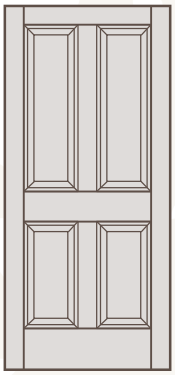

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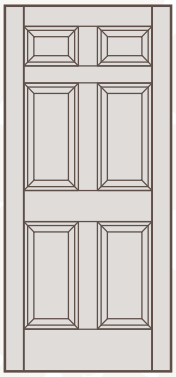


0066

3/4" Double-Hip Raised-Panel Profile

RAISED-PANEL BIFOLDS

0066

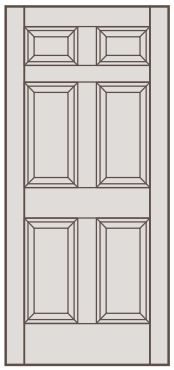
» 0066 Sustainable Pine Door, Raised Panels

SUSTAINABLE PINE is harvested from plantation forests. Pine is a softwood with a distinct pinstripe grain pattern and uniform color. Pine will darken and yellow with age, adding character and charm.

Sustainable Pine

SUSTAINABLE KNOTTY PINE DOORS

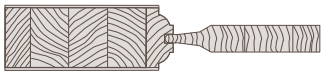
RAISED PANEL



0066

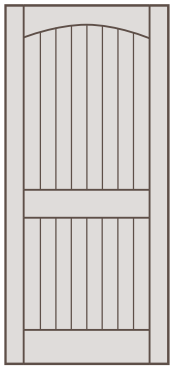
RAISED-PANEL BIFOLD

0066

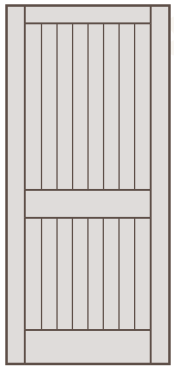


9/16" Single-Hip
Raised-Panel Profile

RAISED-PANEL V-GROOVE



0028V



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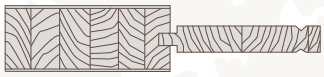
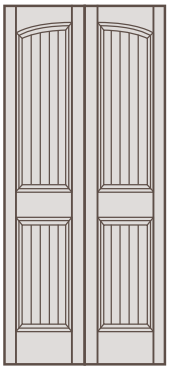


9/16" V-Groove Panel Profile

V-GROOVE BIFOLD



0028V

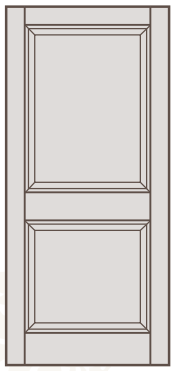
SUSTAINABLE KNOTTY PINE is harvested from plantation forests and is a softwood that is usually light in color with pink-brown variations. Over time, the knots will darken and the overall color will yellow. Knotty pine is an ideal choice for a rustic door, offering its own unique charm with its mix of color, knots and character.

Sustainable
Knotty Pine

« 0066 Sustainable Knotty Pine Door, Raised Panels

KNOTTY ALDER DOORS

RAISED PANEL



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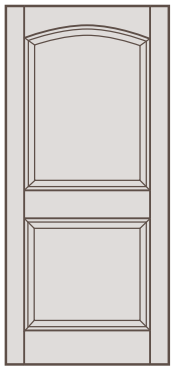

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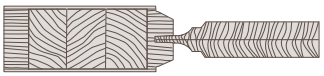
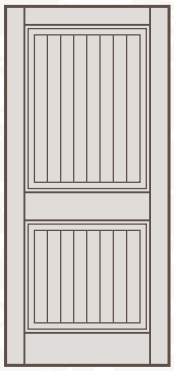


3/4" Double-Hip Raised-Panel (standard with 1 3/8" door thickness)

RAISED-PANEL V-GROOVE



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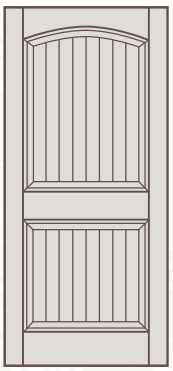


0028V

3/4 V-Groove Panel (standard with 1 3/8" door thickness)

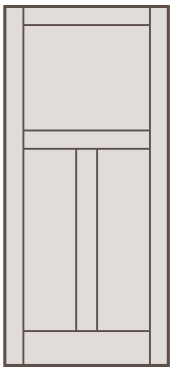
KNOTTY ALDER is a smooth textured hardwood with a straight, even grain and knots that create beautiful swirl patterns. This wood is slightly softer and lighter than other hardwoods and the wood color ranges from tan to a pale pinkish-brown. The knots are brown to black and vary in size, shape and color. This species stains and finishes well to enhance its own grain beauty.

Knotty Alder

» 0022 Knotty Alder Door, V-Groove Raised Panels

OAK DOORS

FLAT PANEL



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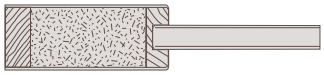
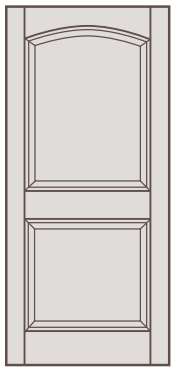


1/2" Flat-Panel Profile

RAISED PANEL



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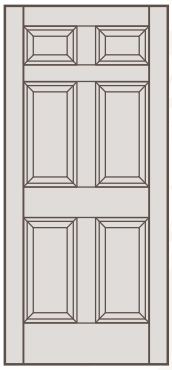
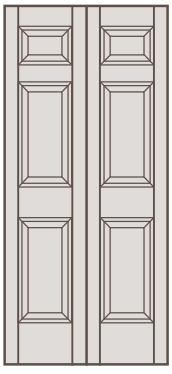


0066

RAISED-PANEL BIFOLD



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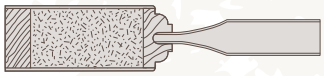


3/4" Single-Hip Raised-Panel Profile

OAK is a hardwood known for its dramatically-pronounced grain pattern, which varies from a tight, vertical grain to a beautifully-arched pattern. The wood may also feature pin knots and mineral streaks. Oak accepts stain very well.

