

# HISTORIC AND DESIGN REVIEW COMMISSION

August 18, 2021

**HDRC CASE NO:** 2021-386  
**ADDRESS:** 318 REFUGIO ST  
**LEGAL DESCRIPTION:** NCB 714 BLK 11 LOT N 51.5 FT OF 5  
**ZONING:** RM-4,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** MARISOL OVERSTREET/Overstreet Design Build, LLC  
**OWNER:** JENNINGS NATALY E & JOSHUA A  
**TYPE OF WORK:** Construction of a rear addition, exterior modifications  
**APPLICATION RECEIVED:** July 30, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Stephanie Phillips  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness to:

1. Construct a rear addition in the location of an existing uncovered deck. The addition will measure approximately 140 square feet.
2. Perform fenestration modifications.

## APPLICABLE CITATIONS:

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

### 1. Massing and Form of Residential Additions

#### A. GENERAL

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

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

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

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

#### A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.

- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

## B. SCALE, MASSING, AND FORM

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

## 3. Materials and Textures

### A. COMPLEMENTARY MATERIALS

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

### B. INAPPROPRIATE MATERIALS

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

### C. REUSE OF HISTORIC MATERIALS

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

## 4. Architectural Details

### A. GENERAL

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

## 5. Mechanical Equipment and Roof Appurtenances

### A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

### B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

## 6. Designing for Energy Efficiency

### A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

### B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

### C. SOLAR COLLECTORS

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

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

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

- **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

## **FINDINGS:**

- a. The primary structure located at 318 Refugio is a 1-story residential structure constructed circa 1900 in the Folk Victorian style. The structure features woodlap siding, a cross gable configuration with fishscale siding and gingerbreading, and an asymmetrical front porch with turned columns. The structure is contributing to the Lavaca Historic District.
- b. **FOOTPRINT** – The applicant as proposed to construct a new addition to the primary structure totaling approximately 150 square feet. The addition will be located at the rear of the structure where an uncovered deck is presently located. The Historic Design Guidelines for Additions stipulate that new additions should not double the footprint of the primary structure in plan. Staff finds the proposal consistent.
- c. **ORIENTATION AND SETBACK** – The applicant has proposed to construct an addition to the rear of the structure. The western façade of the addition will extend beyond the existing side façade of the historic house. According to Guideline 1.A.iv, a setback or recessed area should be utilized for a new addition to provide a clear visual distinction between old and new building forms. The side addition extends minimally beyond the primary structure façade but echoes an existing condition on the opposite side of the home. The addition is subordinate in scale, design, and location. Staff finds the orientation and setback appropriate.
- d. **SCALE** – The proposed addition is 1-story but will be slightly taller than the primary historic structure. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. Staff finds a 1-story structure consistent with the Guidelines in terms of height.
- e. **FENESTRATION** – According to the Historic Design Guidelines, openings in new construction should use traditional dimensions and profiles found on the primary structure or within the historic district. The applicant is requesting aluminum-clad wood windows, but the drawings indicate a long horizontal window and several single-pane, vertically-oriented windows. Staff generally finds the requested fenestration locations to be appropriate, but finds that the horizontal window should be modified to feature a more traditional vertical orientation and proportion and the proposed vertically oriented windows should feature a one over one configurations, as noted in the stipulations listed in the recommendation. The applicant lists vinyl windows; the windows should be wood or clad wood in material to comply with staff's standard stipulations for windows in additions as noted in the recommendation, which is consistent with the applicant's prior approval for this scope of work in 2016 as included in the submitted documents.
- f. **MATERIALITY** – The applicant has proposed to use board and batten siding, horizontal cementitious foundation skirting, and asphalt shingle roofing. Staff finds this generally appropriate.
- g. **ROOF FORM** – The proposed rear addition will utilize a shed roof form with a height that is subordinate to the primary structure. Staff finds the rear roof form to be generally appropriate.
- h. **FENESTRATION MODIFICATIONS** – The applicant has proposed to modify side door configurations to feature new French doors and a replacement side door. Staff finds the request generally appropriate.

## **RECOMMENDATION:**

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

- i. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. All chimney, flue, and related existing roof details must be preserved.
- ii. That the applicant modifies the proposed fenestration to feature one over one windows with traditional proportions, configurations, insets, and detailing. The proposed horizontal window should be modified to feature a one over one configuration and a vertical orientation. Updated drawings are required to be submitted prior to the issuance of a Certificate of Appropriateness.



- iii. That the applicant submits final window specifications to staff for review and approval. Windows should be fully wood or clad wood and feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White color is not allowed, and color selection should be presented to staff. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.
- iv. That the board and batten siding features boards that are twelve (12) inches wide with battens that are 1 – ½" wide.

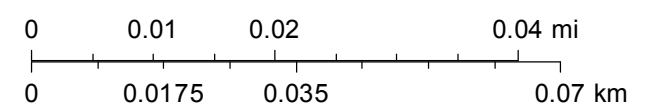


# City of San Antonio One Stop



August 11, 2021

1:1,000







29 / July / 2021

210 416 3235  
m.overstreet@overstreetdesignbuild.com

**Attention To:**  
**Historic & Design Review Commission**

**Project Address:**  
318 Refugio Street

**Legal Description:**  
NCB 714 BLK 11 LOT N 51.5 FT OF 5

**Historic District:**  
Lavaca

**PUBLIC PROPERTY:**  
No

**APPLICANT:**  
Marisol Overstreet  
**Overstreet Design Build**  
102 Belfast Drive  
San Antonio, TX 78209

**OWNER:**  
Nataly & Josh Jennings

**TYPE OF WORK:**  
Addition

**OLD HDRC CASE NO:**  
2016-505 (expired)  
(CoSA requiring new COA for permit)

**EXISTING CONDITIONS OF PROPERTY**



NORTH ELEVATION



NORTHWEST CORNER





29 / July / 2021

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m.overstreet@overstreetdesignbuild.com

