

HISTORIC AND DESIGN REVIEW COMMISSION

February 07, 2024

HDRC CASE NO: 2024-054
ADDRESS: 412 N OLIVE ST
LEGAL DESCRIPTION: NCB 578 BLK D LOT 1
ZONING: RM-4 CD, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Dalia Perez-Salinas/Perez-Salinas, Inc.
OWNER: Dalia Perez-Salinas/Perez-Salinas, Inc.
TYPE OF WORK: Front porch modifications, window and door modifications, siding replacement; conceptual review of partial demolition, addition
APPLICATION RECEIVED: January 04, 2024
60-DAY REVIEW: March 05, 2024
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Replace the partial-width front porch with gabled roof with a 6'x32' full-width front porch with shed roof.
2. Modify the fenestration pattern on the existing house.
3. Infill the existing front door and create a new front door centered on the front façade.
4. Replace the existing asbestos shingle siding with Hardie siding.

The applicant requests conceptual approval to:

1. Partially demolish a 9'x32' portion of the rear of the house as well as a small addition.
2. Construct a 1,024-square-foot rear addition, to include 768 square feet of interior space and a 256-square-foot covered rear porch.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.

Repair—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including

exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.

- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

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

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.

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

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

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

B. INAPPROPRIATE MATERIALS

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

C. REUSE OF HISTORIC MATERIALS

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

4. Architectural Details

A. GENERAL

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

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

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

B. SCREENING

- iv. *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.

- v. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
 - vi. *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.

FINDINGS:

- a. The property at 412 N Olive is a single-story vernacular house built c 1912. The property first appears in the city directory in 1912 as 422 N Olive; it first appears on Sanborn Fire Insurance maps in 1931. The side-gabled roof extends east into a shed roof, all clad in composition shingle. The house is clad in asbestos shingle. The property contributes to the Dignowity Hill Historic District, and has been registered with the Vacant Building Program since June 2015.
- b. FRONT PORCH MODIFICATIONS: The applicant requests approval to replace the partial-width front porch with gabled roof with a 6'x32' full-width front porch with shed roof. Historic Design Guidelines for Exterior Maintenance and Alterations 7.A.i says to preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present. The property first appears on 1931 Sanborn Fire Insurance maps with a front porch in the current configuration. Staff finds this request does not conform to guidelines.
- c. FENESTRATION CHANGES: The applicant requests approval to modify the fenestration pattern on the existing house. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.i says to preserve existing window and door openings. 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. The house currently has two window openings on the front façade and window openings centered under each of the side gables. The applicant requests to install five windows on the front façade—in gangs of two and three—and to infill the gable windows. Staff finds this request does not conform to guidelines.
- d. WINDOWS (MATERIAL AND STYLE): The applicant proposes to install Anderson one-over-one wood double-hung windows. Staff finds the style and material of the windows generally appropriate, but that they should be installed in the current window openings without adjusting the size of existing openings.
- e. FRONT DOOR: The applicant requests approval to infill the existing front door and create a new front door centered on the front façade. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.i says to preserve existing window and door openings. 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. Staff finds the request does not conform to guidelines. Staff would support returning the left door, which was infilled but with framing still present on the inside wall of the structure.

- f. **SIDING (EXISTING):** The applicant requests approval to replace the existing asbestos shingle siding with Hardie siding. Historic Design Guidelines for Exterior Maintenance and Alterations 1.B.i says avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance. Staff recommends exploratory removal of the existing asbestos shingle siding to see if any wood siding remains. If wood siding remains, a request to repair and replace in kind as needed is eligible for administrative review and approval. Staff does not recommend wholesale replacement of any wood siding found in the course of exploratory removal of the asbestos shingle siding.
- g. **PARTIAL DEMOLITION (REAR MASS AND ADDITION):** The applicant has proposed to demolish an existing historic rear mass and a small rear addition and construct a new rear addition in its place. The current footprint is consistent with what is found on the 1931 Sanborn Fire Insurance map, the first year the property appears on the maps. The applicant has submitted information detailing existing deterioration of the rear mass, including foundation failure that has caused it to separate from the side-gabled mass. Staff performed a site visit on November 30, 2023, and viewed deterioration to the structure. Staff finds the rear mass to be a character defining feature of the property as it tells a story of the property over time. Based on current conditions, staff finds that significant interventions to rehabilitate the existing rear mass are needed, and supports the dismantling and salvaging of materials. However, staff finds that the proposed rear addition is inappropriate. If the HDRC grants conceptual approval of an expanded rear footprint, it should be consistent with Historic Design Guidelines and staff's and HDRC's recommendations regarding size and materials.
- h. **ADDITION:** The applicant requests conceptual approval to construct a 1,024-square-foot rear addition, to include 768 square feet of interior space (24'x32') and a 256-square-foot covered rear porch (8'x32'). The addition is proposed to replace a 9'x32' rear portion of the house and is to be clad in Hardie siding with one-over-one wood double-hung windows. Historic Design Guidelines for Additions 1.A.iv says 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. While staff finds rear additions generally appropriate, the applicant should incorporate a visual distinction between the existing house and the addition.
- i. **ADDITION (SCALE AND MASS):** Historic Design Guidelines for Additions 1.B.iv residential additions should not be so large as to double the existing building footprint, regardless of lot size. Per the Bexar County Appraisal District, the existing structure is 830 square feet, including the front porch. The applicant proposes to demolish 288 square feet and construct 1,024 square feet, including the rear covered porch, bringing the proposed total square footage to 1,566. This nearly triples the remaining 564 square feet of the historic side-gabled mass. Staff finds this request does not conform to guidelines.
- j. **ADDITION (LOT COVERAGE):** Historic Design Guidelines for Additions 1.B.iv says 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. The proposed addition brings the total square footage of the house to 1,566. The lot is 4,095 square feet, so the proposed house footprint is approx. 38% of the lot size. Staff finds the lot coverage consistent with the Guidelines. The applicant must submit a measured site plan showing the proposed addition on the parcel.
- k. **ADDITION (MATERIALS):** The applicant proposes to clad the rear addition in Hardie. Staff finds this generally appropriate, but that the siding should be installed smooth side out and with no more than a 6" reveal or with a reveal to match any historic wood siding found beneath the asbestos shingle siding.
- l. **ADDITION (WINDOWS):** The applicant proposes to install Anderson one-over-one wood double-hung windows. Historic Design Guidelines for Additions 4.A.i says to incorporate architectural details that are in keeping with the architectural style of the original structure. Staff finds the style and material of the windows generally appropriate, but that they should match the size of existing window openings on the side-gabled mass of the house.