Oak

« 1033 Oak Door, Flat Panels

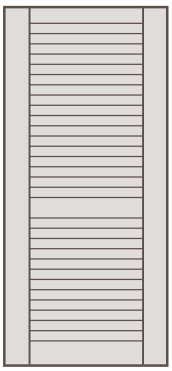
» 1033 Primed Door, Three Panels

...RELIABLE TO THE CORE

LOUVER DOORS & BIFOLDS

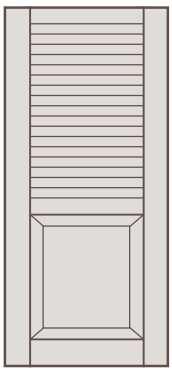
PLANTATION LOUVERS: 2 1/4" SLATS

Louver Doors



0730P

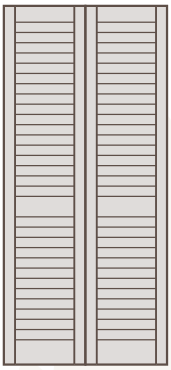
PR



0732P

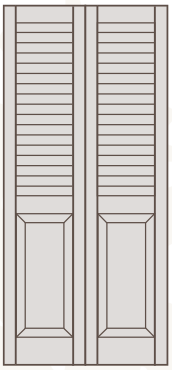
PR

Bifold Doors



0730P

PR

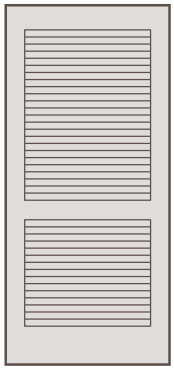


0732P

PR

TRADITIONAL LOUVERS: 1 1/4" SLATS

Louver Door

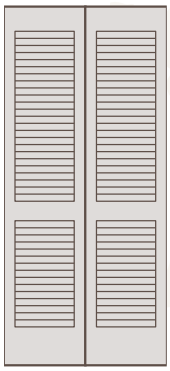


0730

SP

PR

Louver Bifold



0730

SP

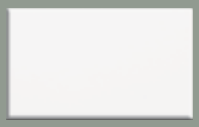
» 0730 Primed Plantation Louver Bifold Door

« 0732 Pine Plantation Louver Door

PRIMED doors are white in color and feature a smooth finish that is ready to paint.

PINE is harvested from plantation forests. Pine is a softwood with a distinct pinstripe grain pattern and uniform color. Pine will darken and yellow with age, adding character and charm.

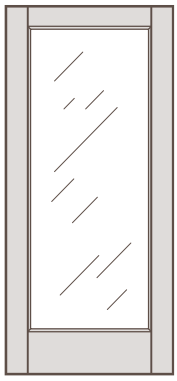
Primed (PR)



Pine (SP)

TRADITIONAL FRENCH DOORS

FRENCH DOORS Door designs available with clear glass only



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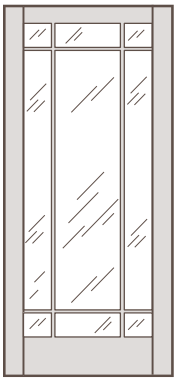

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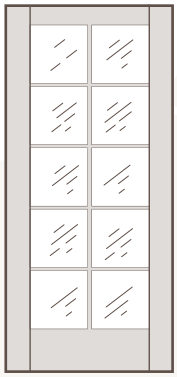
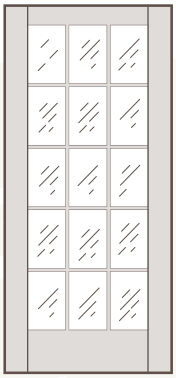
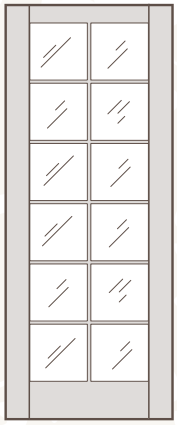


1510

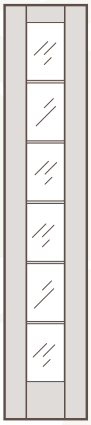
1505



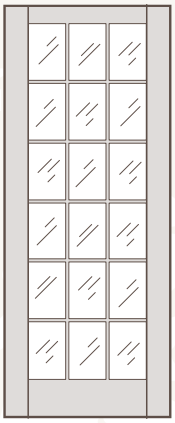
1515
(2'4" to 3'0")



8'0" 1512



8'0" 1506

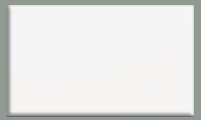


8'0" 1518

PRIMED doors are white in color and feature a smooth finish that is ready to paint.

SUSTAINABLE PINE is harvested from plantation forests. Pine is a softwood with a distinct pinstripe grain pattern and uniform color. Pine will darken and yellow with age, adding character and charm.

Primed



Sustainable Pine

Oak*

**Available only in these door styles: 1510 and 1515*

» 1510 Primed Door With Clear Glass

DECORATIVE GLASS SELECTIONS

DECORATIVE FRENCH doors are an elegant addition to any home. With a wide array of glass panels in a multitude of styles and textures, we offer everything from functional gateways to stunning conversation pieces. The offering includes silk screened, V-grooved, 3-D Cast and textured glass in traditional as well as modern designs—truly something for every home decor.

Primed

Pine

Left: Natural Pine With Screen Print Glass
Below: Primed French Door With Authentic Recipe Pantry™ Glass

...RELIABLE TO THE CORE

TEXTURED GLASS SELECTIONS

TEXTURED GLASS

Reed
(8'0")

Privacy Rating | 6

0 5 10

Reed
(6'8")

Rain
(8'0")

Privacy Rating | 9

0 5 10

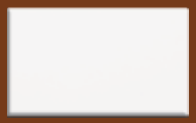
Rain
(6'8")

« Pine French Door With Rain Glass
» Painted French Door With Strada Glass

Wood Species

Pine

Primed

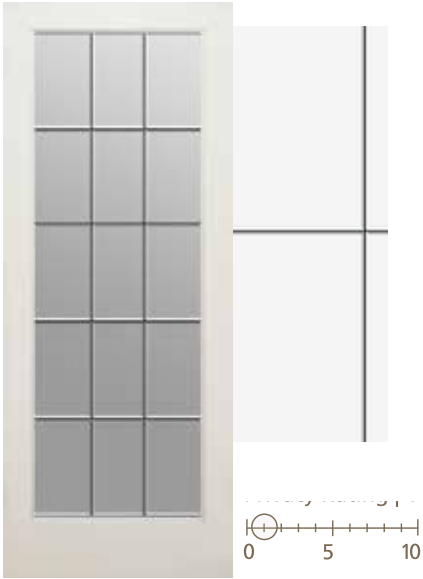


V-GROOVED GLASS

Strada
(8'0")
Privacy Frit Glass with
Clear V-Grooves

Strada
(6'8")
Privacy Frit Glass with
Clear V-Grooves

15-Lite V-Grooved
(8'0")
(2'0" = 10-Lite)
Clear Glass



15-Lite V-Grooved
(6'8")
(2'0" = 10-Lite)
Clear Glass

DECORATIVE GLASS SELECTIONS

SCREEN PRINT

Laundry
(8'0")

Laundry
(6'8")

Privacy Rating | 8

0 5 10

Authentic Recipe Pantry™
(8'0")

Authentic Recipe Pantry™
(6'8")

Privacy Rating | 6

0 5 10

Door showcases actual recipes in an elegant cursive script

« Painted French Door With Authentic Recipe Pantry™ Glass

Wood Species

Pine

Primed

SCREEN PRINT

Pantry
(8'0")

Pantry
(6'8")

Privacy Rating | 8

0 5 10

Privacy Frit Glass
(8'0")

Privacy Rating | 9

0 5 10

Privacy Frit Glass
(6'8")

Craftsman
(8'0")

Privacy Rating | 7

0 5 10

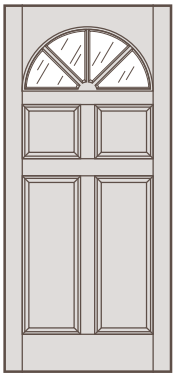
Craftsman
(6'8")

EXTERIOR DOORS

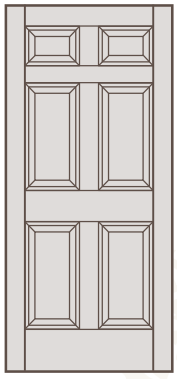
JELD-WEN® Authentic wood exterior doors accentuate any architectural style. From craftsman to prairie, colonial to contemporary, the warmth and beauty of real wood is sure to bring your entrance to life. A wide range of choices in door designs will help you make your house a home.