**EXISTING CONDITIONS OF PROPERTY (Continued)**



NORTHEAST CORNER



EXISTING CARPORT - FRONT VIEW - REQUESTING TO MAKE REPAIRS





29 / July / 2021

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m.overstreet@overstreetdesignbuild.com

**EXISTING CONDITIONS OF PROPERTY (Continued)**



EXISTING CARPORT - BACK VIEW - REQUESTING TO MAKE REPAIRS





29 / July / 2021

210 416 3235  
m.overstreet@overstreetdesignbuild.com

**EXISTING CONDITIONS OF PROPERTY (Continued)**



SOUTHWEST CORNER - FOUNDATION COMPLETED IN 2018 - **LOCATION OF ADDITION**

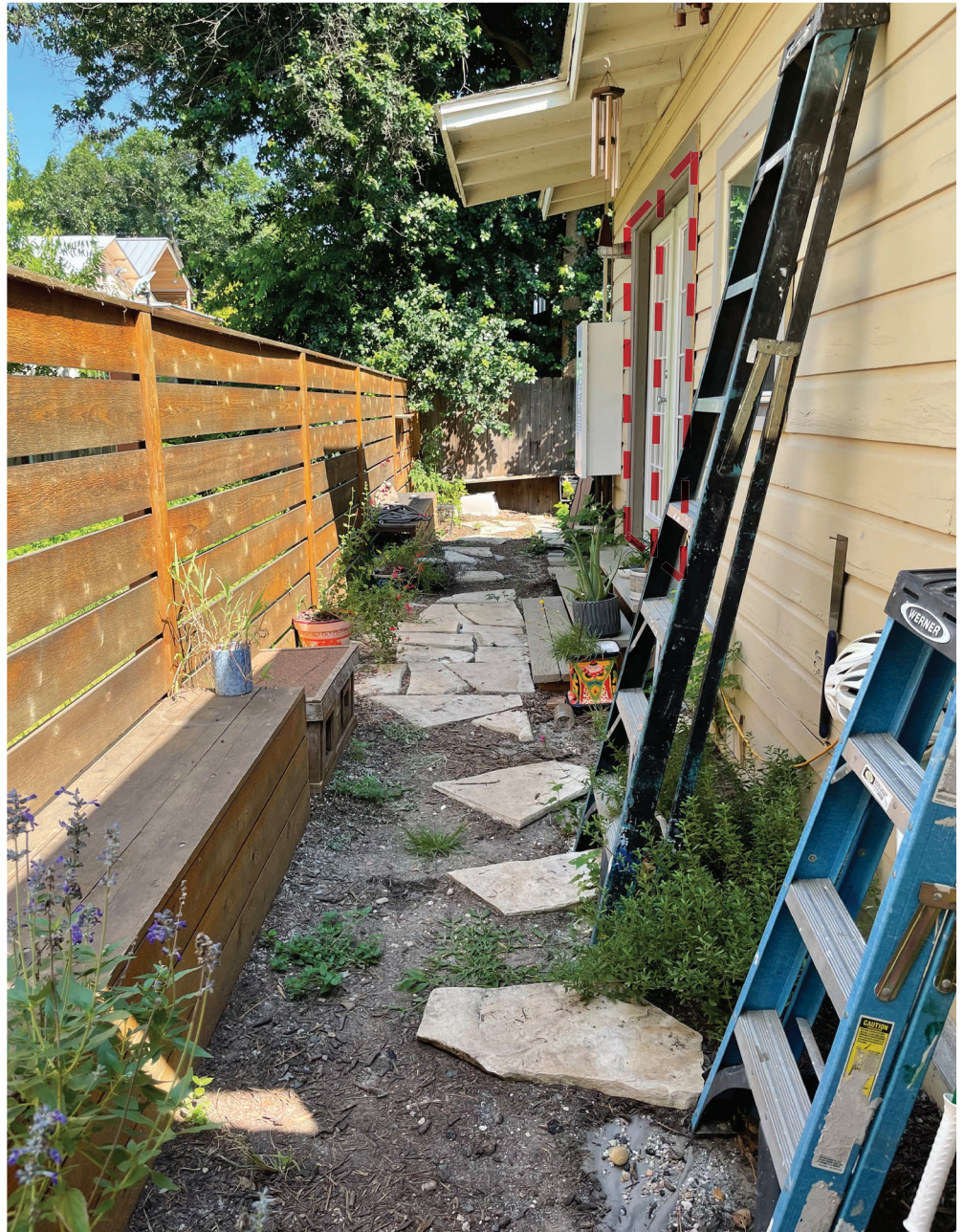




29 / July / 2021

210 416 3235  
m.overstreet@overstreetdesignbuild.com

**EXISTING CONDITIONS OF PROPERTY (Continued)**



SOUTHEAST CORNER - LOOKING WEST - FRENCH DOOR REPLACEMENT



**Letter To:**

**Historic & Design Review Commission**

**Project Address:**

318 Refugio Street

**Legal Description:**

NCB 714 BLK 11 LOT N 51.5 FT OF 5

**Historic District:**

Lavaca

**PUBLIC PROPERTY:**

No

**APPLICANT:**

Marisol Overstreet

**Overstreet Design Build**

102 Belfast Drive

San Antonio, TX 78209

**OWNER:**

Nataly & Josh Jennings

**TYPE OF WORK:**

Addition

**OLD HDRC CASE NO:**

2016-505 (expired)

(CoSA requiring new COA for permit)

**REQUEST FOR CERTIFICATE OF APPROPRIATENESS**

The applicant is requesting a Certificate of Appropriateness for approval to: 1. Construct an addition of approximately 140 square feet. 2. Replace exterior door in an existing addition in the rear. 3. Repairs to an existing carport structure.

