HISTORIC AND DESIGN REVIEW COMMISSION

March 16, 2022

HDRC CASE NO:	**2022-051**
ADDRESS:	419 N MONUMENTAL
LEGAL DESCRIPTION:	NCB 1373 BLK 1 LOT 33
ZONING:	H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Manuel Almar/Manuel Almar
OWNER:	Manuel Almar/Manuel Almar
TYPE OF WORK:	Exterior modifications, construction of a rear addition, fenestration modificiations, porch modifications, window replacement, fencing
APPLICATION RECEIVED:	February 18, 2022
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Edward Hall

REQUEST:

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

1. Replace the existing shingle roof with a new composition shingle roof.
2. Reconstruct the curved front porch to its original profile.
3. Replace all existing windows and doors with new windows and doors. Existing windows are aluminum with one wood window.
4. Construct a rear addition to feature approximately 844 square feet.
5. Install a front and rear yard fence.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)
i. Regular maintenance and cleaning—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Roof replacement—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
ii. Roof form—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
iii. Roof features—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
iv. Materials: sloped roofs—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
v. Materials: flat roofs—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
vi. Materials: metal roofs—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. Roof vents—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)
i. Openings—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right of-way.
ii. Doors—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
iii. Windows—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. Doors—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
ii. New entrances—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
iii. Glazed area—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
iv. Window design—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
v. Muntins—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

Standard Specifications for Replacement Windows
Consistent with the Historic Design Guidelines, the following recommendations are made for replacement windows:

- MATERIALS: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- SASHES: Meeting rails must be no taller than 1.25”. Stiles must be no wider than 2.25”. Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2” in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Replacement windows should feature clear glass. Low-e or reflective coatngs are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer’s color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

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

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

3. Materials and Textures

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

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

C. REUSE OF HISTORIC MATERIALS
i. Salvage—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL
i. Historic context—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
ii. Architectural details—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details

that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- GENERAL: 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.
- 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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- 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 true, exterior muntins.
- COLOR: Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

Historic Design Guidelines, Chapter 5, Guidelines for Site Element

2. Fences and Walls

B. NEW FENCES AND WALLS
i. Design—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
ii. Location—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
iii. Height—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
v. Appropriate materials—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

FINDINGS:

a. The historic structure at 419 N Monumental was constructed circa 1910 in the Folk Victorian style, and is first found on the 1912 Sanborn Map. The historic structure originally featured a curved front porch; however, the structure has been impacted by a number of modifications, including modifications to the front porch, window replacement, the removal of some original architectural elements, and other exterior modifications.
b. VIOLATION – Office of Historic Preservation staff performed a site visit on October 14, 2021, where a stop work order was issued for porch modifications, fenestration modifications, other exterior modifications and the installation of fencing.
c. PREVIOUS HDRC REVIEW – This request was reviewed by the Historic and Design Review Commission on February 2, 2022, where it was referred to the Design Review Committee.
d. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee at a site visit on February 9, 2022. At that site visit the DRC reviewed the existing structure and discussed the reconstruction of the front porch. This request was reviewed a second time by the DRC on February 22, 2022. At that meeting, the DRC discussed the reconstruction of the porch, the construction of a rear addition and the replacement of the existing, non-original windows.
e. MODIFICATIONS TO ORIGINAL FORM – The Guidelines note that original elements, such as porches, roof forms and fenestration should be preserved. Staff finds that all existing, original architectural elements should be preserved. Additionally, staff finds that original window and door openings should be preserved. Where window and door openings have been modified, staff finds that it would be most appropriate that they are restored to their original size.
f. ROOF REPLACEMENT – The applicant has proposed to replace the existing, shingled roof with a new shingled roof. Staff finds the proposed replacement to be appropriate provided that all original roof forms and architectural details associated with the original roof form are preserved.
g. WINDOW REPLACEMENT – As noted in finding a, the structure's original windows have been discarded with the exception of one wood window. The applicant has proposed to replace all existing windows. Staff finds that all existing and original window openings should be preserved as they exist. Additionally, staff finds that any replacement windows should be consistent with staff's standards for replacement windows. At this time, the applicant has not specified a product or material. The applicant has proposed to install the original wood window within the front porch.
h. DOOR INSTALLATION – The applicant has noted a front door featuring a full height window lite, atypical for historic doors found on Folk Victorian houses. Staff finds that an architecturally appropriate door should be installed. The door should be submitted to OHP staff for approval prior to purchase and installation.
i. PORCH RECONSTRUCTION – The original front porches form included an L-plan with a curved porch roof and dentil molding. The applicant has proposed to reconstruct the porch to include the curved roof and new porch columns. Photos of the original roof form noted dentil molding, but no spindled columns. Staff finds the reconstruction of the porch to be appropriate; however, staff finds that dentil molding should be installed to match the original. New columns should be simple in nature and feature six inches square with chamfered corners and capital and base trim. Porch decking should be tongue and groove, feature a 1x3 profile and be installed perpendicular to the street facing porch walls.
j. REAR ADDITION – The applicant has proposed to construct a rear addition to feature approximately 844 square feet, including the rear patio space.
k. REAR ADDITION – The Guidelines for Additions 1.A. notes that additions should be sited to minimize view from the public right of way, should be designed to be in keeping with the existing, historic context of the block, should feature similar roof forms, and should feature a transition to differentiate the new addition from the historic structure. Additionally, the Guidelines for Additions 1.B notes that additions should be subordinate o the principal façade of the historic structure, should feature a footprint that responds to the size of the lot, and should feature an overall height that is generally consistent with that of the historic structure. Generally, staff finds that the proposed addition is consistent with the Guidelines.
l. REAR ADDITION (Materials) – The applicant has proposed materials that include the installation of a shingled roof with both horizontally and vertically oriented siding. Staff finds that a uniform siding profile throughout would be most consistent with the Guidelines. Composite siding in a horizontal profile feature a smooth finish and four inch exposure would also be appropriate.
m. WINDOW MATERIALS – The applicant has not noted window materials at this time. Staff finds that wood or aluminum clad wood windows should be installed, consistent with staff's standards for windows in new construction and additions.