Left: 5404 Hemlock Door, Raised Panels
Below: 6206 Hemlock Door With Clear Glass
Right Top: 5104 Meranti Mahogany Door With Clear Glass
Right Middle: 5106 Meranti Mahogany 8'0" Doors
With Clear Beveled Glass
Right Bottom: 5112 Hemlock Door With Clear Glass

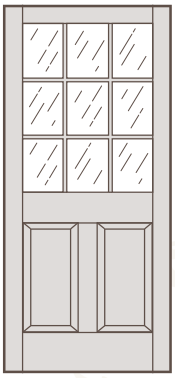
HEMLOCK TRADITIONAL EXTERIOR DOORS



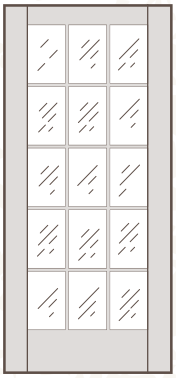
2020
(4-Lite 4-Panel)



2130



944
(9-Lite 2-Panel)



1515
15-Lite

Traditional doors and sidelites are available with clear single-glazed glass only, unless otherwise noted

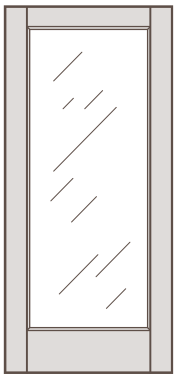
3/4" Single-Hip
Raised-Panel Profile

HEMLOCK is a type of wood that features a fine-textured, straight-grained appearance. Hemlock's light, even color takes stain beautifully and will not darken over time. The wood is also free of pitch and is not likely to splinter.

Hemlock

« 1515 Hemlock Door, Clear Glass

HEMLOCK PREMIUM FRENCH DOORS



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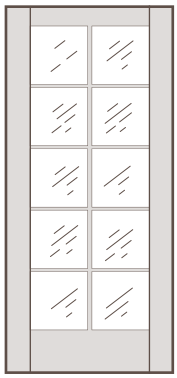
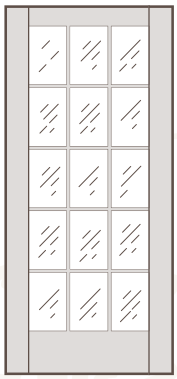
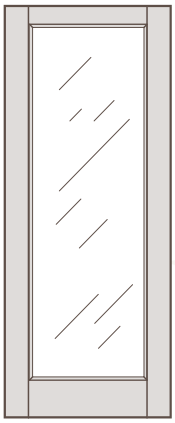


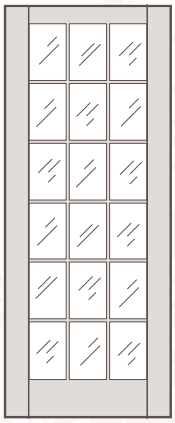
5010



5015

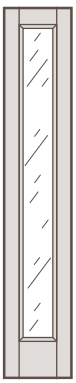


8'0" 5001

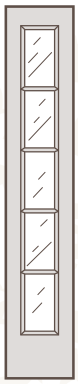


8'0" 5018

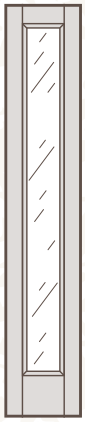
SIDELITES



5001SL (clear or LoĒ insulated glass)



5005SL



8'0" 5001SL

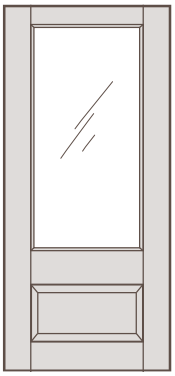
Premium doors and sidelites are available with clear insulated glass only, unless otherwise noted.

» 5001 Hemlock Door, Clear Glass

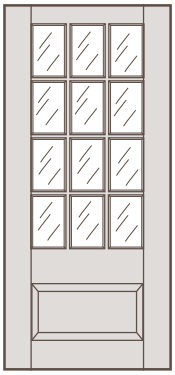
HEMLOCK is a type of wood that features a fine-textured, straight-grained appearance. Hemlock's light, even color takes stain beautifully and will not darken over time. The wood is also free of pitch and is not likely to splinter.

Hemlock

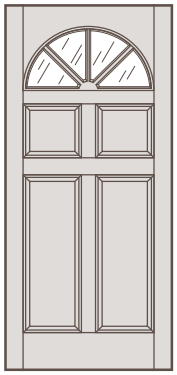
HEMLOCK
PREMIUM SASH DOORS



5101



5112



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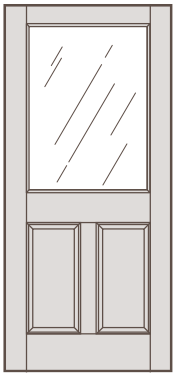

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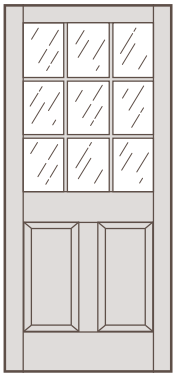

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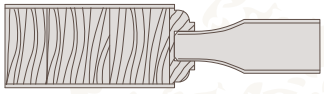
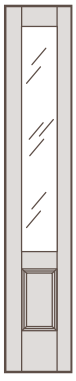
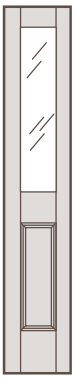


1 1/8" Single-Hip
Raised-Panel Profile

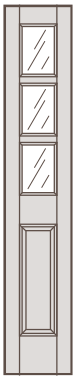
SIDELITES



5101SL



5201SL



5203SL

5104SL

Premium Sash Doors—Clear Insulated Glass

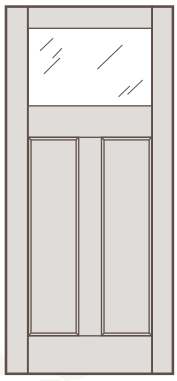
HEMLOCK is a type of wood that features a fine-textured, straight-grained appearance. Hemlock's light, even color takes stain beautifully and will not darken over time. The wood is also free of pitch and is not likely to splinter.