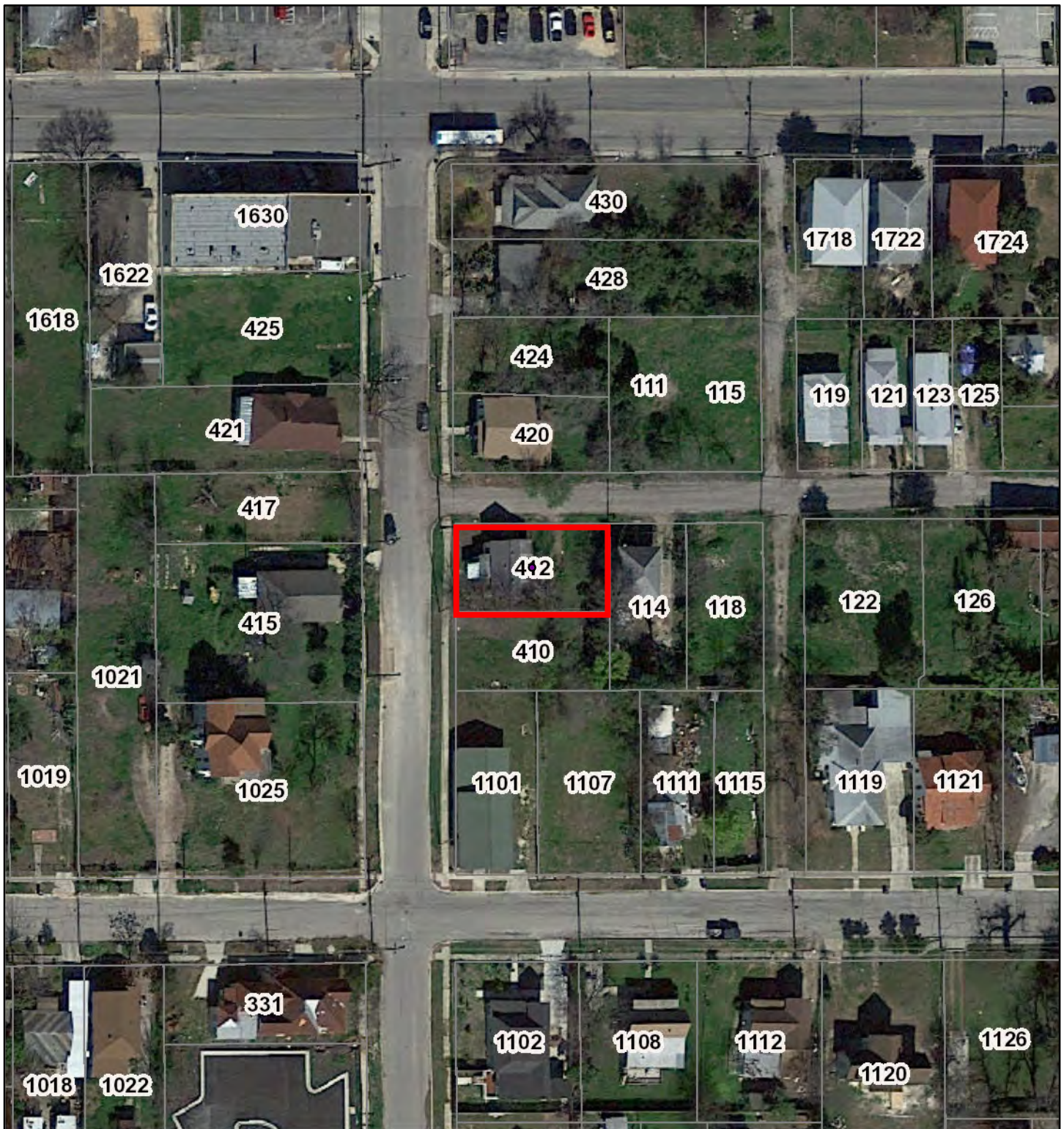
RECOMMENDATION:

Staff does not recommend approval of items 1 through 4, based on findings a through f. A request for exploratory removal of the asbestos shingle siding as well as repair or in-kind replacement as needed of any existing wood siding is eligible for staff review and approval. Installation of the proposed style and material of window is eligible for administrative review and approval if the new windows match the size and pattern of existing window openings.

Staff recommends conceptual approval of partial demolition of the rear of the house and the small addition and construction of a new addition, based on findings g through l, with the following stipulations:

- i. That the applicant introduce 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, as noted in finding h.
- ii. That the overall footprint of the addition is reduced, as noted in finding i.
- iii. That the applicant submits fully measured and annotated construction drawings, including a comprehensive site plan, as noted in finding j.
- iv. That the Hardie siding is installed smooth side out with no more than a 6" reveal, as noted in finding k.
- v. That new windows match the size of existing window openings on the side-gabled mass of the house, as noted in finding l.

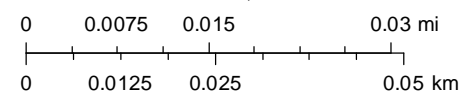
City of San Antonio One Stop

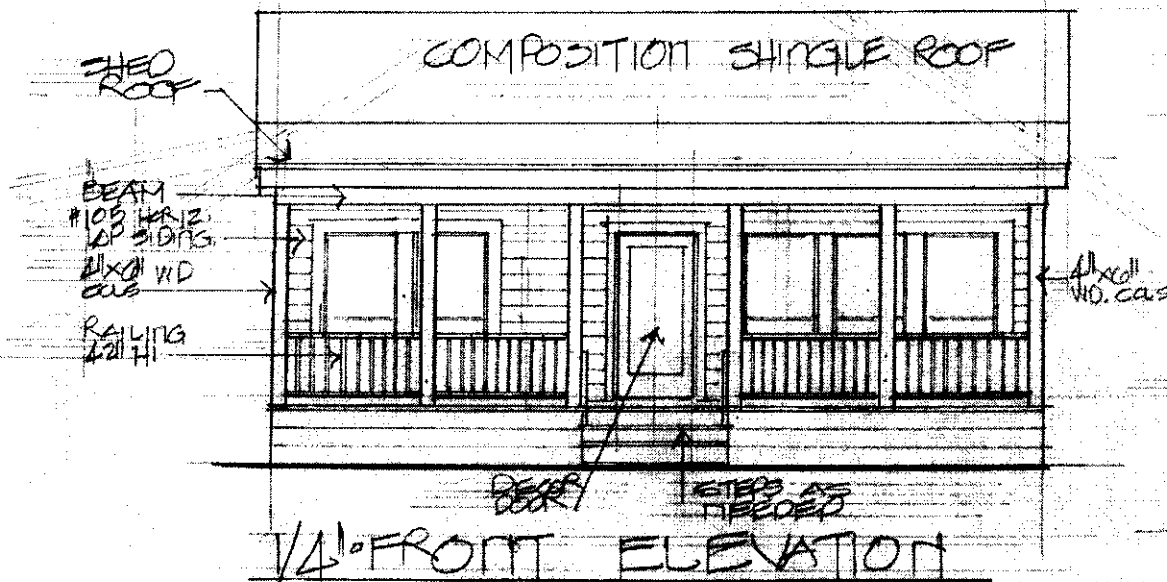


February 1, 2024

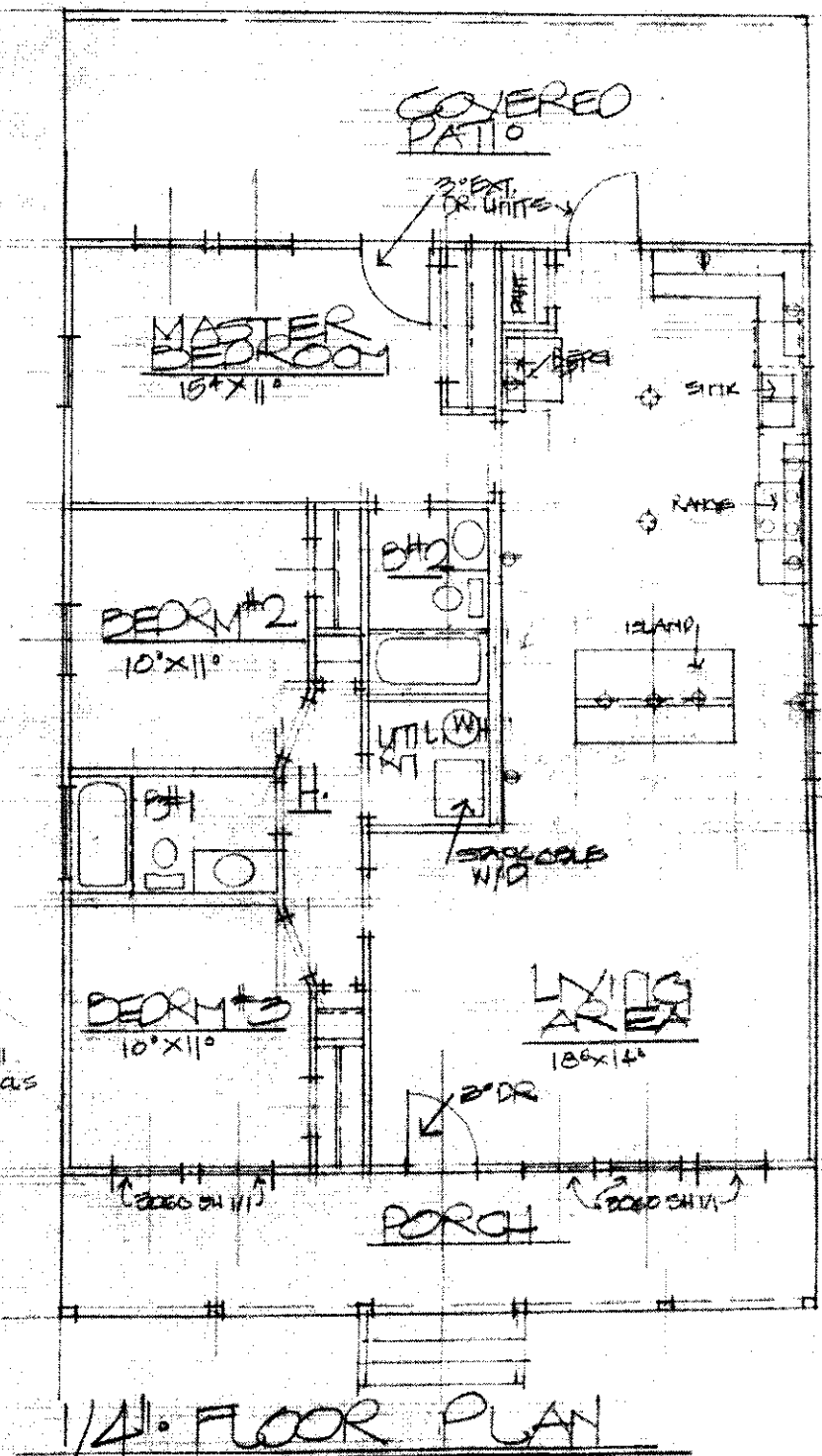
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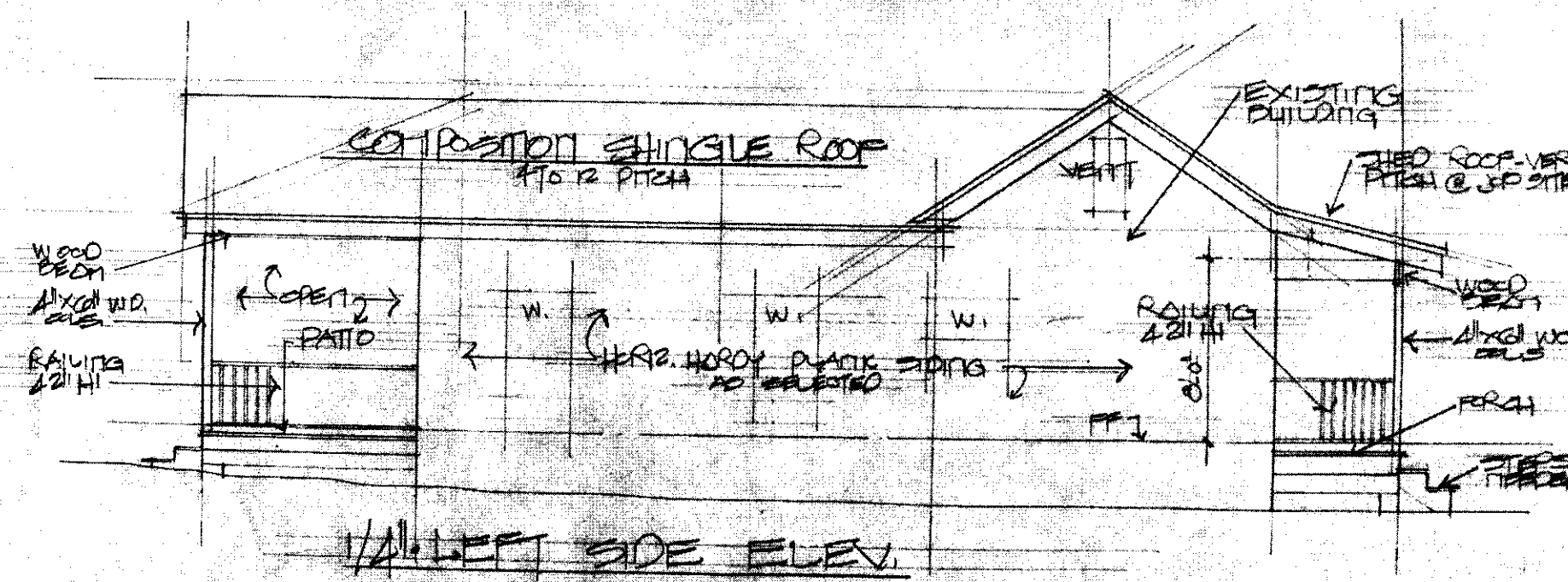
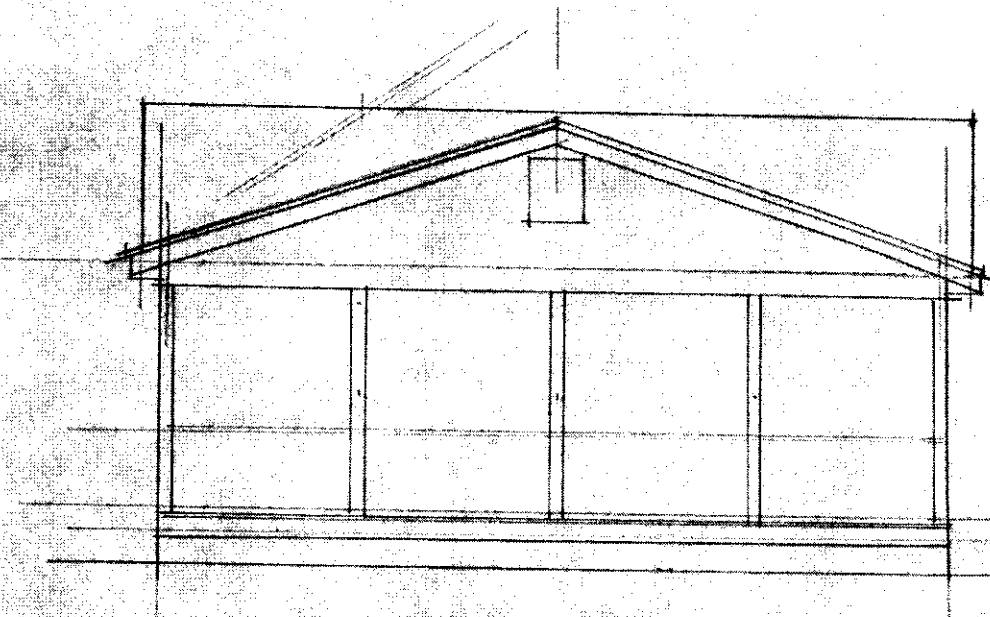
- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels



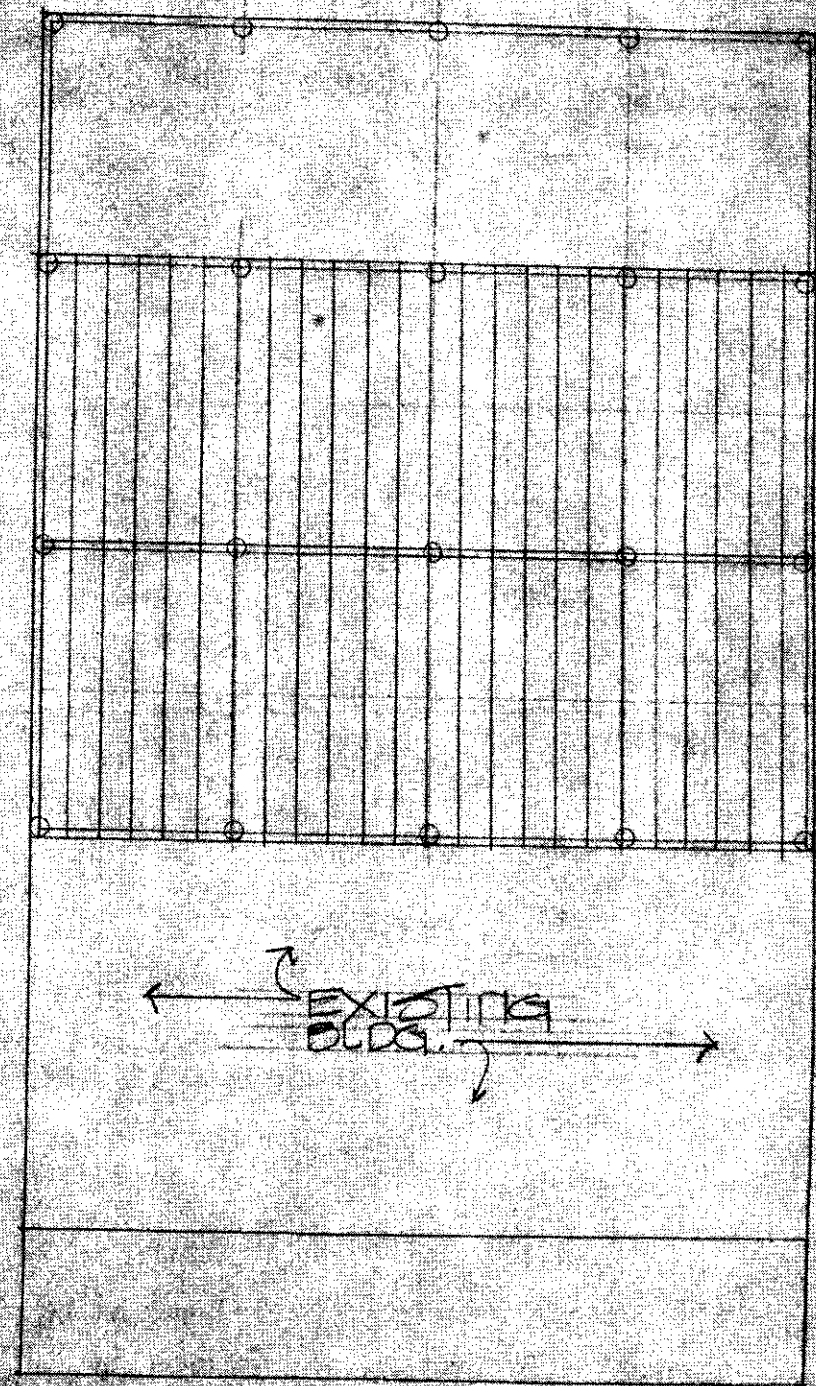
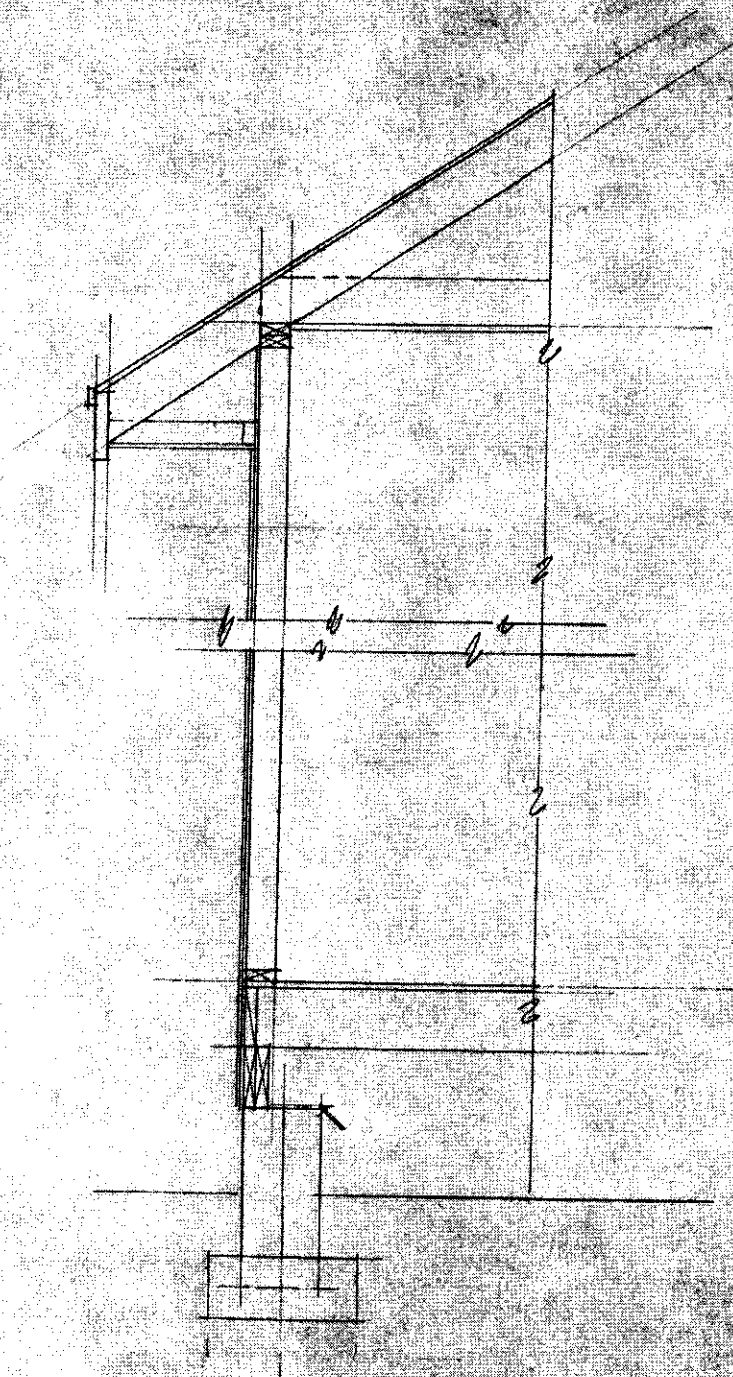


412 N. OLIVE ST.
SAN ANTONIO, TEXAS





1/4" LEFT SIDE ELEV.



Material List

412 N. Olive

San Antonio TX, 78202

1. Front porch 6' x '32 shed roof.

2x6 x7' yellow pine rafter with 1' overhang rafter hangers Included.

6x6x9' cedar post, Double 2x10x32' yellow pine beam.

4x8 ½ plywood with clips 3/8 inch soffit with 1x2 trim.

Synthetic felt, dimensional 30 year shingles owens corning, 11/4 roofing nails with 1" cap nails.

2x4x32' treated studs railing, 42" 2x2 spindles treated wood

Front steps 6'x6' will have 11 inch treads with 7 inch risers treated

Wood. 2x6x6' floor joist, 2x4x6' treated studs railing, 42" 2x2 spindles

Treated. 2x6x6' flooring treated wood, 2x6x6' floor joist, concrete pier and

Beam as per engineering design, hardi board skirting with 12'x12' vents.

2. Rear addition 24'x32' porch roof included, gable roof.

See floor plan layout

3. Rear porch 8'x32' Gable porch.

2x6 x16' yellow pine rafter with 1' overhang Included.

6x6x9' cedar post, Double 2x10x32' yellow pine beam.

4x8 ½ plywood with clips 3/8 inch soffit with 1x2 trim.

Synthetic felt, dimensional 30 year shingles owens corning, 11/4 roofing nails with 1" cap nails.

2x4x32' treated studs railing, 42" 2x2 spindles treated wood
Back steps 6'x6' will have 11 inch treads with 7 inch risers treated
Wood. 2x6x6' floor joist, 2x4x6' treated studs railing, 42" 2x2 spindles
Treated. 2x6x6' flooring treated wood, 2x6x6' floor joist, concrete pier and
Beam as per engineering design, hardi board skirting with 12'x12' vents.

4. Railing Material.

2x4x32' treated studs railing, 42" 2x2 spindles treated wood.

5. Front & Back porch material list steps rise and run details.

2x4x32' treated studs railing, 42" 2x2 spindles treated wood
Back steps 6'x6' will have 11 inch treads with 7 inch risers treated
Wood. 2x6x6' floor joist, 2x4x6' treated studs railing, 42" 2x2 spindles
Treated. 2x6x6' flooring treated wood, 2x6x6' floor joist, concrete pier and
Beam as per engineering design, hardi board skirting with 12'x12' vents.

6. Window specification.

See floor plan layout, also included Anderson window specification
literature.

7. Demolition of 9'x32' back of house.

A-SERIES DOUBLE-HUNG WINDOWS

Table of Double-Hung Window Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96

Notes on page 2 also apply to this page.

Unit Dimension	1'-7 1/4"	1'-11 1/4"	2'-3 1/4"	2'-5 1/4"	2'-7 1/4"	2'-9 1/4"	2'-11 1/4"	3'-1 1/4"	3'-3 1/4"	3'-7 1/4"	3'-11 1/4"	2:3 cottage or 3:2 reverse cottage sash ratio available for all standard widths and heights up to 6'-7 1/4" (2013).
Minimum Rough Opening	1'-8" (508)	2'-0" (610)	2'-4" (711)	2'-6" (762)	2'-8" (813)	2'-10" (864)	3'-0" (914)	3'-2" (965)	3'-4" (1016)	3'-8" (1118)	4'-0" (1219)	CUSTOM WIDTHS – 15 1/4" to 47 1/4"
Unobstructed Glass (lower sash only)	12 5/8" (321)	16 5/8" (422)	20 5/8" (524)	22 5/8" (575)	24 5/8" (625)	26 5/8" (676)	28 5/8" (727)	30 5/8" (778)	32 5/8" (829)	36 5/8" (930)	40 5/8" (1032)	CUSTOM HEIGHTS – 31 1/4" to 80 7/8"
CUSTOM WIDTHS – 15 1/4" to 47 1/4"												
CUSTOM HEIGHTS – 27 1/4" to 95 1/4"												
2'-11 1/4" (895)	ADH1830	ADH2030	ADH2430	ADH2630	ADH2830	ADH21030	ADH3030	ADH3230	ADH3430	ADH3830*	ADH4030*	Cottage Reverse Cottage
3'-3 1/4" (997)	ADH1834	ADH2034	ADH2434	ADH2634	ADH2834	ADH21034	ADH3034	ADH3234	ADH3434	ADH3834*	ADH4034*	
3'-7 1/4" (1099)	ADH1838	ADH2038	ADH2438	ADH2638	ADH2838	ADH21038	ADH3038	ADH3238	ADH3438	ADH3838*	ADH4038*	
3'-11 1/4" (1200)	ADH1840	ADH2040	ADH2440	ADH2640	ADH2840	ADH21040	ADH3040	ADH3240	ADH3440	ADH3840*	ADH4040*	
4'-3 1/4" (1302)	ADH1844	ADH2044	ADH2444	ADH2644	ADH2844	ADH21044	ADH3044	ADH3244	ADH3444	ADH3844*	ADH4044*	
4'-7 1/4" (1403)	ADH1848	ADH2048	ADH2448	ADH2648	ADH2848	ADH21048	ADH3048	ADH3248	ADH3448	ADH3848*	ADH4048*	
4'-11 1/4" (1505)	ADH1850	ADH2050	ADH2450	ADH2650	ADH2850	ADH21050	ADH3050	ADH3250	ADH3450	ADH3850*	ADH4050*	
5'-3 1/4" (1607)	ADH1854	ADH2054	ADH2454	ADH2654	ADH2854	ADH21054	ADH3054	ADH3254	ADH3454	ADH3854*	ADH4054*	
5'-7 1/4" (1708)	ADH1858	ADH2058	ADH2458	ADH2658	ADH2858	ADH21058	ADH3058	ADH3258	ADH3458	ADH3858*	ADH4058*	
5'-11 1/4" (1810)	ADH1860	ADH2060	ADH2460	ADH2660	ADH2860	ADH21060	ADH3060	ADH3260	ADH3460	ADH3860*	ADH4060*	
6'-3 1/4" (1911)	ADH1864	ADH2064	ADH2464	ADH2664	ADH2864	ADH21064	ADH3064	ADH3264	ADH3464	ADH3864*	ADH4064*	

continued on next page

Table of Double-Hung Window Sizes (continued)

Scale 1/8" (3) = 1'-0" (305) – 1:96

Unit Dimension	1'-7 1/4"	1'-11 1/4"	2'-3 1/4"	2'-5 1/4"	2'-7 1/4"	2'-9 1/4"	2'-11 1/4"	3'-1 1/4"	3'-3 1/4"	3'-7 1/4"	3'-11 1/4"	2:3 cottage or 3:2 reverse cottage sash ratio available for all standard widths and heights up to 6'-7 1/4" (2013). CUSTOM WIDTHS – 15 1/4" to 47 1/4" CUSTOM HEIGHTS – 31 3/4" to 80 1/4"
	(489)	(591)	(692)	(743)	(794)	(845)	(895)	(946)	(997)	(1099)	(1200)	
Minimum Rough Opening	1'-8"	2'-0"	2'-4"	2'-6"	2'-8"	2'-10"	3'-0"	3'-2"	3'-4"	3'-8"	4'-0"	
	(508)	(610)	(711)	(762)	(813)	(864)	(914)	(965)	(1016)	(1118)	(1219)	
Unobstructed Glass (lower sash only)	12 5/8"	16 5/8"	20 5/8"	22 5/8"	24 5/8"	26 5/8"	28 5/8"	30 5/8"	32 5/8"	36 5/8"	40 5/8"	
	(321)	(422)	(524)	(575)	(625)	(676)	(727)	(778)	(829)	(930)	(1031)	
CUSTOM WIDTHS – 15 1/4" to 47 1/4"												
CUSTOM HEIGHTS – 27 1/4" to 95 1/4"												
	ADH1868	ADH2068	ADH2468	ADH2668	ADH2868	ADH21068	ADH3068	ADH3268	ADH3468	ADH3868	ADH4068	
	ADH1874	ADH2074	ADH2474	ADH2674	ADH2874	ADH21074	ADH3074	ADH3274	ADH3474	ADH3874	ADH4074	
	ADH1880	ADH2080	ADH2480	ADH2680	ADH2880	ADH21080	ADH3080	ADH3280	ADH3480	ADH3880	ADH4080	



Custom-size windows are available in 1/8" (3) increments.

All sizes shown are available with PG upgrade.[‡] All cottage and reverse cottage sash double-hung window sizes are also available with PG upgrade.[‡]

For windows with dual-pane glass, two locks are standard on windows wider than 3'-3 1/4" (997). For windows with triple-pane glass or art glass, two locks are standard on sizes wider than 1'-7 1/8" (486) (all sizes shown). Two locks are standard for all windows with PG upgrade.

*"Window Dimension" always refers to outside frame-to-frame dimension.

**"Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.

†Dimensions in parentheses are in millimeters.

‡Two locks are standard for windows with triple-pane glass or art glass on sizes wider than 1'-7 1/8" (486) (all sizes shown). Two locks are standard for all windows with PG upgrade.

§PG upgrade is not available for custom sizes less than 19 1/4" (489) wide.

¶Meets or exceeds clear opening area of 5.7 sq. ft. or 0.53 m²; clear opening width of 20" (508) and clear opening height of 24" (610).

‡Limited sash travel for windows with triple-pane glass or art glass. Sizes 3880 and 4080 are not available with art glass.

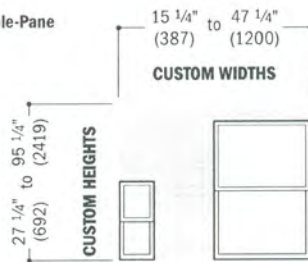
*Two locks are standard for windows with dual-pane glass on sizes wider than 3'-3 1/4" (997).

Custom Sizes and Specification Formulas

Double-Hung Windows

Equal Sash Ratio

Dual-Pane & Triple-Pane



A-Series custom-size windows are available in 1/8" (3) increments between minimum and maximum widths and heights shown. Some restrictions apply. **For specialty windows and windows with PG upgrade, contact your Andersen supplier for custom sizing and specifications.** Clear opening dimensions for custom-sized windows are also available in iQ+; contact your Andersen supplier.

Clear Opening* Width = window width - 4.06" (103) Height = (window height + 2) - 4.65" (118)	Minimum R.O. Width = window width + 3/4" (19) Height = window height + 3/4" (19)
Vent Opening* Width = window width - 4.06" (103) Height = (window height + 2) - 3.84" (98)	Unobst. Glass Width = window width - 6.65" (169) Single Sash Height = (window height - 9.65" (245)) ÷ 2 Total Sash Height = window height - 9.65" (245)

*Windows wider than 3'-1 1/4" (946) and taller than 4'-11 1/4" (1505) meet or exceed clear opening area of 5.7 sq. ft. or .053 m², clear opening width of 20" (508) and clear opening height of 24" (610).

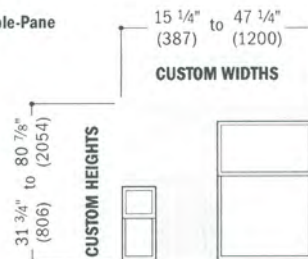
*Two locks are standard for windows with triple-pane glass or art glass on sizes wider than 1'-7 1/8" (486).

*Two locks are standard for windows with dual-pane glass on sizes wider than 3'-3 1/4" (997).

*Windows with triple-pane or art glass wider than 2'-11 1/4" (895) and taller than 5'-11 1/4" (1810) may have limited sash travel. Contact your Andersen supplier for clear opening and vent opening specifications.

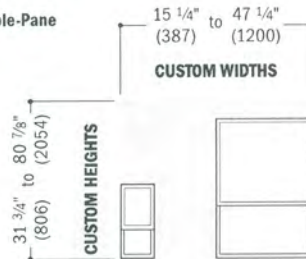
2:3 Cottage Sash Ratio

Dual-Pane & Triple-Pane



3:2 Reverse Cottage Sash Ratio

Dual-Pane & Triple-Pane



Clear Opening* Width = window width - 4.06" (103) Height = (window height - 4.18" (106)) x 0.4 - 2.01" (51)	Minimum R.O. Width = window width + 3/4" (19) Height = window height + 3/4" (19)
Vent Opening* 2:3 Cottage Sash Ratio Width = window width - 4.06" (103) Height = (window height - 4.18" (106)) x 0.4 - 2.01" (51) + 0.8" (20) 3:2 Reverse Cottage Sash Ratio Width = window width - 4.06" (103) Height = (window height - 4.18" (106)) x 0.4 - 2.01" (51) + 2.2" (56)	Unobst. Glass 2:3 Cottage Sash Ratio Width = window width - 6.65" (169) Upper Sash Height = (window height - 9.65" (245)) x 0.4 Lower Sash Height = (window height - 9.65" (245)) x 0.6 Total Sash Height = window height - 9.65" (245) 3:2 Reverse Cottage Sash Ratio Width = window width - 6.65" (169) Upper Sash Height = (window height - 9.65" (245)) x 0.6 Lower Sash Height = (window height - 9.65" (245)) x 0.4 Total Sash Height = window height - 9.65" (245)

*Two locks are standard for windows with triple-pane glass or art glass on sizes wider than 1'-7 1/8" (486).

*Two locks are standard for windows with dual-pane glass on sizes wider than 3'-3 1/4" (997).

*Windows with triple-pane or art glass wider than 2'-11 1/4" (895) and taller than 4'-11 1/4" (1505) may have limited sash travel. Contact your Andersen supplier for clear opening and vent opening specifications.

*Dimensions in parentheses are in millimeters.

***Clear Opening** formulas provide dimensions for determining area available for egress. **Vent Opening** formulas provide dimensions for determining area available for passage of air. **Minimum R.O.** (minimum rough opening) formulas provide minimum rough opening width and height dimensions. **Unobst. Glass** (unobstructed glass) formulas provide dimensions for determining area available for passage of light.



412 N Olive St



412 N Olive St



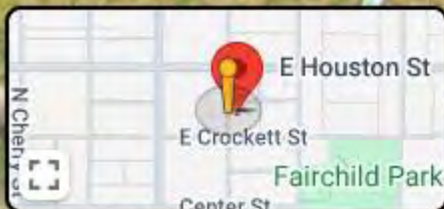
San Antonio, Texas



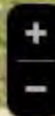
Google Street View

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