n. ROOF FORM – The applicant has proposed for the rear addition to feature a rear gabled roof with an uncentered ridge line resulting in a long, low slopes profile to the south. The Guidelines for Additions 2.A.iii., roof forms should utilize similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way. Staff finds the proposed roof form of the addition to be inconsistent with the Guidelines.
o. ARCHITECTURAL DETAILS – As noted in finding m, staff finds that the proposed addition should feature a roof form that is consistent with the Guidelines. Additionally, staff finds that all window openings should be consistent with the Guidelines, and that contemporarily sized windows should be eliminated for traditionally sized windows.
p. FENCING – The applicant has noted the installation of fencing on site not to exceed four feet in height within the front yard. Staff finds the proposed height of fencing to be appropriate; however, the applicant should submit a detail of the proposed fencing to OHP staff for review and approval.
q. DRIVEWAY – The submitted site plan notes the retention of the driveway within the front yard. The applicant noted during the February 22, 2022, DRC meeting that the driveway would be relocated to the rear yard, with access from Goodloe Alley. Staff finds this to be most appropriate.

RECOMMENDATION:

1. Staff recommends approval of item #1, roof replacement based on finding d with the stipulation that all original roof forms and architectural details are preserved.
2. Staff recommends approval of item #2, the reconstruction of the front porch based on finding I with the following stipulations:
    i. That dentil molding to match the original, as noted in existing photographs be installed.
    ii. That the proposed porch columns feature a profile of six (6) inches square, capital and base trim and chamfered corners. Ornamental elements that have not been found historically on site should be eliminated.
    iii. That porch decking be tongue and groove, feature a 1x3 profile and be installed perpendicular to the street facing porch walls.
3. Staff recommends approval of item #3, the replacement of existing, aluminum windows and the installation of new doors based on findings g and h with the following stipulations:
    i. That wood or aluminum clad wood windows be installed that are consistent with staff's standards for replacement windows. An aluminum window may also be appropriate should it be consistent with staff's standards.
    ii. That doors that are appropriate for the Folk Victorian architectural style be installed and that proposed doors be submitted to OHP staff for review and approval prior to purchase and installation.
4. Staff recommends approval of item #4, the construction of a rear addition based on findings j through o with the following stipulations:
    i. That a uniform siding profile be installed throughout. Wood siding that matches the original or composite siding in a horizontal profile featuring a smooth finish and four (4) inch exposure should be installed. A faux wood grain should not be used.
    ii. That wood or aluminum clad wood windows be installed that are consistent with staff's standards for windows in new construction and additions. An aluminum window may also be appropriate should it be consistent with staff's standards.
    iii. That the applicant modify the proposed roof form to feature a rear gable that features a centered ridge line to result in a gable with equal slopes of both sides.
    iv. That the rear addition feature traditionally sized windows with a one over one profile and that all rectangular windows be modified to feature traditional sized. Large, picture windows should be modified to feature openings that are consistent with the historic structure's original openings.
5. Staff recommends approval of item #5, the installation of front and rear yard fencing with the stipulation that the applicant submit a fencing detail to OHP staff for review and approval.

CASE COMMENT:
Staff finds that parking would be most appropriate within the rear yard.