Hemlock

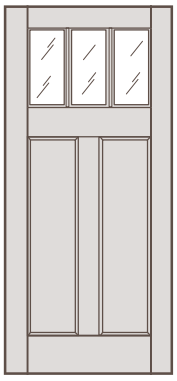
« 5112 Hemlock Sash door with clear glass, raised panel

HEMLOCK PREMIUM CRAFTSMAN AND PANEL DOORS

CRAFTSMAN INSULATED GLASS DOORS



6201



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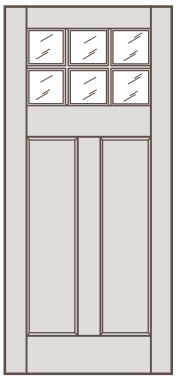
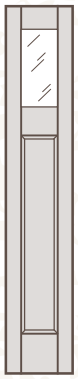


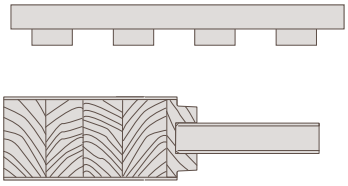
6206

SIDELITE



6101SL

CRAFTSMAN SHELF

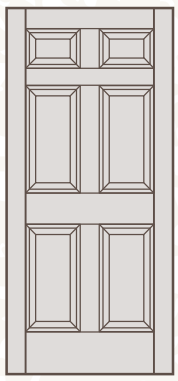


5/8" Flat-Panel Profile

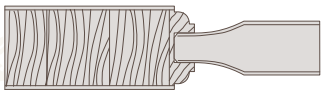
GLASS OPTIONS (ALL GLASS INSULATED)

Clear
Privacy Rating 1

Clear Beveled
Privacy Rating 1



5066



1 1/8" Single-Hip
Raised-Panel Profile

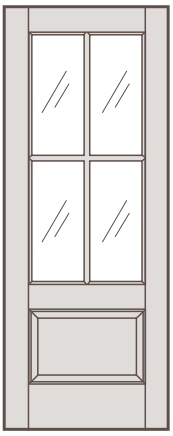
CRAFTSMAN doors with their simple lines, flat panels and square sticking have been a favorite amongst architects for many years. They complement craftsman, prairie and mission building styles as well as contemporary homes.

Hemlock

» 6203 Hemlock Craftsman Door With Clear Glass, Flat Panels

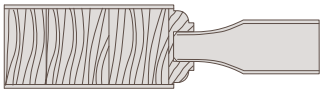
MERANTI MAHOGANY PREMIUM SASH DOORS

DOORS AND SIDELITES



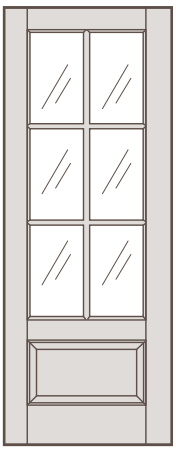
5104

5102SL



1 1/8" Single-Hip
Raised-Panel Profile

8'0" DOORS AND SIDELITES



5106

5103SL

GLASS OPTIONS (ALL GLASS INSULATED)

Clear
Privacy Rating 1

Clear Beveled
Privacy Rating 1

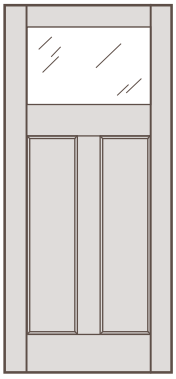
MERANTI MAHOGANY is a high-density, long-lasting hardwood with deep, rich-looking grain and a natural elegance. It accepts stain well.

Meranti Mahogany

« 5106 Meranti Mahogany Door With Clear Beveled Glass, Raised Panels

MERANTI MAHOGANY PREMIUM CRAFTSMAN AND PANEL DOORS

CRAFTSMAN INSULATED GLASS DOORS



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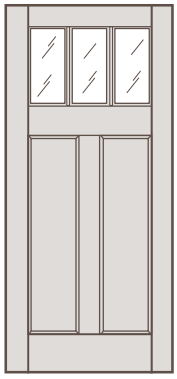

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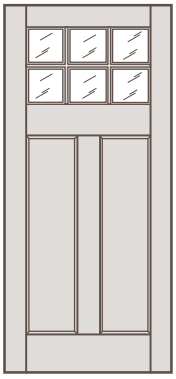
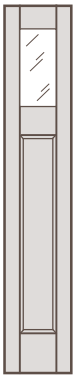


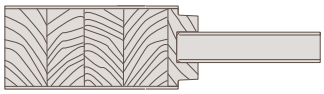
6206

SIDELITE



6101SL

CRAFTSMAN SHELF

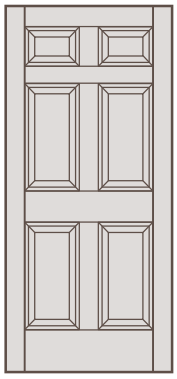


5/8" Flat-Panel Profile

GLASS OPTIONS (ALL GLASS INSULATED)

Clear
Privacy Rating 1

Clear Beveled
Privacy Rating 1



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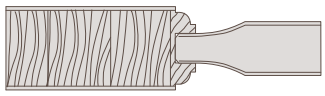

1 1/8" Single-Hip
Raised-Panel Profile

CRAFTSMAN doors with their simple lines, flat panels and square sticking have been a favorite amongst architects for many years. They complement craftsman, prairie and mission building styles as well as contemporary homes.

Meranti Mahogany

» 6206 Meranti Mahogany Door With Clear Glass, Flat Panels

APPROPRIATE PROTECTION FOR EXTERIOR DOORS

APPROPRIATE EXPOSURE

The protection of your door is a major factor in its maintenance requirements and longevity. To adequately protect your door and extend its life, several factors must be considered. Door type, climate, exposure, color choice and the use of a storm door all have an effect on the durability of a door. Every door type weathers differently. Wood doors, for example, are more susceptible to the elements than steel or fiberglass. The following are some guidelines for designing the best combination of door material, overhang protection and other factors affecting the long-term performance of the door.

OVERHANG

An overhang as shown is required for wood doors, and recommended for steel and fiberglass doors. Overhangs protect the door's finish, minimize the need for refinishing and help keep the weather out of the home. An example formula for determining the correct overhang (in many climates) is: D (Depth) = 1/2H (Height). For example, if the measurement from the base of the door to the bottom of the overhang is 10 feet, then the overhang should extend at least 5 feet. This formula can change based on the climate and the direction the door faces. The following section will explain how to modify the formula based on these factors.

CLIMATE AND EXPOSURE

Also consider the variables specific to your region. The climate and the direction a door faces play a key role in determining a proper overhang. Typically, southern and western exposures are harshest. With southern exposures, the sun beats down on the door from sunrise to sunset. In western exposures, the door receives sunlight in the hottest part of the day.

Please consult the following chart and adjust the depth of the overhang as needed.

	Direction the door faces			
Climate	North	South	East	West
Desert	D = 1/2H	D = 2H	D = 1/2H	D = 2H
Ocean	D = 1/2H	D = H	D = 1/2H	D = H
Wet	D = H	D = H	D = H	D = H
Mild	D = 1/2H	D = H	D = 1/2H	D = H

Without adequate overhangs, doors with a southern, southwestern, southeastern or western exposure will require more frequent maintenance. Doors without appropriate protection may also experience performance problems such as rapid finish deterioration, color fading, wood splitting, warping, moulding shrinkage, wood joint separation and water penetration between the mouldings, panels and glass.

With proper overhangs, doors may face any direction (north, south, east or west). Doors installed in these types of applications still require finish maintenance. Wood doors, for instance, may need to be refinished every two to five years.