**DETAILED WORK DESCRIPTION:**

The structure at 318 Refugio was constructed in 1895 and first appears on the 1896 Sanborn map. The structure is of the Folk Victorian architectural style and features a front and side gabled roof, Folk Victorian detailing and a shingle roof. The applicant has proposed to construct a rear single story addition to feature approximately 140 square feet. In addition to the proposed rear addition, the applicant has proposed to repair and restore the existing shed roof carport and to add a new permeable topping to the existing driveway. All request had previously received an administrative approval back in 2016 but only the foundation of the work was performed and the City of San Antonio is now asking for a new COA to acquire building permit (Reference HDRC Case No. 2016-505).

At the rear of the primary historic structure, the applicant proposes to construct a rear addition featuring a footprint of approximately 140 square feet. The Guidelines for Additions states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new.

The applicant proposes for the addition to continue the existing shed roof featured on an existing addition, an extension from the primary historic structure's footprint which provides a visual change in wall planes and wood siding that features a different profile than the wood siding of the historic house. The addition has been proposed to extend approximately three (3) feet to the side of the primary structure's footprint; however, given its location at the rear of the primary historic structure, staff finds that its visibility has been minimized to the greatest extent possible. The applicant has encroached on both the side and rear zoning setbacks and a variance from the Board of Adjustment was obtained (Reference Attachment of Variance Approval). Regarding scale, mass and form, the applicant proposes for the addition to feature a roof height that is subordinate to that of the primary historic structure and a footprint that is appropriate for the lot.

The applicant proposes materials which include painted board and batten wood siding, wood trim, premium vinyl windows and an asphalt shingle roof to match that of the primary historic structure. The applicant has proposed to replace rear entry to an existing addition to feature a wood French door.

*(Please note that the deck portion of the first original certificate from 2016 has been removed from the scope of work, and the client no longer wants to add a deck in the backyard.)*

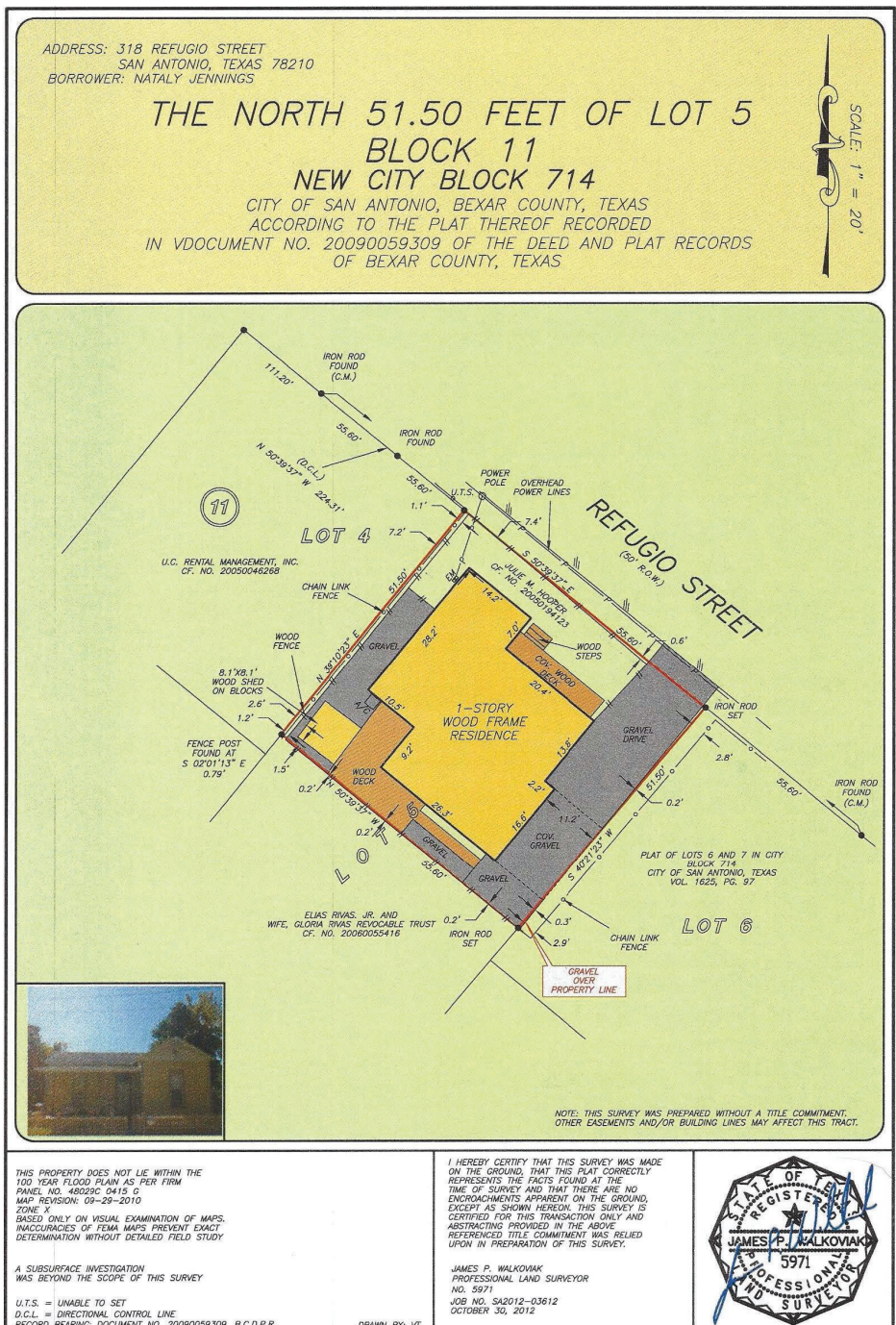
**Marisol Overstreet**

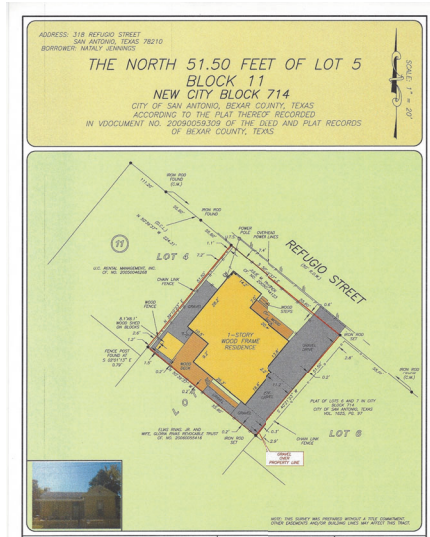
Principal | Builder



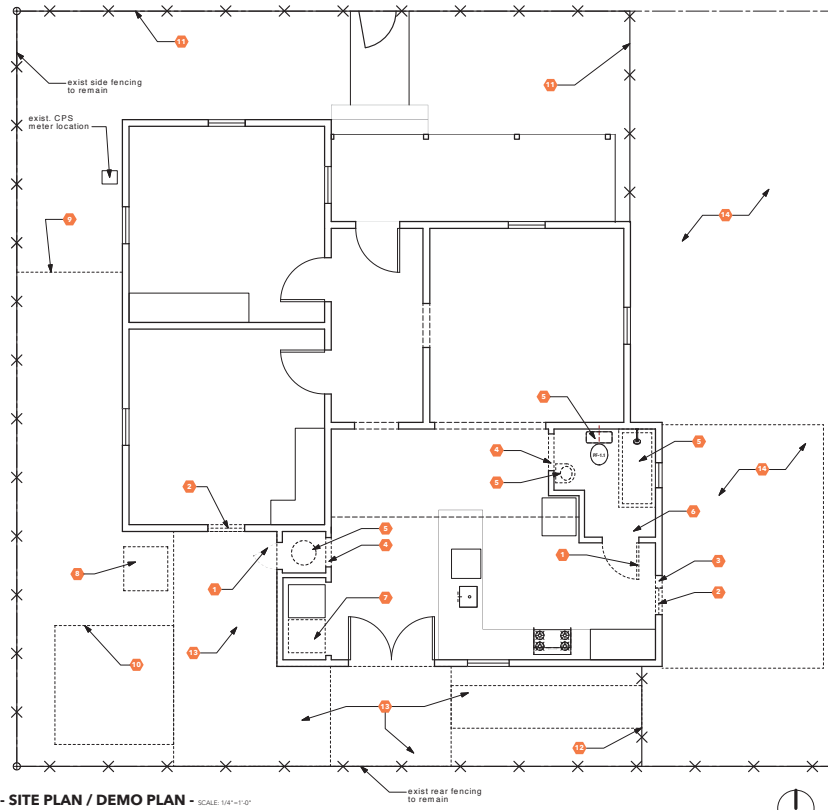


29 / July / 2021

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Marisol Overstreet  
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102 Belfast Drive  
San Antonio, TX 78209**OWNER:**  
Nataly & Josh Jennings**TYPE OF WORK:**  
Addition**OLD HDRC CASE NO:**  
2016-505 (expired)  
(CoSA requiring new COA for permit)**PLAT SURVEY (Provided by Owner)**



1 - SITE SURVEY - SCALE: NOT TO SCALE



2 - SITE PLAN / DEMO PLAN - SCALE: 1/4\"/>

## GENERAL NOTES

CONFIRM WITH DESIGNER

01 All work shall be performed in accordance with applicable codes, regulations, ordinances and standards having jurisdiction. If there are any questions or conflicts concerning compliance with such code ordinances or standards, the contractor is responsible for notifying the owner before proceeding with the work in question, or necessary permit licenses, certificates, test, etc. shall be provided and paid for by the contractor. The designer of this set of plans and specifications hereby notifies both owner and contractor that "the designer" releases himself of all liabilities to construction at site in reference.

02 Contractor is responsible for checking all contract documents, field conditions and dimensions for accuracy and confirming that the work is buildable as shown and meets all applicable codes before proceeding with construction. If there are any questions regarding these or other construction needs, the contractor is responsible for obtaining a clarification from the owner before proceeding with the work in question or related work.

03 The contractor shall verify size and location of all required openings for structural and mechanical, electrical and plumbing work and equipment with trades involved.

04 The general contractor and sub-contractor shall be responsible for checking existing conditions at the job site before submitting proposals. Submission of proposal shall be taken as evidence that such inspections have been made. Claims for extra compensation for work that could have been known by such inspection, whether shown on contract documents or not, shall not be accepted or paid.

05 All materials furnished under this contract shall be new unless noted otherwise. All work shall be guaranteed against defective materials and workmanship for a period of one (1) year after the date of substantial completion or acceptance of the work that may develop defects in material or workmanship within said period of time.

06 All equipment shall be installed in accordance with manufacturer's published recommendations for service intended, as interpreted by the engineer. Experienced craftsmen shall make the installation of all equipment in a neat, workmanlike manner. The contractor shall provide all materials, tools, costs and services necessary to completely install all mechanical, electrical, and plumbing work.

07 The contractor shall verify and coordinate sizes, locations and characteristics of all work and equipment to be furnished by the owner, or others with the manufacturer or supplier before any construction has started.

08 The contractor shall submit shop drawings and/or samples including but not limited to steel, roofing, masonry, to the owner for approval prior to fabrication. The contractor remains responsible for detail and accuracy for confirming and coordinating all quantities and dimensions, for selecting fabrication processes, for techniques or assembly for performing the work in a safe manner, and adhering to all applicable codes and standards.

09 It is the intent and meaning of the contract documents that the contractor shall provide a mechanical, electrical and plumbing installation that is complete. All items necessary, reasonably incidental or customarily included, even though small and away from the construction documents shall be provided. Further dimensions shall take precedence over noted dimensions. Contractor shall inform designer of any discrepancies between dimensions and "as built" conditions.

10 All work noted "N/C" or "NOT IN CONTRACT" is to be accomplished by a contractor other than the general contractor and is not to be part of the construction agreement. "AS-BUILT" as used in these documents shall mean to accurately locate finish face in the same plane.

11 "TYPICAL" or "TYP" as used in these documents shall mean that the condition is the same or representative for all similar conditions throughout, unless noted otherwise. "SIMILAR" or "SMA" as used in these documents shall mean that condition is similar to a condition detailed for another location.

## DEMO KEY

- demo existing door
- demo existing window and prep for new door
- demo portion of exterior wall
- demo portion on interior wall
- demo existing plumbing fixtures and prep for new fixtures
- demo existing floor finishes
- remove appliances and prep for a stackable washer and dryer
- relocate exterior HVAC unit
- shed to be removed by owner
- remove existing four-posted fence and prep for new front fence
- demo portion of privacy fence
- demo exist. wood deck
- remove driveway surface material, regrade, and prep for new surface material

## TABLE OF CONTENTS

A100 - Cover Sheet / Survey / Demolition Plan  
A210 - Renovation Plan / Schedules / Interior Elevations  
A211 - Exterior Elevations / Construction Section

## DESCRIPTION OF WORK

The project consists of a 123 sq. ft. single story master bathroom and closet addition and exterior renovations to an existing single story house. The work also includes improvements to the yard landscape, fencing, and driveway surface.

## PROJECT INFORMATION

**OWNER**  
Name: Josh & Nately Jennings  
Address: 318 Refugio, San Antonio, TX 78210  
Phone: 713.962.7642  
Email: natallyjennings@gmail.com

**DESIGNER**  
Name: French & Michigan  
Contact: Billy Lambert  
Phone: 210.578.0861  
Address: 1300 S. Phares, San Antonio, Texas 78210  
Email: billy@frenchandmichigan.com

**CONTRACTOR**  
Name:  
Contact:  
Phone:  
Address:  
Email:

**PARCEL**  
Address: 318 Refugio, San Antonio, TX 78210  
Zone: RM-4-14  
Property ID: 1056224  
Legal Desc: NCB 714 BLK 11 LOT N 51.5 ft of S  
Geographic ID: 80174-011-0102  
System: Real  
Property Code: 001  
Property Use: Single Family  
Year built: 1940

**APPLICABLE CITY OF SAN ANTONIO CODES**  
2015BC 2015MAC 2015PFC 2015BEC 2015BEC 2014NEC

## LOCATION MAP



## A100

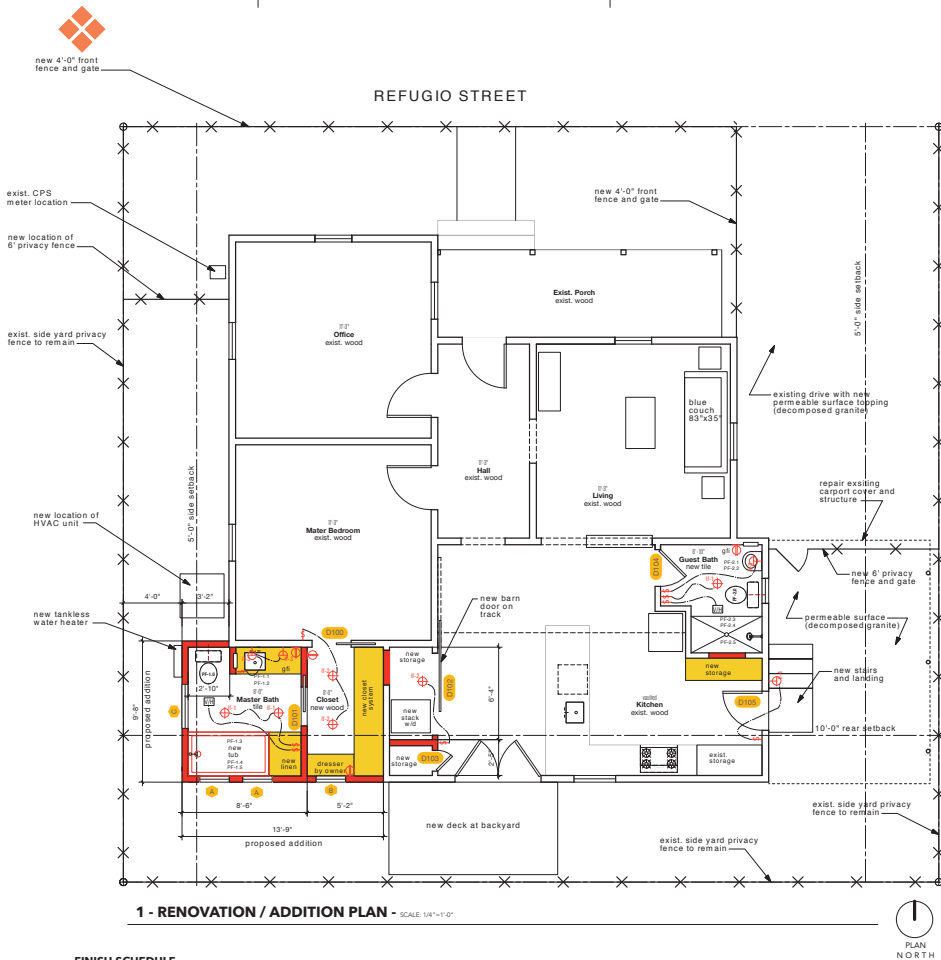
SITE PLAN / DEMO PLAN

JENNINGS ADDITION AND RENOVATION

SET 103.2017-14.02

WLS: JLB

FRENCH & MICHIGAN



#### FINISH SCHEDULE

Room	Floor	Base	N. Wall	E. Wall	S. Wall	W. Wall	Ceiling	Millwork	Notes
Master Closet	WF-X	WB-X	PT-X	PT-X	PT-X	PT-X	PT-X	MW-1 / CTX	provide price options for custom painted millwork or new manufactured millwork
Master Bath	TF-X	WB-X	PT-X	PT-X	PT-X	PT-X	PT-X	MW-2 / CTX	provide price options for custom painted millwork or new manufactured millwork
Laundry	WF-X	WB-X	PT-X	PT-X	PT-X	PT-X	PT-X	---	repair exist. wood floor as req'd for new layout
New Storage	exist	WB-X	PT-X	PT-X	PT-X	PT-X	PT-X	---	repair exist. wood floor as req'd for new layout
Guest Bath	exist	WB-X	PT-X	PT-X	PT-X	PT-X	PT-X	---	repair exist. wood floor as req'd for new layout