City of San Antonio One Stop

January 27, 2022

CoSA Addresses

Community Service Centers

Pre-K Sites

CoSA Parcels

BCAD Parcels

1:500

0 0.004 0.008 0.016 mi

0 0.005 0.01 0.02 km

1912 SANBORN MAP

134

136

STARR Graveled

8" W. Pipe

8" W. Pipe

4" W. Pipe

6" W. Pipe

6" W. Pipe

E. CROCKETT Graveled

MAY

N. PINE

N. MONUMENTAL

STATE Not Paved.

STATE ST.

STATE ST.

N. CENTRE Not Paved.

BOSTON ST.

131

1373

1373

1373

1374

1374

419

136

CEMETERY

CEMETERY

CEMETERY

Scale of Feet.

50 40 30 20 10 0 50 100 150

0

0

1951 SANBORN MAP

134

136

E. HOUSTON GRAVELED (STARR)

8" W. PIPE

N. PINE

N. WHEELER

MAY

GOODLOE

N. MONUMENTAL

BOSTON ST.

131

E. CROCKETT GRAVELED

6" W. PIPE

Y. W. C. A. (COLORED)

1374

COLORED RECREATION CENTER
NO HEAT, LIGHTS : ELEC

POTOMAC

STATE ST.

Swimming Pool
CONCRETE

BATH HO.

N. CENTRE NOT PAVED

CEMETERY

Scale of Feet.
50 40 30 20 10 0 50 100 150

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee Report

DATE: February 22, 2022 HDRC Case #:

Address: 419 N Monumental Meeting Location: Webex

APPLICANT: Manual Almar, Isabella Fontana

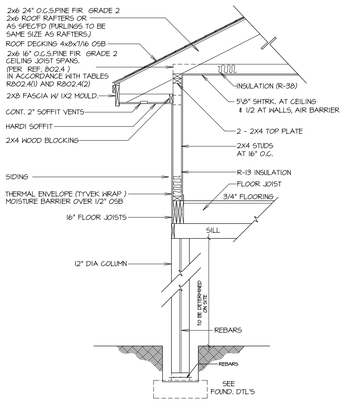
DRC Members present: Jeff Fetzer, Monica Savino, Jimmy Cervantes, Lisa Garza (CSSA)

Staff Present: Edward Hall

Others present:

REQUEST: Exterior modifications, porch reconstruction, construction of a rear addition

COMMENTS/CONCERNS:
IF: Overview of proposed updates to design since DRC site visit
MS: The general updates seem to work on paper; however, the asymmetrical gable/shed portion looks a bit odd.
MS: Questions about windows and window replacement. Will the existing aluminum windows be replaced? Damaged aluminum windows will need to be replaced.
JF: The revisions to the porch are appropriate.
JF: Was there previous discussion regarding the size of the addition compared to the size of the house.
LG: Driveway should be located at the rear.
LG: Revisions are an improvement.
MS: Consider returning the window openings to their original sizes.
MS: Addition of additional column detailing may not be appropraite.
OVERALL COMMENTS:



TYPICAL WALL SECTION

NOT TO SCALE

GENERAL NOTES:

1. ALL FRAMING AND STRUCTURAL DESIGN TO BE 115 M.P.H.
2. ALL SMOKE ALARMS SHALL BE HARD WIRED IN SERIES WITH BATTERY BACKUP POWER. SECTION 317
3. ROUND ALL SHEETROCK CORNERS
4. ESCAPE/RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MIN. 5.7 SQ. FT. CLEAR NET OPENING AND MIN. CLEAR OPENING WIDTH OF 20". FINISHED SILL HGT. SHALL BE MAX. 44" ABOVE FLOOR.
5. CONTRACTOR TO PROVIDE STEEL LINTELS ABOVE ALL OPENING WITH MASONRY ABOVE.
6. ONE HOUR RATED GYPSUM BOARD UNDER STAIRS.
7. CROSS VENTILATION AT ENCLOSED ATTICS.
8. ELECTRICAL CONTRACTOR TO LOCATE 110V OUTLET WITHIN 25'-0" OF A/C COMPRESSOR. (GFI IF NOT IN SOFFIT)
9. FIREPLACE CHIMNEY TO BE 2'-0" HIGHER THAN ANY STRUCTURE WITHIN 10'-0"
10. PREFAB FIREPLACE TO BE IBC APPROVED. MANUFACTURERS MANUAL TO BE PROVIDED TO FIELD INSPECTOR.
11. PROVIDE HANDRAILS ON ALL STAIRS WITH MIN. OF 2 RISERS AS PER I.R.C. SEC R315.
12. PREWIRE FOR SECURITY SYSTEM RE: OWNER
13. LOOP WATER HEATER.