COLOR CHOICE

No matter what type of exterior door is selected, color choice may effect how quickly the exterior of the door weathers in extreme climates. In general, darker colors absorb more heat than lighter colors. The exterior face of a door exposed to the sun in harsh environments can reach temperatures well in excess of 120 degrees. As a rule of thumb, if you cannot hold your hand on the face of the door for more than 30 seconds, the door is too hot. These extreme temperatures can cause noticeable damage to the door including finish deterioration and accelerated color fading. In addition, extreme temperature changes can cause warping, sticking and other performance problems. For doors with little protection or doors installed in hot environments, light colors may help reflect the heat and slow down heat buildup. Depending on the exposure and environment, other precautions (such as overhangs) should be taken to protect the door from the effects of the sun.

Continued on next page

STORM DOORS

Storm doors provide additional protection for exterior doors in many climates. They shelter the door mainly from rain and wind, though a storm door with dual pane Low-E glass will also block UV rays. In hot climates, adding a storm door may not be a good choice. Heat builds up between the two doors and can cause substantial damage like warping, color fading and wood joint separation on the door. A storm door in front of a dark-colored exterior door can accelerate heat buildup even more. Storm doors selected for these situations should be vented to relieve excess heat buildup.

PATIO DOORS

Steel and fiberglass French and patio doors have the same overhang requirements as the other entry door types. Provide an adequate overhang to protect them from exposure. Some patio doors are specially built to withstand water intrusion and can be safely placed in locations with more exposure. For more information, consult your product's specific certification information or contact us.

JELD-WEN® WARRANTIES

This document provides general information about measures that can be taken to better protect exterior doors, but no warranties are provided by this document.

For specific product information and available product warranties please refer to **jeld-wen.com** or contact us at 1-800-JELD-WEN (1-800-535-3936).

Below: 5066 Hemlock Door, Raised Panels

JELD-WEN® INTERIOR AND EXTERIOR DOOR SLAB AND SYSTEM LIMITED WARRANTY

OUR WARRANTY TO YOU...

JELD-WEN® Products[1] are designed to create lasting value for your home. This warranty is effective for JELD-WEN products manufactured on or after **June 1, 2019** for use in the United States and Canada. Any previous warranties will continue to apply to door products manufactured by JELD-WEN prior to this date. For additional information, including care and maintenance information, refer to **www.jeld-wen.com** or **www.jeld-wen.ca**.

WHAT THIS WARRANTY COVERS

We warrant to the original owner[2] if your JELD-WEN Product exhibits a defect in material or workmanship within the time periods from the date of purchase as specified below, we will, at our option, repair, replace or refund the purchase price of the Product or component part. Skilled labor[3] (where deemed necessary by us) to repair or replace any component is provided for **one (1)** year from the date of purchase.

Owner-Occupied Single-Family Residence Limited Warranty

Door Slabs: Except as set forth below, we warrant our door slabs, including any glass inserts, miscellaneous hardware, and accessories provided and installed by us, as follows:

Door Slab	Coverage
Fiberglass Exterior Doors	As long as you own and occupy your residence
Steel Exterior Doors	Ten (10) years
Wood Exterior Doors	Five (5) years
Interior MDF Doors	Ten (10) years
All Other Interior Doors	Five (5) years

Factory Prefinish: We warrant the factory-applied prefinish on our doors against peeling, checking, or cracking for periods listed below. Should the factory prefinish be proven defective, we will at our option, replace or refinish the door or pay up to the credit indicated per opening to the current owner. (Note: this coverage applies to factory-applied finish coat options only; standard factory-applied primer is not a finish coat.)

Product	Coverage	Refinish Credit
Aurora® Fiberglass Doors	10 years	$350 per opening
Other Fiberglass and Steel Doors	10 years	$100 per opening
Custom Exterior Wood Doors	1 year	$250 per opening
Custom Interior Wood Doors	1 year	$150 per opening
All Other Doors	1 year	$100 per opening

Door Frames: We warrant our door frames for **one (1)** year from the date of purchase.

AuraLast® Protection for Door Slabs and Frames: Our AuraLast pine wood door slabs will be free from wood decay and/or termite damage for **twenty (20)** years from the date of initial purchase. Our AuraLast pine door frame components will be free from wood decay and/or termite damage **for as long as the original consumer owns the home** in which the AuraLast wood frames are originally installed. Warranty coverage outside Canada, the contiguous 48 states and Alaska is contingent upon approval from the JELD-WEN Customer Care Department. Please contact us.

Severe Weather® Glass: We warrant each Severe Weather glass unit for **ten (10)** years.

Retractable Screens: We warrant retractable roll screens for **five (5)** years.

Stress Cracks: Applies to sealed glass units installed in exterior doors. Laminated glass and special glazings are excluded. Coverage for **one (1)** year includes replacement glass and skilled labor[3] necessary to replace the glass. Stress cracks occur when, in the first year after manufacture, the glass develops a crack without sign of impact.

Commercial Limited Warranty (Other than Owner-Occupied Single-Family Residence)

All Door Slabs, Components, Prefinishes, and Options: Warranty coverage is the lesser of five (5) years from the date of purchase or the period indicated above for Owner-Occupied Single-Family Residences.

Transferability

This warranty is not transferable.

HOW TO GET ASSISTANCE

If you have a problem with your JELD-WEN Door, immediately upon discovery, contact the distributor or dealer from whom you purchased our product or contact us directly:

In the United States:

Mail: JELD-WEN Customer Care
Attn: Door Warranty Claims
P.O. Box 1329, Klamath Falls, OR 97601
Phone: 800-JELD-WEN (800-535-3936)
Fax: 800-436-5954
Email: CustomerServiceAgents@jeld-wen.com
Web: www.jeld-wen.com/contact-us

In Eastern Canada:

Mail: JELD-WEN Service Department
90, rue Industrielle
Saint-Appollinaire, Quebec, Canada GOS 2EO
Phone: 800-463-1930
Fax: 888-998-1599

In Western Canada:

Mail: JELD-WEN Service Department
550 Munroe Avenue
Winnipeg, Manitoba, Canada R2K 4H3
Phone: 888-945-5627
204-668-8230
Fax: 204-663-1072
Email: wpgservice@jeld-wen.com

We can respond quickly and efficiently if you provide the following: a) date and location of purchase, or product identification from the tag on the top edge of the slab, b) how to contact you, c) the address where the product can be inspected, and d) a description of the apparent problem and the product (photographs are helpful).

What We Will Do

Upon receiving your notification, we will send out an acknowledgment within three business days to the contact, which you have provided. We will investigate your claim and will begin to take appropriate action within 30 days after receipt of notification. If your warranty claim is denied, we may charge an inspection fee for an onsite inspection that is required or requested by you.

If your claim is approved, and we choose to repair or replace the product or a component of the product, the replacement product/component will be provided in the same specification as the original product or its nearest equivalent current product. Replacement products, components and services are warranted for the balance of the original product or service warranty, or 90 days, whichever is longer.