#### FINISH LEGEND

**Floor**  
WF-X new wood floor to match exist.  
TF-X new tile floor

**Base**  
WB-X new painted wood base to match exist.

**Paint**  
PT-X new painted sheetrock walls  
PT-X new painted sheetrock ceiling

**Millwork**  
MW-1 custom painted millwork  
MW-2 custom painted millwork  
CTX counter top material

#### ACCESSORY SCHEDULE

AC1.0 towel ring master bath  
AC1.1 toilet paper holder master bath  
AC1.2 towel bar master bath  
AC1.3 medicine cabinet master bath  
AC2.0 toilet paper holder guest bath  
AC2.1 towel bar guest bath  
AC2.2 medicine cabinet guest bath

#### PLUMBING FIXTURE SCHEDULE

PF-1.0 new toilet - master  
PF-1.1 new sink - master  
PF-1.2 new faucet - master  
PF-1.3 new closet/bathtub - master  
PF-1.4 new tub filler / shower head - master  
PF-1.5 new tub overflow - master  
PF-2.0 new toilet - guest  
PF-2.1 new faucet - guest  
PF-2.2 new shower drain - guest  
PF-2.3 new shower controls - guest  
PF-2.4 new shower head - guest

#### PLAN SYMBOL KEY

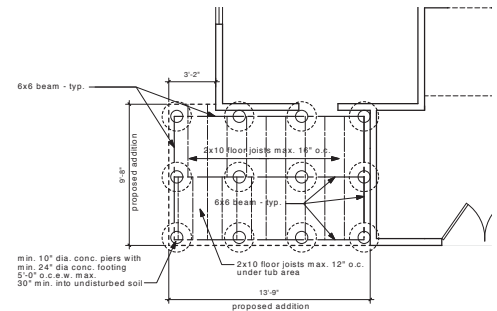
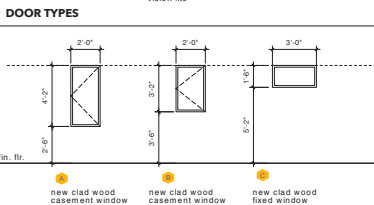
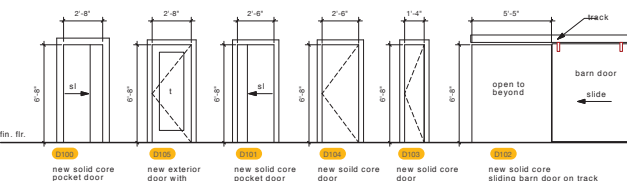
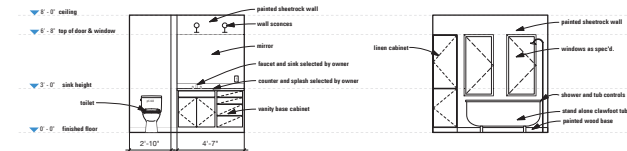
- new wall
- 110V duplex outlet
- 110V GFI duplex outlet
- new switch
- new dimmer switch
- new ceiling mounted fixture
- new ceiling mounted fixture
- new interior wall sconce fixture
- new exterior wall sconce fixture
- new vent with heater

#### NEW DOOR SCHEDULE

type	hardware	w	h
solid core flush slab pocket door	FP / EP	2'-8"	6'-8"
solid core flush slab pocket door	FP / EP / JB	2'-8"	6'-8"
solid core barn door on track	PP	5'-7"	6'-8"
solid core flush slab interior door	P	1'-4"	6'-8"
solid core flush slab interior door	PR	2'-6"	6'-8"
solid core door with full vision lite	L / DB	2'-8"	6'-8"

**Hardware Key**  
= Exist. Hardware to Remain  
P = Passage  
L = Lockset  
DB = Deadbolt  
D = Dummy  
FP = Flush Pull  
EP = Edge Pull  
JB = Jamb Bolt  
PP = Push Pull Handle

**Door Schedule Notes**  
1. Contractor to install new door hardware as scheduled.  
2. All new doors to receive 3 hinges where applicable.



NOTE: CONTRACTOR TO VERIFY FOUNDATION PLAN WITH STRUCTURAL ENGINEER

#### PROJECT INFORMATION

**OWNER**  
Name: Josh & Neely Jennings  
Address: 318 Refugio, San Antonio, TX 78210  
Phone: 713.942.7542  
Email: ewaldjennings@gmail.com

**DESIGNER**  
Name: French & Michigan  
Address: 1205 S. Presa, San Antonio, Texas 78210  
Phone: 210.278.0781  
Email: jolly@frenchandmichigan.com

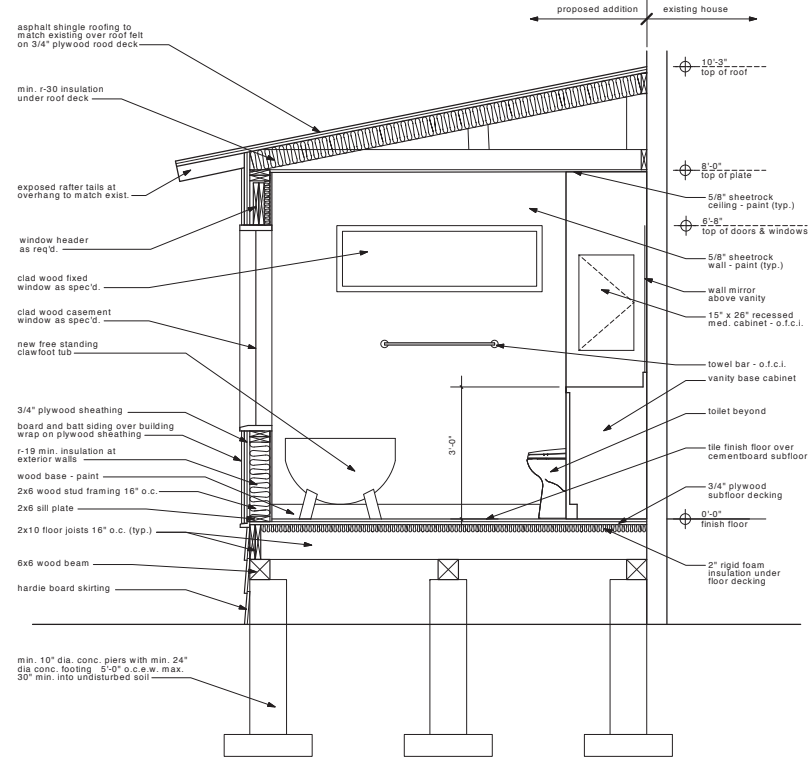
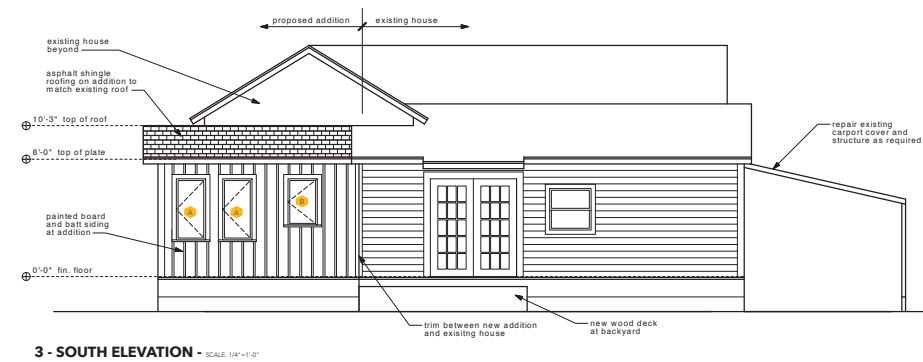
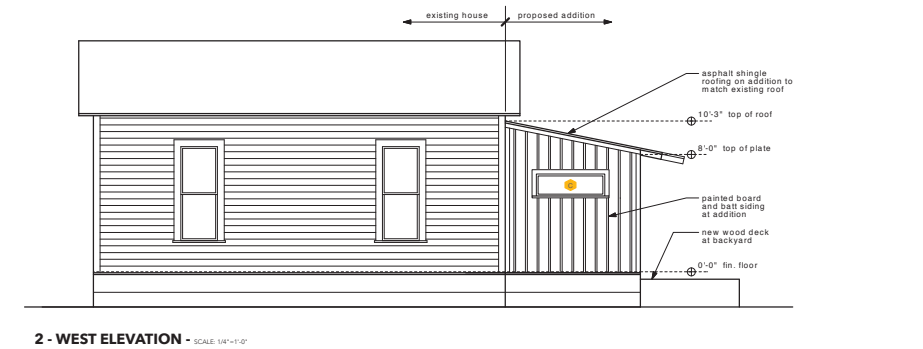
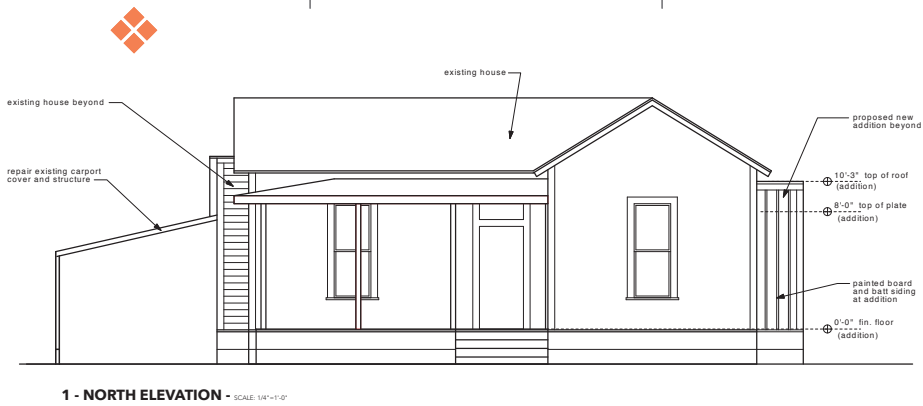
**CONTRACTOR**  
Name: Contact  
Phone: Contact  
Address: Contact  
Email: Contact

**PARCEL**  
Address: 318 Refugio, San Antonio, TX 78210  
Zoning: RM-A-1  
Property ID: 105524  
Legal Desc: N 1/2 S 1/4 B & L 1 LOT N 51.5 ft x 5  
Geographic ID: 00214-011-0102  
Type: Residential  
Property Code: 001  
Property Use: Single Family  
Year built: 1940

**APPLICABLE CITY OF SAN ANTONIO CODES**  
2015BCC 2015BCC 2015BCC 2015BCC  
2015FAC 2015FAC 2015FAC 2015FAC

**A200**  
RENOVATION PLAN / SCHEDULES / INTERIOR ELEVATIONS  
SET 103.2017-14.02  
V01 NEW RB





NOTE: CONTRACTOR TO VERIFY FOUNDATION PLAN WITH STRUCTURAL ENGINEER

#### PROJECT INFORMATION

<b>OWNER</b>		Josh & Neely Jennings
Name	Address	318 Refugio, San Antonio, TX 78210
Phone		713.962.7542
Email		neely.jennings@gmail.com
<b>DESIGNER</b>		French & Michigan
Name	Address	819 Lantier
Phone		210.378.0781
Cell		210.378.0781
Email		info@frenchandmichigan.com
<b>CONTRACTOR</b>		
Name	Address	
Phone		
Email		
<b>PARCEL</b>		
Address		318 Refugio, San Antonio, TX 78210
Zone		44-4
Property ID		105624
Legal Desc.		MCB 714 BLK 11 LOT N 51.5 ft of 5
Geographic ID		00744-011-0102
Typ		Resid
Property Code		001
Property Use		Single Family
Year built		1940
<b>APPLICABLE CITY OF SAN ANTONIO CODES</b>		
2015MCC	2015MCC	2015MCC
2015FGC	2015FGC	2015FGC
<b>A211</b>		
<b>EXTERIOR ELEVATIONS AND SECTION</b>		
<b>SET 103.2017.14.02</b>		
<b>REV. NEW RB</b>		

**2016 CERTIFICATE OF APPROPRIATENESS (Document for Reference, page 1)****CITY OF SAN ANTONIO  
OFFICE OF HISTORIC PRESERVATION****HISTORIC AND DESIGN REVIEW COMMISSION  
CERTIFICATE OF APPROPRIATENESS**

December 21, 2016

**HDRC CASE NO:** 2016-505  
**ADDRESS:** 318 REFUGIO ST  
**LEGAL DESCRIPTION:** NCB 714 BLK 11 LOT N 51.5 FT OF 5  
**HISTORIC DISTRICT:** Lavaca  
**PUBLIC PROPERTY:** No  
**APPLICANT:** Nathan Manfred/French & Michigan - 1200 S Presa  
**OWNER:** Nataly & Josh Jennings - 318 Refugio  
**TYPE OF WORK:** Addition

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to: 1. Construct an addition of approximately 140 square feet. 2. Construct a rear deck and new exterior door in an existing addition.

**FINDINGS:**

a. The structure at 318 Refugio was constructed in 1895 and first appears on the 1896 Sanborn map. The structure is of the Folk Victorian architectural style and features a front and side gabled roof, Folk Victorian detailing and a shingle roof. The applicant has proposed to construct a rear, single story addition to feature approximately 140 square feet. In addition to the proposed rear addition, the applicant has proposed to construct rear wood deck and create a new exterior door into an existing addition. The applicant has received administrative approval to repair the front picket fence, repair and restore the existing shed roof carport and to add a new permeable topping to the existing driveway. b. ADDITION – At the rear of the primary historic structure, the applicant has proposed to construct a rear addition featuring a footprint of approximately 140 square feet. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed for the addition to continue the existing shed roof featured on an existing addition, an extension from the primary historic structure's footprint which provides a visual change in wall planes and wood siding that features a different profile than the wood siding of the historic house. This is consistent with the Guidelines. c. ADDITION – The addition has been proposed to extend approximately three (3) feet to the side of the primary structure's footprint; however, given its location at the rear of the primary historic structure, staff finds that its visibility has been minimized to the greatest extent possible. The applicant has encroached on both the side and rear zoning setbacks and will need to obtain a variance from the Board of Adjustment. d. SCALE, MASS & FORM – Regarding scale, mass and form, the applicant has proposed for the addition to feature a roof height that is subordinate to that of the primary historic structure and a footprint that is appropriate for the lot. This is consistent with the Guidelines for Additions 1.B. e. MATERIALS – The applicant has proposed materials which include painted board and batten wood siding, wood trim, wood clad windows and an asphalt shingle roof to match that of the primary historic structure. This is consistent with the Guidelines. The applicant has proposed a new rear entry to an existing addition to feature French doors. Staff finds this installation appropriate; however, the applicant should provide staff with information regarding the doors prior to their installation. f. ~~DECK – At the rear of the existing addition, the applicant has proposed to construct a wood deck. The wood deck will be approximately two (2) feet in height. Staff finds the installation of this deck appropriate.~~



29 / July / 2021

210 416 3235  
m.overstreet@overstreetdesignbuild.com

**2016 CERTIFICATE OF APPROPRIATENESS (Document for Reference, page 2)**

**RECOMMENDATION:**

Staff recommends approval of items #1 and #2 based on findings a through f with the stipulation that the applicant install wood doors at the rear of the existing addition.

**COMMISSION ACTION:**

Approved with staff's stipulations.

Shanon Shea Miller  
Historic Preservation Officer



29 / July / 2021

210 416 3235  
m.overstreet@overstreetdesignbuild.com

**NOTE:**

Owners had the foundation work done within the 12 month grace period and were told by CoSA their variance would continue to be valid from there on even after the 12th month period.

**2018 VARIANCE APPROVAL LETTER (Document for Reference)**



CITY OF SAN ANTONIO  
**DEVELOPMENT SERVICES DEPARTMENT**  
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



**Board of Adjustment  
Notification of Decision**

January 9, 2018

Nataly and Joshua A Jennings  
318 Refugio Street  
San Antonio, Texas 78210

RE: Case: A-18-012  
Legal: The North 51.5 Feet of Lot 5, Block 11, NCB 714  
318 Refugio Street

Dear Nataly and Joshua A Jennings:

At its meeting on January 8, 2018, the City of San Antonio Board of Adjustments **APPROVED** your request for 1) a one foot variance from the five foot side setback requirement to allow a home addition to be four feet from the side property line and 2) a three feet and six inch variance from the ten foot rear setback to allow a home addition to be six feet and four inches from the rear property line. **This approved variance must be exercised (i.e. obtain a building permit or submit plans) within twelve (12) months of approval, or the Variance Approval will be rendered void**

If you wish, a copy of the Board's minutes from the January 8, 2018 meeting, they will be made available to you for your records once they are approved by the Board. If you have further questions or concerns, please do not hesitate to contact me at (210)207-2736 or via email at oscar.aguilera@sanantonio.gov.

Sincerely,

  
Oscar Aguilera  
Planner

Cc: File