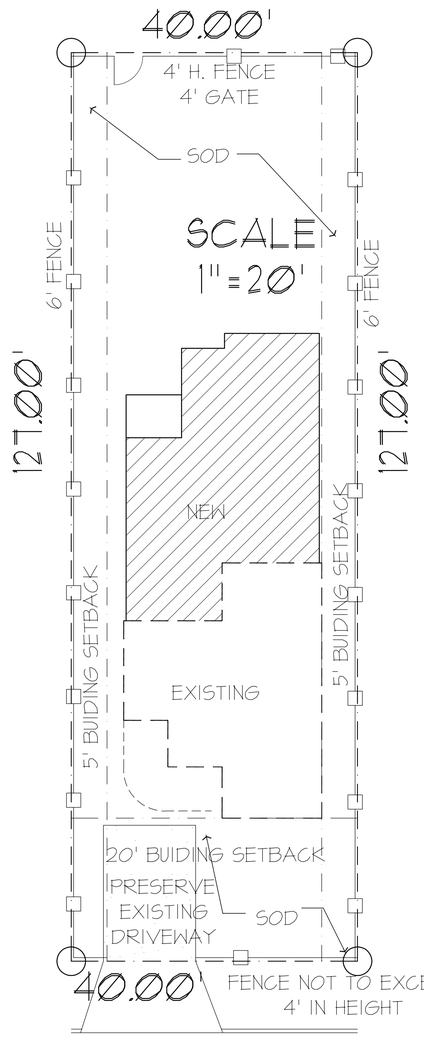
TABLE R402.4.1.1 (2018 IECC)

COMPONENT	CRITERIA
AIR BARRIER AND THERMAL BARRIER	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRRIER SHALL BE SEALED. AIR-PERMEABLE INSULATION SHALL NOT BE USED AS SEALING MATERIAL.
CEILING / ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED. ACCESS OPENINGS, DROP DOWN STAIR OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES ASHALL BE SEALED.
WALLS	CORNERS AND HEADERS SHALL BE INSULATED AND THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SELED. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER. KNEE WALLS SHALL BE SEALED.
WINDOWS, SKYLIGHTS AND DOORS	THE SPACE BETWEEN WINDOW / DOOR JAMBS AND FRAMING AND SKYLIGHTS AND FRAMING SHALL BE SEALED.
RIM JOISTS	RIM JOISTS SHALL BE INSULATED AND INCLUDE THE AIR BARRIER.
FLOORS (INCLUDING ABOVE-GARAGE AND CANTILEVERED FLOORS)	THE INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING. THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.
CRAWL SPACE WALLS	WHERE PROVIDED IN LIEU OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWL SPACE WALLS. EXPOSED EARTH IN UNVERNTED CRAWL SPACES SHALL BE COVERED WITH A CLASS I VAPOR RETARDED WITH OVERLAPING JOINTS TAPED.
SHAFTS, PENETRATION	DUCT SHAFTS, UTILITY PENETRATIONS AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.
NARROW CAVITIES	BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, IC RATED, AND SEALED TO THE DRYWALL.
PLUMBING AND WIRING	BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
SHOWER/TUB ON EXTERIOR WALL	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED AND THE AIR BARRIER INSTALLED SEPARATING THEM FROM THE SHOWERS AND TUBS.
ELECTRICAL/PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED.
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.
FIREPLACE	AN AIR BARRIER SHALL BE INSTALLED ON FIREPLACE WALLS. FIREPLACES SHALL HAVE GASKETED DOORS.