If the claimed nonconformity is warp of a door slab, we may defer repairing or replacing the door slab for a period up to 12 months from the date of claim. It is not uncommon for a temporary warp condition to occur as the door slab adjusts to local humidity and temperature conditions. This deferral will not be counted against the warranty period.

Continued on next page

WHAT THIS WARRANTY DOES NOT COVER

JELD-WEN manufactures and sells both individual door slabs and complete door systems. This warranty does not cover parts or components (e.g., locksets, handles, etc.) not sold by JELD-WEN to the original owner. See your distributor or dealer regarding the warranty on the entire door system and/or these other components.

JELD-WEN is not liable for damage, product failure or poor product performance due to:

- Normal wear and tear, including normal wear and tear of weatherstrip; and natural weathering of surfaces. Variations in the color or texture of wood or finish; surface cracks that are less than 1/32" in width and/ or 2" in length; for knotty alder and juniper: surface checks that are less than 1/8" in width and/or 5" in length, and knot placement, quantity, or size.
- Normal wear and tear to hardware and naturally occurring changes to hardware finishes (e.g., corrosion or tarnishing).
- Misuse or abuse; failure to follow the care and maintenance instructions.
- Alteration or modification of the Product (e.g. customer applied peepholes, mail slots, security systems).
- Any cause beyond our reasonable control (e.g. fire, flood, earthquake, other acts of nature, and acts of third parties outside of our control).
- Failure to provide an adequate overhang for exterior doors; damage caused by extreme temperature buildup where storm doors are present. For general guidelines, see our "Appropriate Protection for Exterior Doors" in our product literature or at www.jeld-wen.com/resources; for specific information pertaining to your structure, consult your contractor or other building professional.
- Improper installation not in conformance with JELDWEN installation instructions (note: see www.jeld-wen.com for current installation instructions); operational problems and problems related to water and/or air infiltration/leaking as a result of improper installation or flaws in building design or construction.
- Installation into a condition that exceeds product design standards and/or certified performance specifications and/or is not in compliance with building codes.
- Improper field finishing of all surfaces (front and back) and edges (top, bottom, and sides) of the door slab and frame (See our Finishing Instructions at www.jeld-wen.com/resources); variation or unsatisfactory results in sheen or texture resulting from the field application of paint or any other finishing material.
- Bow or misalignment in the frame or jamb in which the door slab is hung (if such is purchased from JELD-WEN unmachined and not prehung).
- Wood decay for wood components other than of AuraLast pine; and wood decay for any wood components (including pine) that come in direct contact with soil. Note: superficial mold/mildew does not indicate wood decay.
- Structural integrity issues or other problems caused by improper field fitting of the hardware, improper sizing of the door slab, or other assembly problems.
- Hardware, accessories or inserts that are not provided by us.
- Condensation or damage as a result of condensation (Note: unless due to insulating glass failure, most condensation problems are related to excessive humidity levels in a structure; contact a heating/ air conditioning specialist for help).

JELD-WEN is also not liable for:

- Warp for any 3'6" wide by 8' 0" high by 1 3/4", or smaller door slab, which does not exceed 1/4" in the plane of the door slab itself; door slabs wider and/or higher are not guaranteed for warp.
- Slight expansion or contraction due to varying environmental conditions; slab movement (shrinkage or swelling) of 1/4" or less due to temperature and humidity, consult our Care & Maintenance documents on how to work with this natural movement.
- Screen damage due to normal wear and tear, misuse, abuse, or insect or animal activity.
- Discoloration or rusting of decorative metal accent options, such as grilles, clavos, straps, etc.; discoloration of wood sills provided by us.
- Slight imperfections or wavy distortions in the glass that don't impair structural integrity. Note: wavy distortions in the glass (e.g. related to laminate interlayer or heat strengthening of glass) are not considered a defect. Slight color variations in glass are not considered a defect.
- Labor and materials for repainting or refinishing activities or the removal or disposal of defective product(s); labor exceeding the time periods specified above.
- Incidental or consequential damage. Some states/provinces do not allow the exclusion or limitation of incidental or consequential damages, so this may not apply to you.

Important Legal Information --
Please read this carefully. It affects your rights.

This Limited Warranty document sets forth our maximum liability for our products. We shall not be liable for special, indirect, consequential, or incidental damages. Your sole and exclusive remedy with respect to any and all losses or damages resulting from any cause whatsoever shall be as specified above. We make no other warranty or guarantee, either express or implied, including implied warranties of merchantability and fitness for a particular purpose to the original purchaser or to any subsequent user of the Product, except as expressly contained herein. In the event state or provincial law precludes exclusion or limitation of implied warranties, the duration of any such warranties shall be no longer than, and the time and manner of presenting any claim thereon shall be the same as, that provided in the express warranty stated herein. This Limited Warranty document gives you specific legal rights, and you may have other rights that vary from state/province to state/province.

Any dispute, controversy or claim arising out of or relating to this warranty, any alleged breach thereof, or the use or sale of the products to which this warranty applies shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association in accordance with its commercial arbitration rules. Any ensuing arbitration will be venued in Charlotte, North Carolina. Original purchaser agrees that they may assert claims against JELD-WEN in their individual capacity only, and not as a plaintiff or class member in any purported class action proceeding. This warranty shall be interpreted in accordance with the laws of North Carolina (excluding North Carolina's conflict of laws principles). This warranty shall be interpreted in accordance with the laws of Oregon (excluding Oregon's conflict of laws principles). If any provision of this warranty is deemed illegal or unenforceable in a judicial proceeding, that provision shall be severed and excluded, and the remainder of this warranty shall continue in force. Rejection of these dispute resolution provisions must be sent to JELD-WEN at the address provided herein within thirty (30) days of original purchaser's receipt of the Products to which this warranty applies.

No distributor, dealer or representative of JELD-WEN has the authority to change, modify or expand this warranty. The original purchaser of this Product acknowledges that they have read this warranty, understand it and are bound by its terms and agrees to provide this warranty to the original owner of the structure into which the Product is installed.

[1]"JELD-WEN Products" shall refer to interior and exterior door slabs and systems marketed under the JELD-WEN brand name for use in the United States and Canada. See our separate Export Warranty for applicable coverage on products used outside the United States and Canada.

[2]This warranty extends to the original owner (original owner means the contractor/dealer/distributor/purchaser and the initial owner of the structure where the product is initially installed) and is not transferable. The original purchaser of this product acknowledges that they have read this warranty, understand it and are bound by its terms and agrees to provide this warranty to the original owner of the structure into which the product is installed. Should state or provincial law preclude no transferability, then the warranty period is effective as applicable up to **five (5)** years from the date of initial purchase for door slabs and systems and **one (1)** year from the date of manufacture for the factory prefinish.

[3]"Skilled labor" refers to tasks where specialized technical knowledge, experience, methods or tools are required to properly identify, diagnose and/or correct product-related problems.

The JELD-WEN® website is your ultimate resource for learning about our reliable windows and doors. It has all the product information and design advice you need. Visit us at **jeld-wen.com** today.

10-585 09/19

Genevie Livingston

From: Rachel Rettaliata (OHP) <Rachel.Rettaliata@sanantonio.gov>
Sent: Friday, January 28, 2022 12:46 PM
To: Genevie Livingston
Subject: 417 E Locust - HDRC Update

Hello Genevie,

I just wanted to reach out to see if you wanted to move forward with HDRC review for 417 E Locust on Wednesday, February 2nd with your current application materials or if you would like to wait until the materials were updated following the second DRC meeting?

Please find staff's draft recommendation below for the current application materials:

Staff does not recommend approval based on findings a through n. Staff recommends that the applicant address the following stipulations prior to returning to the HDRC:

i. That the applicant submits a site plan showing the proposed setback in relation to the adjacent structures fronting the alley based on finding d.
ii. That the applicant provides the percentage of total lot coverage to staff for review based on finding e.
iii. That the applicant submits foundation heights and updated elevation drawings showing the height of the proposed structure in relation to the neighboring structures based on finding g.
iv. That the applicant modifies the proposed roof form to be more consistent with neighboring structures and the Historic Design Guidelines based on finding h.
v. That the applicant updates the elevations to feature window openings with traditional proportions and a traditional fenestration pattern based on finding i.
vi. That the applicant submits material specifications for fully wood or aluminum-clad wood windows that meet staff's standard window specifications based on finding k. 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. Final materials specifications must be submitted to staff for review and approval.
vii. That the applicant submits a landscaping plan showing any proposed landscaping modifications based on finding n.

Please let me know if you have any questions.
Best,
Rachel

City of San Antonio • Office of Historic Preservation
direct: 210.207.0145 • main: 210.207.0035

From: Genevie Livingston <Genevie@exquisitesa.com>
Sent: Wednesday, January 12, 2022 3:02 PM
To: Rachel Rettaliata (OHP) <Rachel.Rettaliata@sanantonio.gov>
Cc: Marshall Miles <mars_cmi@yahoo.com>
Subject: RE: [EXTERNAL] RE: 417 E Locust - Design Review Committee - Tuesday, November 23

Hi Rachel,

That would be great! Thank you for your help. I will send the DRC feedback before January 21st. 😊

Thank you,
Genevie Livingston

EXQUISITE DESIGN
1270 N Loop 1604 E #1201
San Antonio, Texas 78232

email genevie@ExquisiteSA.com
cell (210) 421-8890
website ExquisiteDesignSA.com

From: Rachel Rettaliata (OHP) <Rachel.Rettaliata@sanantonio.gov>
Sent: Wednesday, January 12, 2022 2:53 PM
To: Genevie Livingston <Genevie@exquisitesa.com>
Cc: Marshall Miles <mars_cmi@yahoo.com>
Subject: RE: [EXTERNAL] RE: 417 E Locust - Design Review Committee - Tuesday, November 23

Hello Genevie,

As we have an existing application on file for your project, I can place the request tentatively on the HDRC hearing schedule for February 2nd. If you are able to email updated materials based on DRC feedback to me by **Friday, January 21st**, we can include those additional materials in the case file.

I hope that helps!
Best,
Rachel

City of San Antonio • Office of Historic Preservation
direct: 210.207.0145 • main: 210.207.0035

From: Genevie Livingston <Genevie@exquisitesa.com>
Sent: Wednesday, January 12, 2022 2:47 PM
To: Rachel Rettaliata (OHP) <Rachel.Rettaliata@sanantonio.gov>
Cc: Marshall Miles <mars_cmi@yahoo.com>
Subject: RE: [EXTERNAL] RE: 417 E Locust - Design Review Committee - Tuesday, November 23

Hi Rachel,

We would like to move forward with final approval for the project. Would we need to submit by January 14th?

Thank you,
Genevie Livingston

EXQUISITE DESIGN
1270 N Loop 1604 E #1201
San Antonio, Texas 78232

email genevie@ExquisiteSA.com
cell (210) 421-8890
website ExquisiteDesignSA.com

From: Rachel Rettaliata (OHP) <Rachel.Rettaliata@sanantonio.gov>
Sent: Tuesday, January 11, 2022 5:06 PM
To: Genevie Livingston <Genevie@exquisitesa.com>
Cc: Marshall Miles <mars_cmi@yahoo.com>
Subject: RE: [EXTERNAL] RE: 417 E Locust - Design Review Committee - Tuesday, November 23

Hello Genevie and Marshall,

Thank you for joining the DRC meeting today. I hope that the comments were productive. My apologies for the meeting ending so abruptly without next steps! If you would like to move forward with conceptual approval on the HDRC agenda scheduled for January 19th, please let me know. If you would prefer to submit additional documents to address Commissioner feedback and have this request scheduled for final approval, the next application deadline is this **Friday, January 14th** for the HDRC hearing on **Wednesday, February 2nd**. You can also find the schedule of application deadlines and HDRC hearing dates here for your reference.

Please let me know if you have any questions!
Best,
Rachel

Rachel Rettaliata
Historic Preservation Specialist
(she/her/hers)

City of San Antonio • Office of Historic Preservation
1901 South Alamo • San Antonio, TX 78204
direct: 210.207.0145 • main: 210.207.0035
rachel@sapreservation.com • www.sapreservation.com

Our team is practicing social distancing with limited availability at our physical office. During this time, we encourage you to utilize our many online resources including the online application portal and explorer map. Visit www.sapreservation.com or contact us at 210-207-0035.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

From: Genevie Livingston <Genevie@exquisitesa.com>
Sent: Monday, December 13, 2021 11:49 AM
To: Rachel Rettaliata (OHP) <Rachel.Rettaliata@sanantonio.gov>
Cc: Marshall Miles <mars_cmi@yahoo.com>
Subject: [EXTERNAL] RE: 417 E Locust - Design Review Committee - Tuesday, November 23

Hi Rachel,

I hope your day is going well!

We have updated our drawings for 417 E Locust per the DRC comments a few weeks ago! Will you let me know if we need to do anything else on our end in order to get on the DRC schedule? 😊

Thank you,
Genevie Livingston

EXQUISITE DESIGN
1270 N Loop 1604 E #1201
San Antonio, Texas 78232

email genevie@ExquisiteSA.com
cell (210) 421-8890
website ExquisiteDesignSA.com

From: Rachel Rettaliata (OHP) <Rachel.Rettaliata@sanantonio.gov>
Sent: Tuesday, November 23, 2021 8:41 AM
To: Genevie Livingston <Genevie@exquisitesa.com>
Subject: 417 E Locust - Design Review Committee - Tuesday, November 23

Hello Genevie,

Your request for 417 E Locust has been scheduled for the DRC meeting today on **Tuesday, November 23rd** at **4PM** via Webex. Please find the meeting link in the forwarded email below. I will be sharing the application materials submitted to date.

Please let me know if you have any questions in advance of the meeting!