LOT - 33

BLOCK 1 N.C.B. 1373

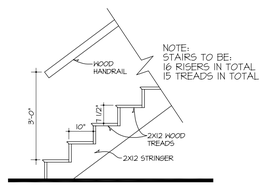
SAN ANTONIO, BEXAR COUNTY, TEXAS



419 MONUMENTAL

AREAS

EXISING	855 SQFT
NEW HEATED	844 SQFT
TOTAL HEATED	1699 SQFT
REAR PORCH	51 SQFT
TOTAL COVERED	1750 SQFT

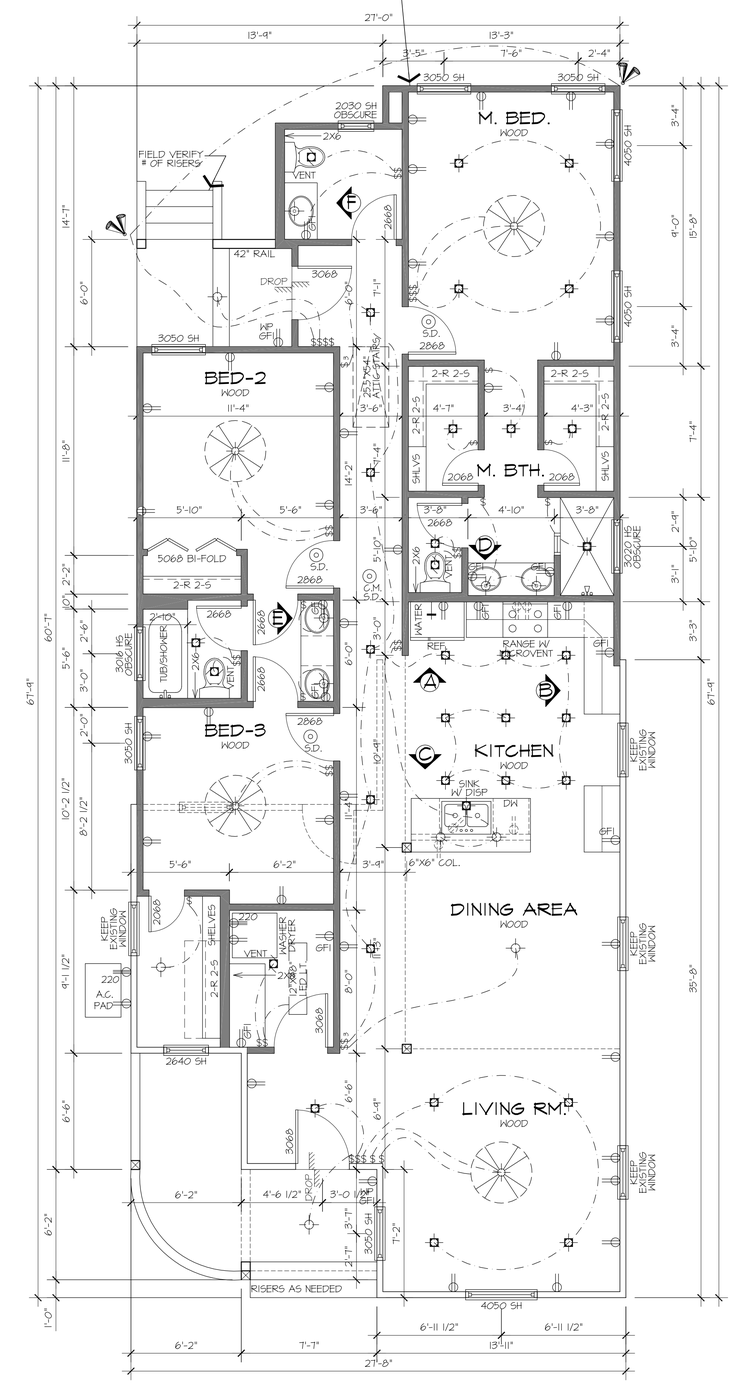


STAIR DETAIL

NOT TO SCALE

NOTE:

*THERMAL ENVELOPE PROTECTION BY INSTALLING CONTINUOUS AIR BARRIER W/ MOISTURE VAPOR TRANSMISSION (TYVEK HOUSE WRAP) OVER ENTIRE EXTERIOR WALLS PER IECC R402.4



FOR HDRC REVIEW ONLY

ALMAR RESIDENTIAL RENOVATIONS

ADDITION
419 MONUMENTAL
LOT 33 BLK 1 NCB 1373
SAN ANTONIO, TEXAS 78202

VILCHIS DESIGN GROUP
ARCHITECTURAL DESIGNERS
ARTURO VILCHIS
OWNER/ DESIGNER
12022 STONEY BRIDGE
SAN ANTONIO, TEXAS 78232
TELEPHONE: (210) 878-5838
FAX:

DRAWN BY:
ARTURO VILCHIS

STARTING DATE
DEC. 2021

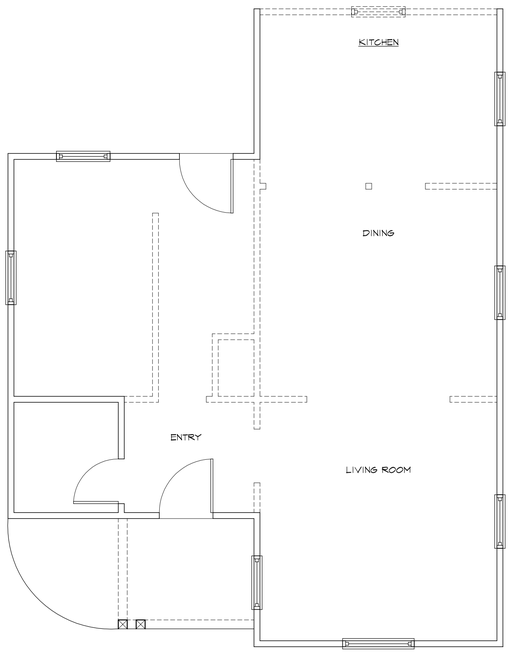
REVISED DATE
FEB 2022
FEB. 16, 2022

JOB#
21164

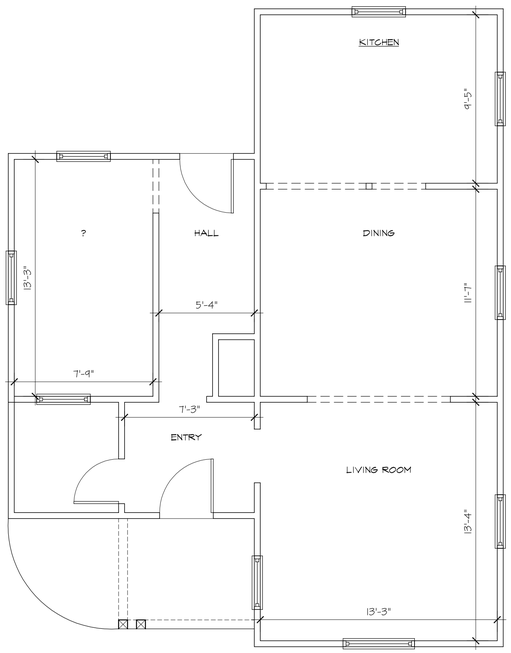
SHEET#
1 OF 3

DESIGN INTENT STATEMENT

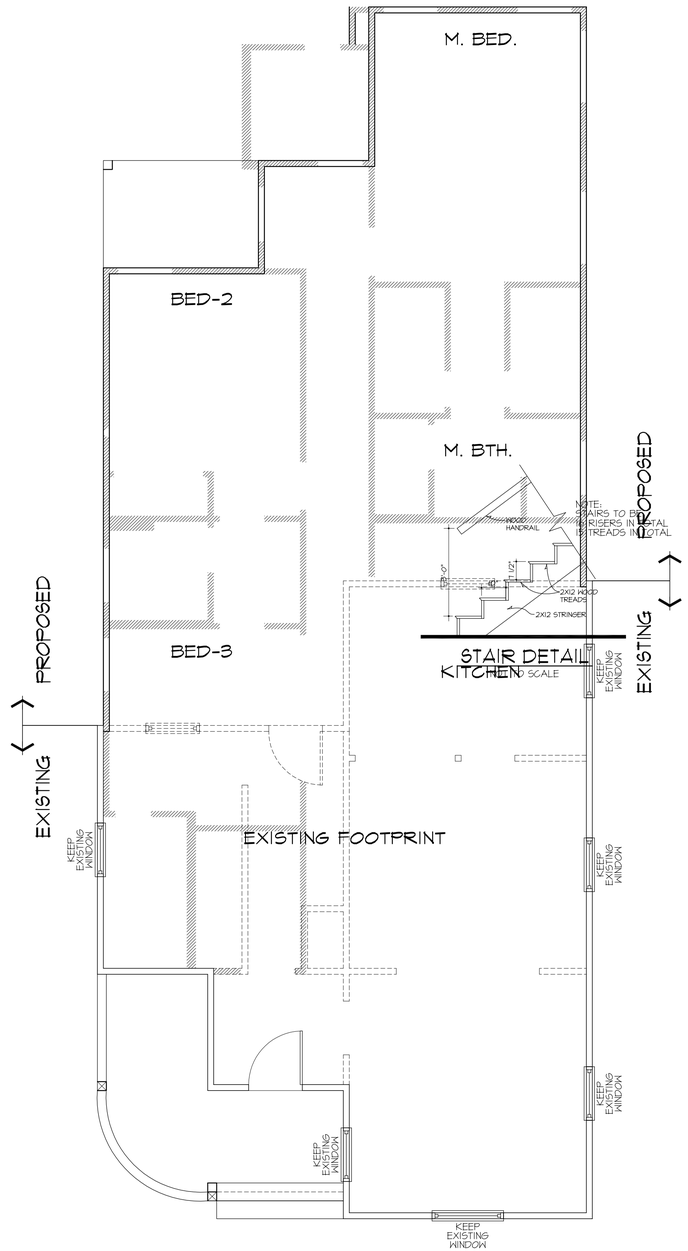
PROPOSED DESIGN FOR 415 MONUMENTAL ST. IN SAN ANTONIO, TEXAS.
THE CLIENT WISHES TO ADD TO THEIR EXISTING STRUCTURE. THE ADDTITION PROPOSED INCLUDES TWO SLEEPING QUARTERS AND RESTROOMS.
THE PROPOSED STURCTURE PRESERVES THE MATERIALITY OF THE EXISTING HOME AS WELL AS THE FEATURES AND FORMS SEEN IN THE NEIGHBORHOOD AND EXISTING STRUCTURE. COLUMNS WILL BE MATCHED AS BEST AS POSSIBLE TO FOUND PHOTOS OF THE HOME BEFORE STRUCTURAL FAILURE.
ROOF DOWS NOT EXCEED EXISTING ROOF LINE IN HEIGHT OR WIDTH. THERE IS NO CHANGE
TO THE PUBLIC ELEVATION OF THE EXISTING HOME AND THE ADDITION WILL BE CONSISTENT WITH MATERIAL TYPES, TEXTURES AND BUILDING TECHINQUES.
THE LOCATION OF THE ADDITION IS AT THE REAR ELEVATION WHERE AN EXIT ORIGINALY EXISTED. THE PROPOSED ADDED VOLUME IS ATTACHED AT THE REAR PORTION OF REAR WALL BUT WILL NOT CHANGE REAR ROOF LANGUAGE.
IN ORDER TO BE COMPATIBLE BUT STILL DIFFERENTIATE THE NEW FROM THE EXISTING WE HAVE ALLOWED A RELIEF IN THE VOLUMES WHERE THE TWO ATTACH.



DEMO PLAN
SCALE 1/4" = 1'-0"



EXISTING PLAN
SCALE 1/4" = 1'-0"



FOR HDRC REVIEW ONLY

ALMAR RESIDENTIAL RENOVATIONS
ADDITION
415 MONUMENTAL
LOT 33 BLK 1 N.C.B. 1313
SAN ANTONIO TEXAS 78202

VILCHIS DESIGN GROUP
ARCHITECTURAL DESIGNERS
ARTURO VILCHIS
OWNER/ DESIGNER
12022 STONEY BRIDGE
SAN ANTONIO, TEXAS 78232
TELEPHONE: (210) 878-5838
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2 OF 3

DESIGN INTENT STATEMENT

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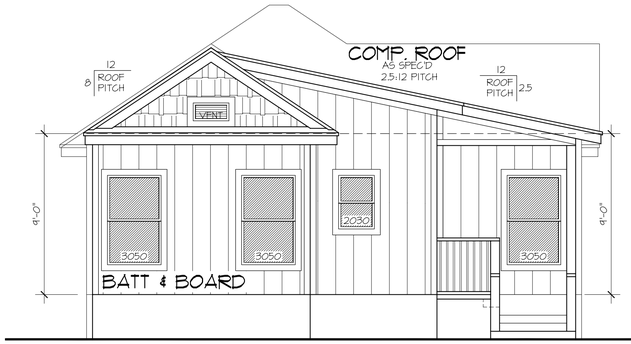
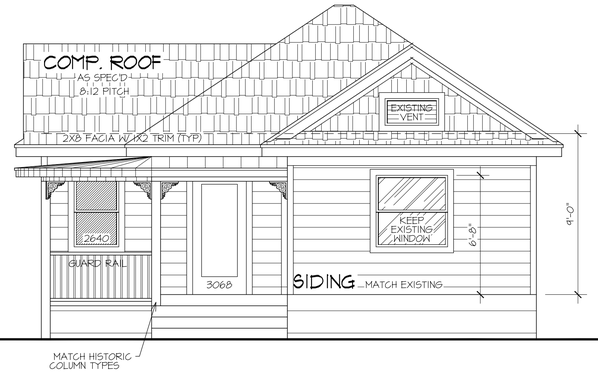


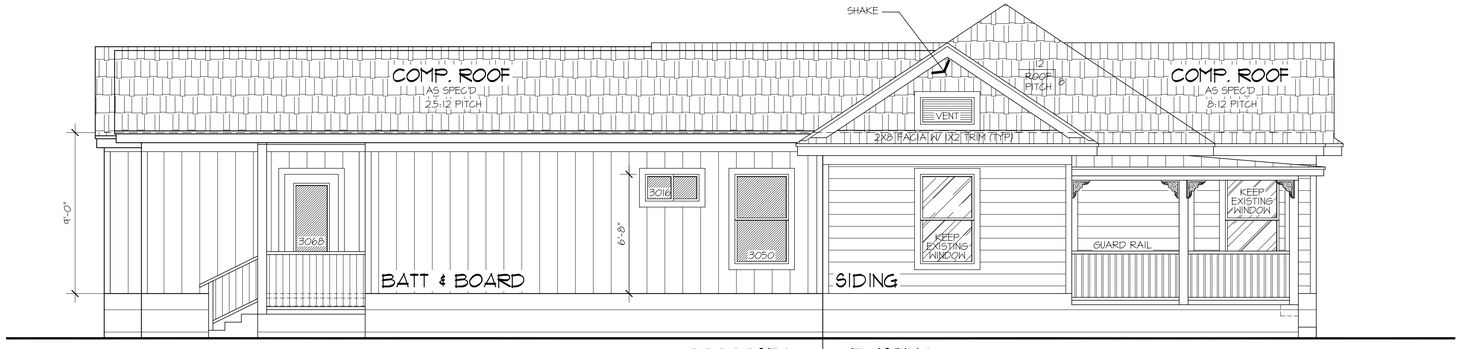
REAR ELEVATION

SCALE 1/4" = 1'-0"



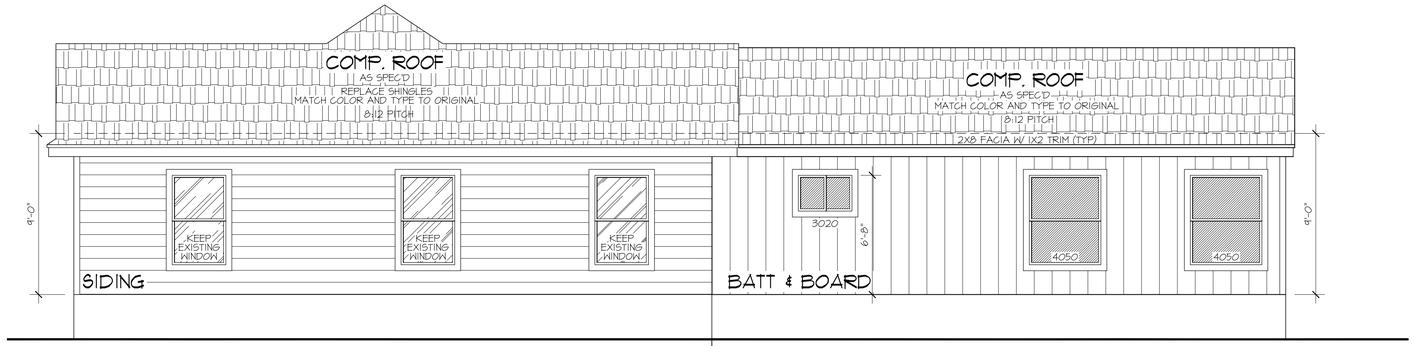
FRONT ELEVATION

SCALE 1/4" = 1'-0"



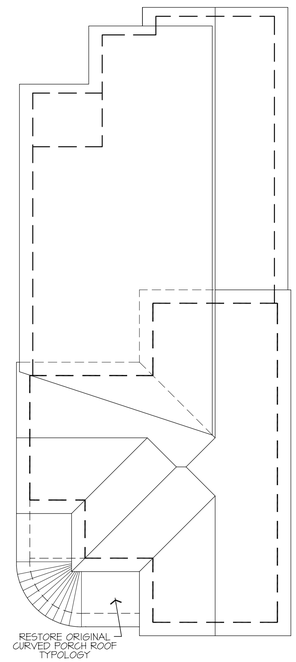
LEFT ELEVATION

SCALE 1/4" = 1'-0"



RIGHT ELEVATION

SCALE 1/4" = 1'-0"



ROOF PLAN

SCALE 1/8" = 1'-0"

1. ALL ROOF SLOPES ARE TO BE 8 : 12 UNLESS OTHERWISE NOTED
2. PROVIDE 2" CONTINUOUS SOFFIT VENTS
3. ALL OVERHANGS ARE TO BE 1'-6" FROM FRAME
4. ATTIC SPACE VENT AREA REQUIREMENTS.
   TOTAL SQ. FT. OF ATTIC = 2118 SQ. FT.
   TOTAL FREE VENT REQUIRED 2118 / 300 = 8 SQ. FT. REQUIRED ATTIC ROOF VENTS.
5. REQUIRED ATTIC ROOF VENTS: 2 -14" WIND TURBINES

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3 OF 3


Google
Image capture: Mar 2019 © 2022 Google

Oct 14, 2021 at 4:18:40 PM
429 N Monumental St
San Antonio TX 78202
United States

January 27, 2022 at 10:59 AM
429 N Monumental St
San Antonio TX 78202
United States

January 27, 2022 at 10:59 AM
419 N Monumental St
San Antonio TX 78202
United States

January 27, 2022 at 10:59 AM
419 N Monumental St
San Antonio TX 78202
United States

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419 N Monumental St
San Antonio TX 78202
United States


January 27, 2022 at 10:59 AM
419 N Monumental St
San Antonio TX 78202
United States

January 27, 2022 at 11:00 AM
419 N Monumental St
San Antonio TX 78202
United States

January 27, 2022 at 11:00 AM
419 N Monumental St
San Antonio TX 78202
United States

Oct 14, 2021 at 4:29:43 PM
110 Goodloe Alley
San Antonio TX 78202
United States

Oct 14, 2021 at 4:24:29 PM
429 N Monumental St
San Antonio TX 78202
United States

BEWARE
OF THE DOG