Thank you!
Rachel

From: Rachel Rettaliata (OHP)
Sent: Friday, November 19, 2021 4:27 PM
To: Edward Hall (OHP) <Edward.Hall@sanantonio.gov>; Katie Totman (OHP) <Katie.Totman@sanantonio.gov>; Jessica L. Anderson (OHP) <Jessica.Anderson@sanantonio.gov>
Subject: Design Review Committee - Tuesday, November 23

Webex
2:00 PM - 806 Burleson - Paul Kuri - Exterior modifications, construction of a rear addition, fenestration & roof modifications (Dignowity Hill Historic District)
2:30 PM - 809 Burleson - Paul Kuri - Exterior modifications, construction of a rear addition, fenestration & roof modifications (Dignowity Hill Historic District)
3:00 PM - 24116 IH 10 W - Jacob Robles - Demolition of exterior limestone walls due to fire damage (Leon Springs Historic District)
3:30 PM - 830 W Commerce - Sue Anne Pemberton - Exterior modifications, construction of a rooftop addition (Cattleman Square Historic District)
4:00 PM – 417 E Locust – Genevie Livingston – New construction of a 2-story duplex structure (Tobin Hill Historic District)

Site Visit
5:00 PM - 312 W Agarita - Alan Neff - Demolition of a rear accessory structure (Monte Vista Historic District)

DRC_2021_11_23

When it's time, join your Webex meeting here.

Join meeting

More ways to join:

Join from the meeting link
https://sanantonio.webex.com/sanantonio/j.php?MTID=m612a92631c92b1112395cc2dff71e2bc

Join by meeting number
Meeting number (access code): 2459 062 0612
Meeting password: rmZ2N3aR4uv

Tap to join from a mobile device (attendees only)
+1-415-655-0001,,24590620612## US Toll
+1-904-900-2303,,24590620612## United States Toll (Jacksonville)

Join by phone
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+1-904-900-2303 United States Toll (Jacksonville)
Global call-in numbers

Join from a video system or application
Dial 24590620612@sanantonio.webex.com
You can also dial 173.243.2.68 and enter your meeting number.

Join using Microsoft Lync or Microsoft Skype for Business

Dial 24590620612.sanantonio@lync.webex.com

If you are a host, click here to view host information.

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CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee Report

DATE: 11/23/2021

HDRC Case #:

Address: 417 E Locust

Meeting Location: WebEx

APPLICANT: Genevie Livingston, Marshall Miles

DRC Members present: Monica Savino, Jeffrey Fetzer, Gabriel Velazquez

Staff Present: Rachel Rettaliata

Others present:

REQUEST: New construction of a 2-story duplex structure

COMMENTS/CONCERNS:

GV: What is the dash line on the roofline
GL: It would protrude as a parapet
GV: Is the line missing from the elevation?

MS: Is this going to be on the same parcel?
GL: Yes, that is indicating the wood fence on the existing parcel
MS: Is there parking on the main house?
GL: It is on the side of the primary structure. Any guest would park in the back. The owner is working with the City on designating parking spaces.
MS: All of the units are addressed to E Locust?
GL: Once built, they would need to have addressing by the city.

MS: Why did you choose to orient the structure to the alley instead of fronting E Locust?
MS: Have you had a chance to compare building heights to the adjacent heights.
GL: I did 10-foot ceiling heights everywhere, it seems that the top plates are lower around 8 feet for adjacent structures and I adjusted the heights. The top of the ridge is 27 feet.

JF: 6 parking spaces in the alley, are those required for the 2 living units
GL: No, maybe 3 or 4 of them are, the other 2 are guest parking.
MM: Our plan was to have 2 parking spaces for each duplex and an additional 2 for guest parking.
JF: The east elevation with the huge cantilever is very unusual overhangs of the second floor are generally supported by wing walls or columns. Structurally, I'm sure you can do it. But it looks awkward. If you brought wing walls down you would lose parking spaces. Since you are basically creating ADUs facing the alley, the front door is on the side of the house not oriented toward the alley or E Locust. Is there a way to get the front door facing the alley?
MM: Other builds in the neighborhood have the main door oriented toward the side

JF: The south and north elevation, there is a lack of windows on the first floor. I could see adding additional windows on the north wall, on the other side of the credenza. Staff may have a comment on the quantity and quality of fenestration.

GV: On the cantilever, I'm not sure that the parking is a good argument for the cantilever. It's expecting a lot, when setbacks are designed to be parking for dummies.

JF: How deep is the cantilever?
GL: 10-foot overhang
JF: You can reduce that cantilever, by adjusting the interior floor plans. Look at bringing the cantilever back somewhat, even a foot or foot and ½.
Study (1) whether you need so much parking, (2)whether interior spaces can be adjusted, (3)fenestration on facades, (4) you could take a reference to the main house, the main house has a hipped roof and transition to a hip facing the alley.

GL: Parking, what is the issue?
JF: I think it's commendable to provide off-street parking. The issue is the parking, the amount of space that it takes up is dictating how your building is being designed. If you only provided 4 parking spaces, then conceivably you could add columns or a wing wall that would support the cantilever and it wouldn't look so top heavy.

MS: What's the primary structure footprint?
MM: 5200 square feet
MS: the new construction should only be 40-50% of the primary structure

JF: Plus, there are Guidelines for the amount of impervious cover.

OVERALL COMMENTS:

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee Report

DATE: 1/11/2022

HDRC Case #: 2021-575

Address: 417 E Locust

Meeting Location: WebEx

APPLICANT: Genevie Livingston, Marshall Miles

DRC Members present: Jimmy Cervantes, Monica Savino

Staff Present: Rachel Rettaliata

Others present:

REQUEST: New construction of a 2-story duplex structure

COMMENTS/CONCERNS:

GL: originally overhangs extended 10 feet to the front, now balanced out. Initally proposed a steep pitch, lowered the size of the structure. Added additional windows to the south elevation, added windows on the bottom level. Front doors are facing street now, rather than east and west side. Entry off of back alleyway. Standard window sizes, with the exception of bathroom windows.

JC: What were the initial staff concerns?

GL: There was a cantilever and the front doors were intially on the east and west elevation

JC: Have you discussed materials?

MM: No, my personal preference would be hardiplank, but obviously we will need to explore construction costs once we decide on a contractor. To look like the other properties in the neighborhood, we want wood or hardi on the sides

MS: I feel like the cantilever has been resolved with these updates. Are you planning to have the property replatted.

GL: We will have to get with the City for addressing. It may be fronted on Locust, unit 1, 2, 3, for example.

MS: The reason I'm asking that is the way the primary structure is oriented. I think it's important to consider mail delivery or EMS services. Typically, we would want an ADU that is addressed on a particular street to front that particular street. From a functional standpoint, I understand that the entry is from the alley.

GL: I am unsure if the alleyway has trash pickup or other services.

MS: East and west elevation, I would like to see at least one more window on the second floor. If that is on either side of the bed, you could add 2 windows and that would help reduce the massing by incorporating appatures/openings. Another area that could help reduce the massing would be the roof deck wall. Right now, there is 20 feet of siding without any articulation. The railing could be a non-opaque material.

GL: Something lighter could be incorporated.

ML: I don't see any wall sections or details, what are the smaller-scale details?

GL: We can definitely add that information.

ML: What are the plans for draining the roof deck?

GL: There would be a mono-sloped roof into scuppers. It would either be sloped to the south. I can update the plans to include that information.

MS: And please include where that is going on the site. Where are the mechanical units going?

GL: They will be located on the south. We could possibly put that on the roof and frame it so that there is an enclosure.

MS: Compressors on the ground, should examine the space between the existing house and this building.

OVERALL COMMENTS: