

HISTORIC AND DESIGN REVIEW COMMISSION

April 20, 2022

HDRC CASE NO: 2022-222
ADDRESS: 239 ARMY
LEGAL DESCRIPTION: NCB 3593 BLK 1 LOT 10 11
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Westfort Historic District
APPLICANT: Javier Alonso/Architaktos
OWNER: Raul Rodriguez/RODRIGUEZ RAUL
TYPE OF WORK: Construction of a 120-square-foot rear addition, driveway extension, installation of a rear carport, installation of a screened rear porch, front porch railing replacement and installation, front yard fence installation
APPLICATION RECEIVED: March 23, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata
REQUEST:

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

1. Construct a 120-square-foot rear addition.
2. Partially enclose the rear porch as a screened porch.
3. Replace the second-story railing on the front façade balcony.
4. Install a front porch railing.
5. Install a 3-bay carport in the rear yard.
6. Extend the driveway with gravel.
7. Install a front yard fence and retaining wall.
8. Install a cattle-panel side yard fence.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- 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.
- 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.
- 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)

- 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.
- 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. Hardboard 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.

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.

ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.

iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.

iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.

ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.

iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.

iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

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.

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

- i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
- ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
- iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

5. Architectural Features: Lighting

A. MAINTENANCE (PRESERVATION)

- i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.
- ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.
- iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

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.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

- i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
- ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
- iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
- iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

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

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

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

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

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.

iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

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

C. REUSE OF HISTORIC MATERIALS

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

4. Architectural Details

A. GENERAL

i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

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

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

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.

C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location* – Do not use privacy fences in front yards.

3. Landscape Design

A. PLANTINGS

- i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

C. MULCH

Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

- i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

D. TREES

- i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.
- iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

- a. The primary structure located at 239 Army is a 2-story, single-family residence constructed circa 1925 with Craftsman and Neoclassical influences. The structure first appears on the 1931 Sanborn Map in its existing footprint. The residence features a cross gable standing seam metal roof with widely overhanging eaves, a front gable detail with Asian-bungalow influences, stucco cladding, a deep-set front porch with classical columns and an open balcony, wood windows and decorative window screens. The property is a double lot and is contributing to the Westfort Historic District.
- b. ADDITION: MASSING AND FOOTPRINT – The applicant has proposed to construct a 1-story, 120-square-foot rear addition on the existing bump out on the east side of the rear elevation. Guideline 1.B.i for Additions stipulates that residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Guideline 2.B.iv for Additions states that 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 will remain within the existing footprint of the primary structure and will not be visible from the public right-of-way. Staff finds the proposal appropriate.
- c. ADDITION: LOT COVERAGE – The applicant has proposed to construct a 120-square-foot rear addition as well as a 3-bay carport, a permeable driveway extension, and site work. According to the Historic Design Guidelines, the building footprint for new construction should be limited to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. A building footprint should respond to the size of the lot. The property is a double lot, and the proposed modifications will not appear to exceed 50 percent of lot coverage. Staff finds that the applicant should submit the percentage of lot coverage to staff for review.
- d. ADDITION: ROOF FORM – The applicant has proposed to install a standing seam metal hip roof on the proposed 1-story rear addition. The proposed addition roof will extend to the north to cover a 3-bay carport and will extend to the east along the rear elevation to cover the existing rear porch and the proposed screened porch. Guideline 1.A.iii for Additions stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. The structure currently features a hip roof form on the east elevation volume. Staff finds the proposed roof form appropriate but finds that the carport should be detached from the addition and primary structure.
- e. ADDITION: WINDOW REMOVAL – The proposed addition will require the removal of two (2) existing one-over-one wood windows with transoms on the north (rear) elevation. According to Guideline 6.A.i for Additions, filling in historic openings should be avoided, especially when visible from the public right-of-way. This element is not visible from the public right-of-way and the applicant will incorporate additional windows on the proposed addition. Staff finds the proposal acceptable given the location of the rear addition and encourages the applicant to salvage or reuse the existing windows.
- f. ADDITION: FENESTRATION – The applicant has proposed to install three (3) fully wood Jeld-Wen custom windows on the north (rear) elevation of the proposed addition, one (1) fully wood Jeld-Wen custom window on the east elevation of the proposed addition, and one (1) fully wood Jeld-Wen custom window on the west elevation of the proposed addition. Staff’s standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. According to the Historic Design Guidelines, new construction should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and

pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. Staff finds the proposal consistent with the Guidelines.

- g. ADDITION: MATERIALS – The applicant has proposed to clad the addition in stucco to match the existing cladding on the primary structure. Guideline 3.A.i for Additions stipulates that additions should 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. Staff finds the proposal appropriate.
- h. ADDITION: ARCHITECTURAL DETAILS – Guideline 4.A.ii for Additions states that additions should incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and complement 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. Guideline 4.A.iii for Additions states that applicants should 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. Guideline 2.A.v recommends that 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. The applicant has proposed to install a roof over the addition, carport, and rear screened porch with overhang details that match the fascia and cornice trims found on the front porch. Staff finds that the applicant should simplify the proposed overhang details to complement the character of the original structure yet differentiate the addition from the primary structure.
- i. REAR PORCH ENCLOSURE – The applicant has proposed to extend the standing seam metal hip roof on the rear addition across the rear elevation to cover the existing rear porch. Additionally, the applicant has proposed to enclose the west portion of the rear porch with wood framing and bronze wire mesh to create a screened porch. The screened porch will feature an outdoor chimney on the west elevation. Guideline 3.A.i. for Additions stipulates that additions should 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. The rear porch enclosure is a reversible condition. Staff finds the proposal appropriate.
- j. CARPORT INSTALLATION – The applicant has proposed to construct a 725-square-foot, 3-bay carport in the rear yard. The proposed carport will be covered by the standing seam metal hip roof extended from the rear addition with a top plate height of 10'-9" and will be supported by 8x8 timber posts and three (3) vertical wood screening wall panels. Guideline 5.A.i states that new garages and outbuildings should be designed to be visually subordinate to the principal historic structure in terms of their height, massing, and form and Guideline 5.B.i states that the predominant garage orientation should match those found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used. Staff finds that the carport should be detached from the proposed addition and primary structure.
- k. DRIVEWAY EXTENSION – The applicant has proposed to extend the existing driveway approximately 46 feet to the rear with a permeable gravel surface. The permeable gravel site work will extend beneath the carport to create a 725-square-foot parking pad. Guideline 7.B.ii for Site Elements states that permeable parking surfaces should be used when possible to reduce run-off and flooding. Staff finds the proposal consistent with the Guidelines.
- l. BALCONY RAILING REPLACEMENT – The applicant has proposed to replace the existing front facade balcony railing with a wood railing with 3'-4 ½"-high newel posts. Guideline 7.A.ii states that existing balusters should be preserved. 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. Staff finds that the proposed railing is appropriate for the architectural style of the historic structure.
- m. FRONT PORCH RAILING INSTALLATION – The applicant has proposed to install a wood porch handrailing on the front porch and between the existing classical front porch columns. According to Guideline 7.B.ii for Exterior Maintenance and Alterations states that new elements and details should not be added that create a false historic appearance. Staff finds the proposed railing is appropriate for the architectural style of the historic structure and is a reversible condition.
- n. FRONT YARD FENCE INSTALLATION – The applicant has proposed to install a steel front yard fence with cast iron spears on a CMU and stucco retaining wall with stucco columns. The proposed fence will feature a

pedestrian gate flanked with CMU and stucco columns and a 6-foot-tall mechanical driveway gate set behind the front porch and the front façade wall plane. Guideline 2.B.i for Site Elements states that new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. The fence design should respond to the design and materials of the house or main structure. The adjacent properties feature front yard fences constructed of a variety materials and properties on the block with berms also feature retaining walls. The property features a berm and staff finds that a front yard fence mounted to a retaining wall which does not exceed four feet in height at any point is appropriate.

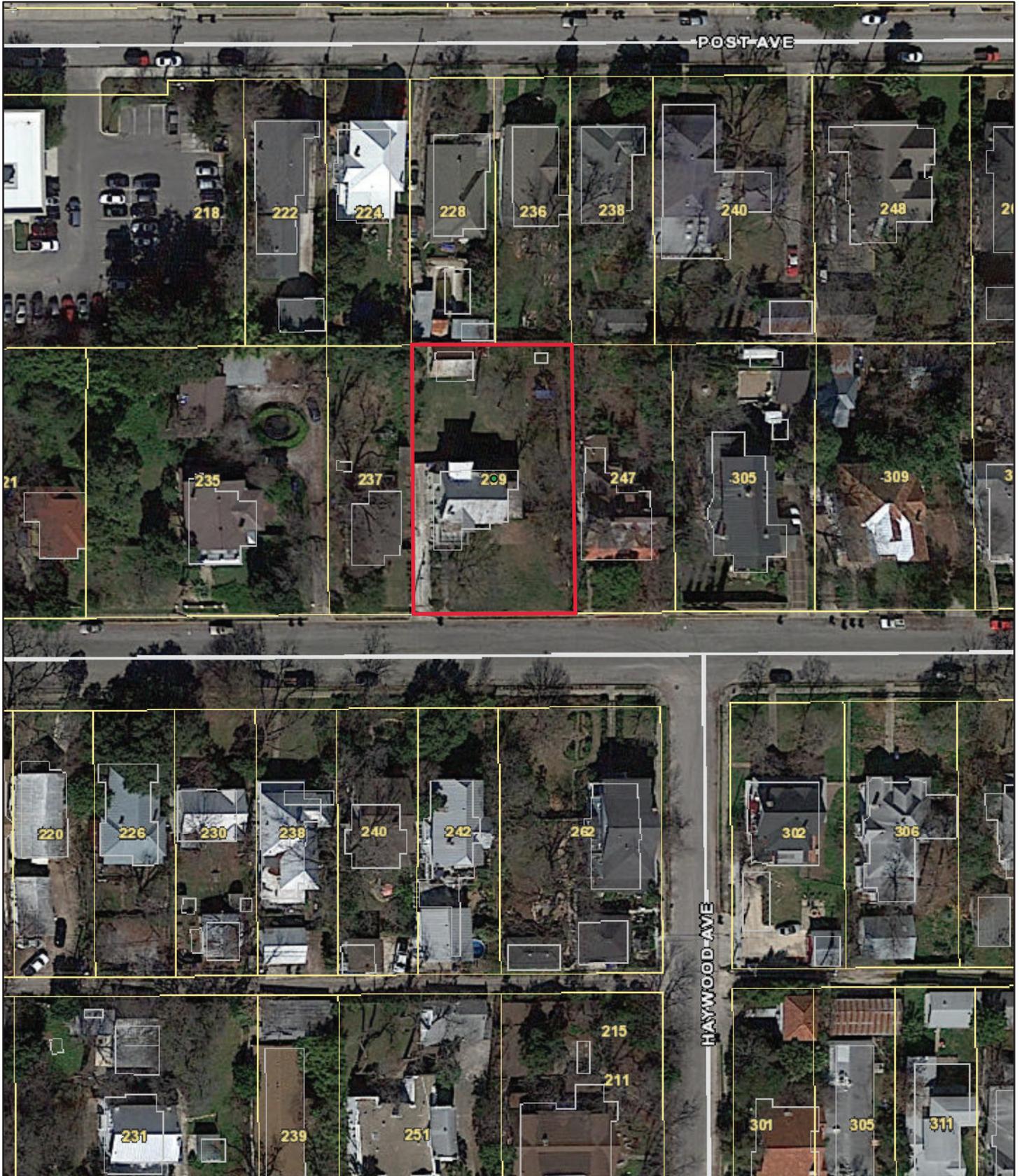
- o. SIDE YARD FENCE INSTALLATION – The applicant has proposed to install a 4'-2" tall wood frame cattle panel fence on the west property line between the retaining wall with wrought iron fence and proposed wood rear privacy fence. According to Guideline 2.B.i for Site Elements, new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. The fence design should respond to the design and materials of the house or main structure. Cattle panel fencing is not commonly found in the Westfort Historic District. Staff finds that a side fence matching the proposed front yard fencing and does not exceed four (4) feet in height at any point is appropriate.
- p. ADMINISTRATIVE APPROVAL – The applicant has proposed to install a 6-foot-tall wood rear privacy fence in the rear yard. This scope of work is eligible for administrative approval and does not require review by the HDRC.

RECOMMENDATION:

Items 1-8, staff recommends approval based on findings a through p with the following stipulations:

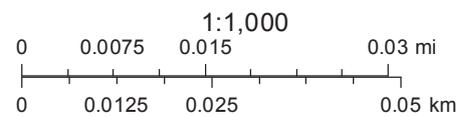
- i. That the applicant submits the percentage of total lot coverage to staff for review prior to the issuance of a Certificate of Appropriateness based on finding c.
- ii. That the applicant salvages the windows removed to accommodate the rear addition and incorporates them into the addition or stores them on site for future use as noted in finding e.
- iii. That the applicant submits final material specifications for fully wood windows to staff for review and approval based on finding f. Wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- iv. That the applicant simplifies the proposed overhang details on the addition, carport, and rear screened porch based on finding h and submits updated elevation drawings to staff for review prior to the issuance of a Certificate of Appropriateness.
- v. That the applicant proposes a detached carport based on finding j and submits updated plans and drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- vi. That the final construction height of the approved gate and fencing may not exceed the maximum height of 4 feet as approved by the HDRC at any portion of the front yard fence. Additionally, the gate and fencing must be permitted and meet the development standards outlined in UDC Section 35-514.
- vii. That the applicant installs a side yard fence that matches the proposed front yard fence in lieu of the proposed cattle panel fencing based on finding o and submits updated plans and material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop

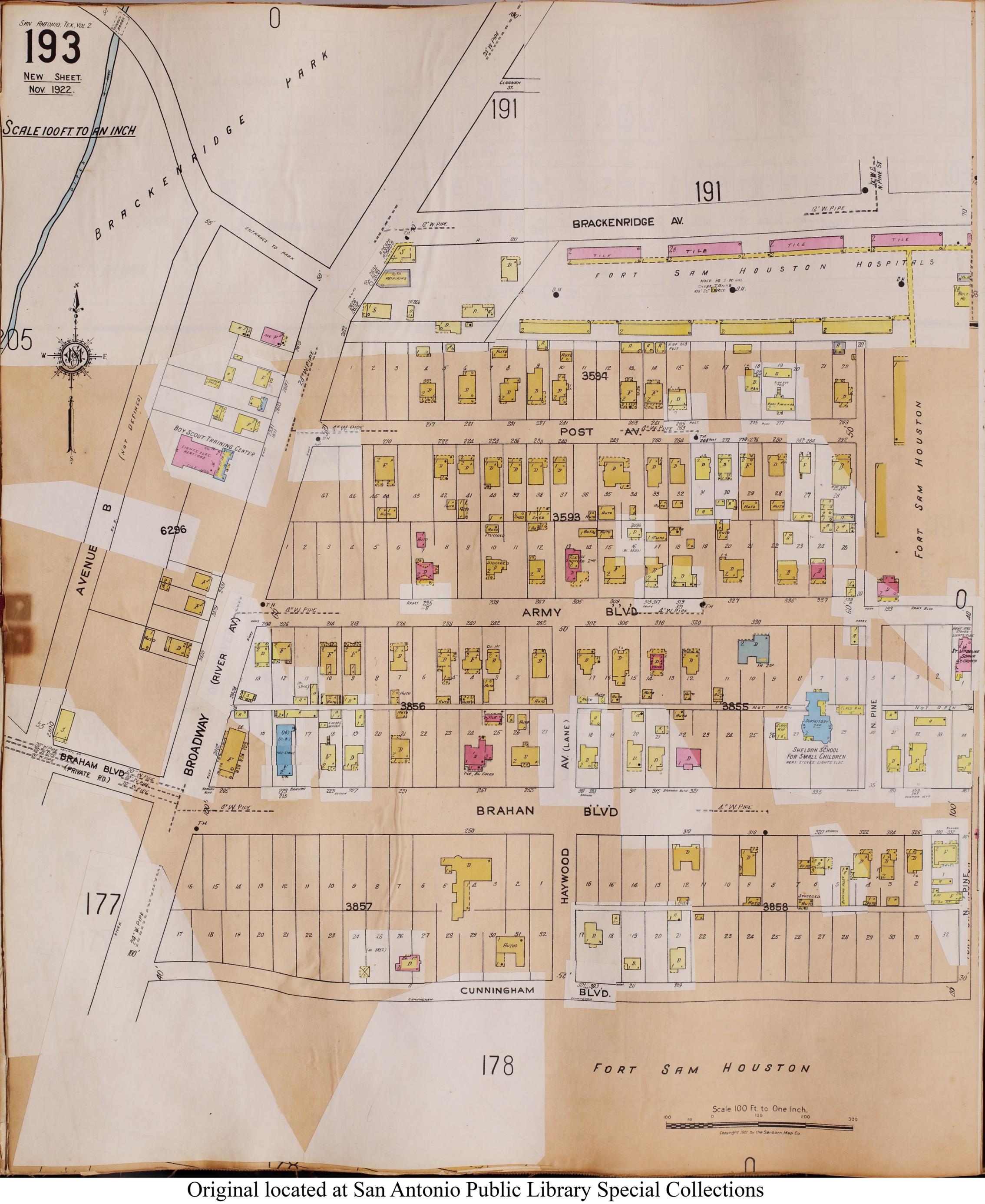


April 14, 2022

— User drawn lines



SCALE 100 FT. TO AN INCH



205

191

191

6296

3594

3593

3856

3855

177

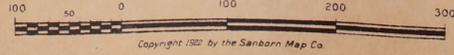
3857

3858

178

FORT SAM HOUSTON

Scale 100 Ft. to One Inch.



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03.23.2022

City of San Antonio
Office of Historic Preservation
1901 S. Alamo St.
San Antonio, TX 78204

Re: Rodriguez Residence
239 Army Blvd
San Antonio, TX 78215
Project Description

This beautiful historic home is located on Army Boulevard, in the historic Westfort District. The home is beautifully sited on a spacious 100-foot-wide lot. The proposed renovations include a modest addition as well as an open-air carport, both located at the rear of the home. Along the front façade, a beautiful wrought iron fence is proposed along with repairs to the handrails at the balcony and front entry porch.

The proposed addition is limited to 120 square foot, and attaches to a previous addition to the home. The proposed exterior materials are selected to draw on the historic materials, with stucco and wood trims to match the original details of the existing house. This addition would, in fact remove existing windows and trims from a previous addition which were not detailed to match the original windows of the home. I consider this an opportunity to restore portions of the home from a previous poorly executed addition, and reintroduce the original historic details. The proposed carport extends the same logic out into the yard, with overhang details that match the fascia and cornice trims found at the front entry porch.

At the front yard, we are proposing new railing at the front porch and balcony as well as a new fence along the perimeter of the property. We would remove the existing railing at the balcony, which again does not appear to be original to the home. The proposed railing draws on other historic railings from homes in the area, and builds upon the detail and proportions of this historic home. The wrought iron fence around the perimeter of the property similarly draws on the other homes within this area.

In my professional opinion, the proposed addition and renovation are respectful and appropriate to the historic nature of this home. These additions, which are all located at the rear, draw on historic detailing and proportions with the aim to tie into and integrate with the other portions of the home. The minor changes at the front façade are modest, drawing from and enhancing the historic qualities of this home. I respectfully request your consideration to approve these proposed additions and continue the historic legacy of this home.

Respectfully,



Javier D. Alonso Architect
Principal - Architaktos





1 EXISTING FRONT ELEVATION PHOTOS



2 EXISTING REAR ELEVATION PHOTOS

COA SET



REVISIONS:

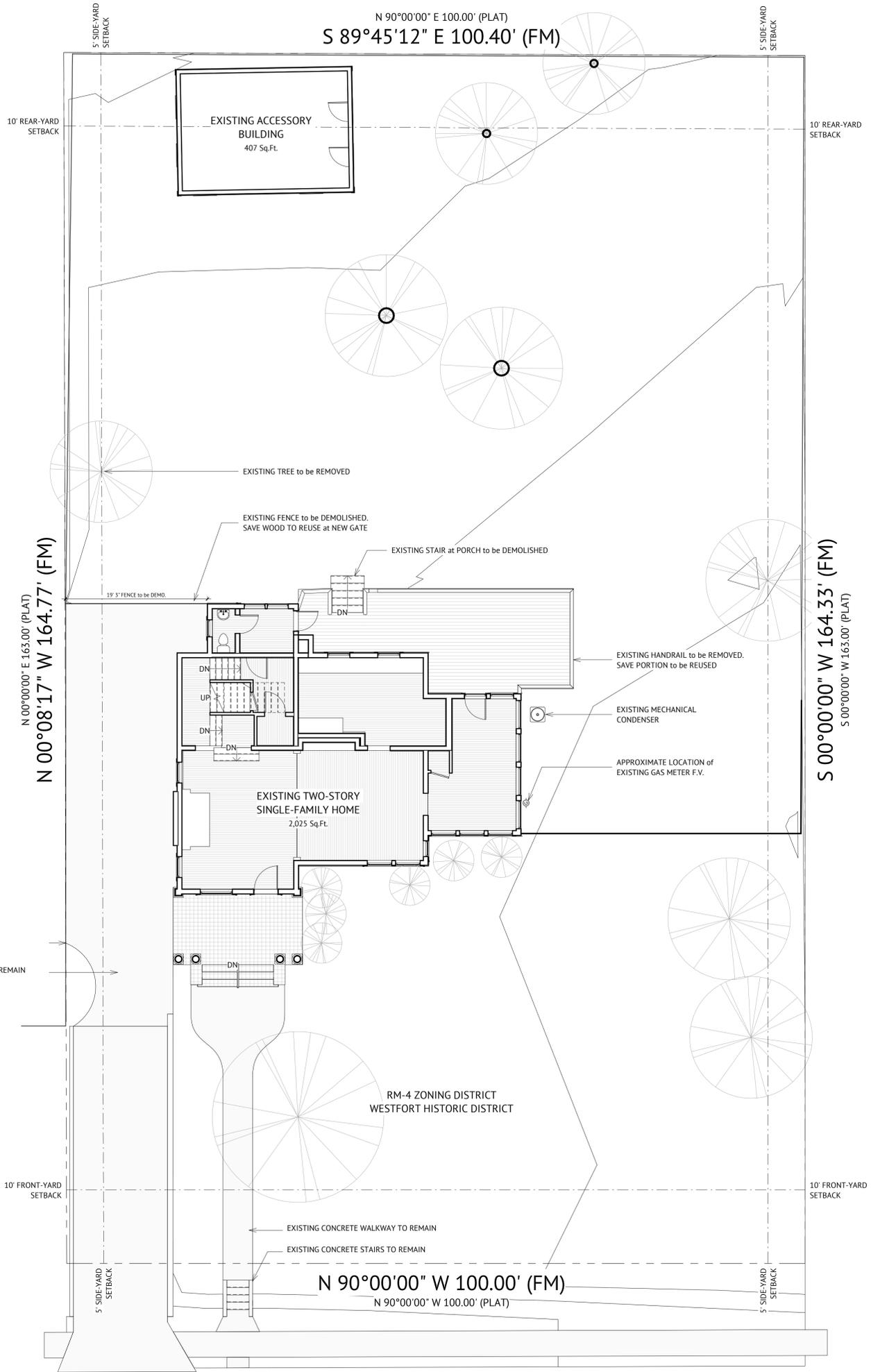
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Javier D. Alonso Architect
javier.dalonso@architaktos.com
210.602.8440

RODRIGUEZ RESIDENCE
239 ARMY BOULEVARD
SAN ANTONIO, TX 78215

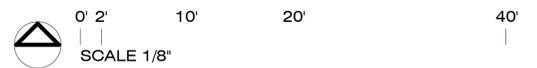
DATE: 03.22.22
SHEET NO.

A001



ARMY BLVD.

1 SITE PLAN - AS-BUILT
SCALE: 1/8" = 1'-0"



A100

DATE: 03.22.22
SHEET NO.

RODRIGUEZ RESIDENCE

239 ARMY BOULEVARD
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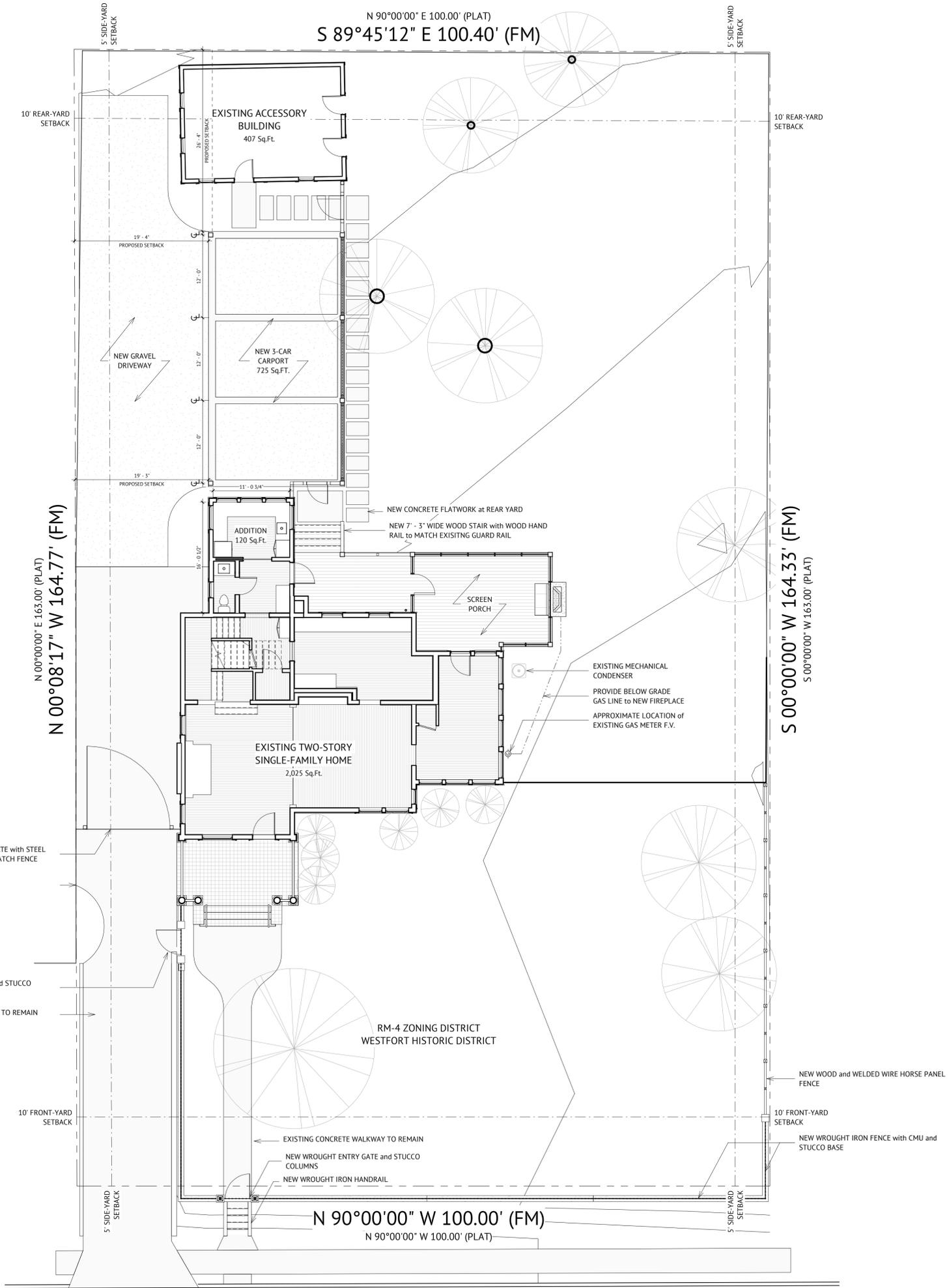
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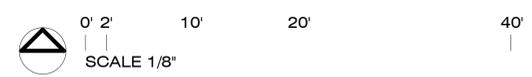


COA SET



ARMY BLVD.

1 SITE PLAN - PROPOSED
SCALE: 1/8" = 1'-0"



A101

RODRIGUEZ RESIDENCE
239 ARMY BOULEVARD
SAN ANTONIO, TX 78215

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REVISIONS:

NO.	DESCRIPTION



RODRIGUEZ RESIDENCE MATERIALS TO BE USED



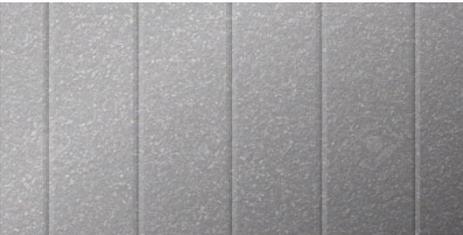
Exterior walls to be cementitious stucco with texture and paint to match existing



New windows to be Jeld-Wen custom wood double-hung windows, with paint to match existing windows



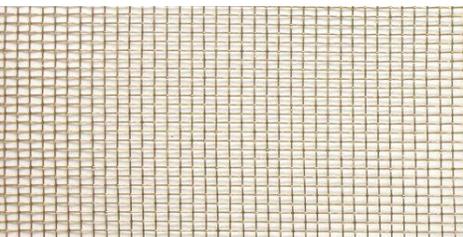
New exterior window trim to be wood with profiles to match existing trim. Paint to match existing windows



New roofing to be 'pre-weathered galvalume' standing seam metal to match existing roof



New railing and screen porch framing to be wood, painted to match existing railing accent color



New screening at screen porch to be bronze screen wire



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RODRIGUEZ RESIDENCE

239 ARMY BOULEVARD
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COA SET



REVISIONS:

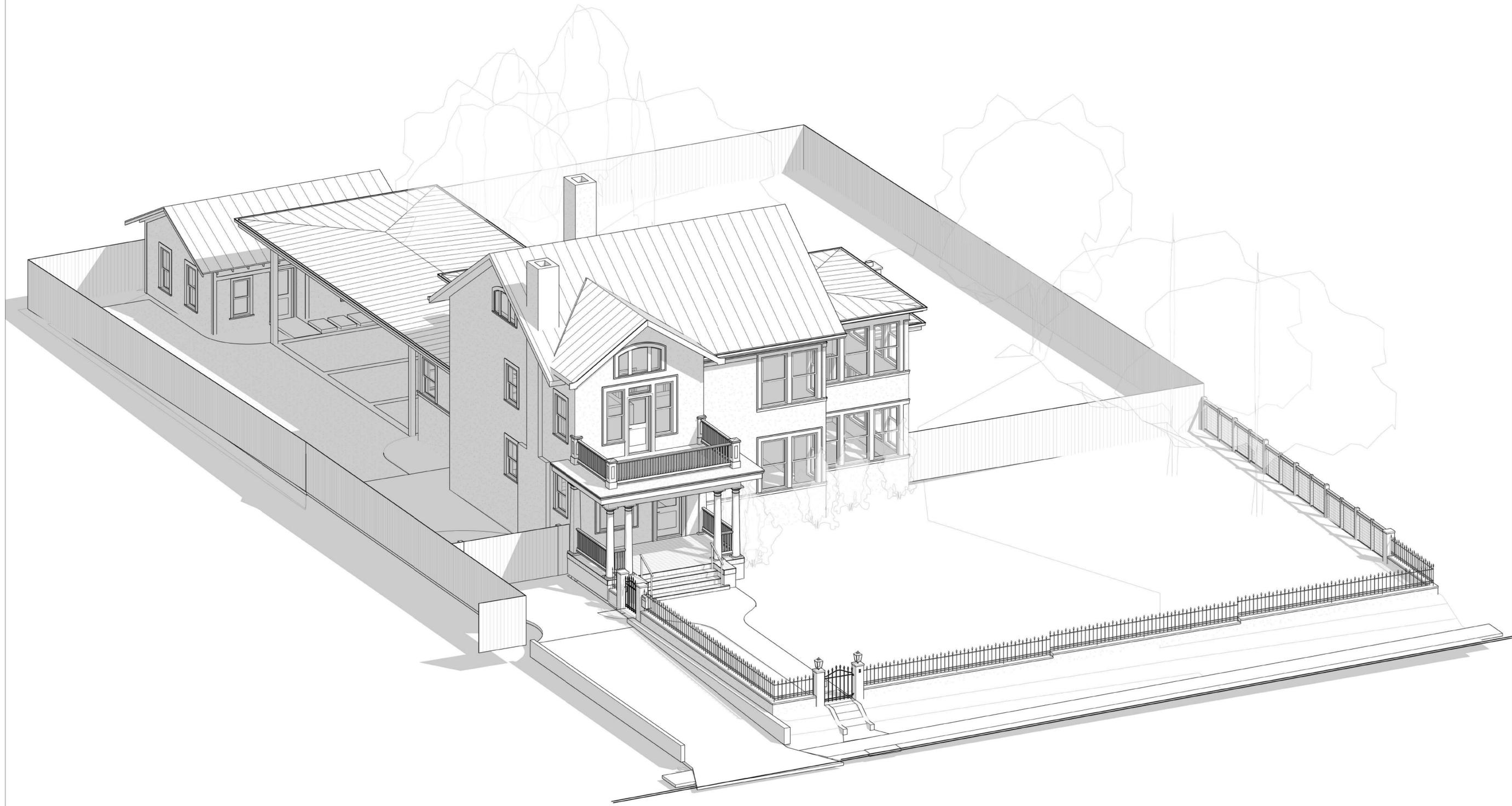
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RODRIGUEZ RESIDENCE
239 ARMY BOULEVARD
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DATE: 03.22.22
SHEET NO.

01



COA SET



REVISIONS:

NO.	DESCRIPTION

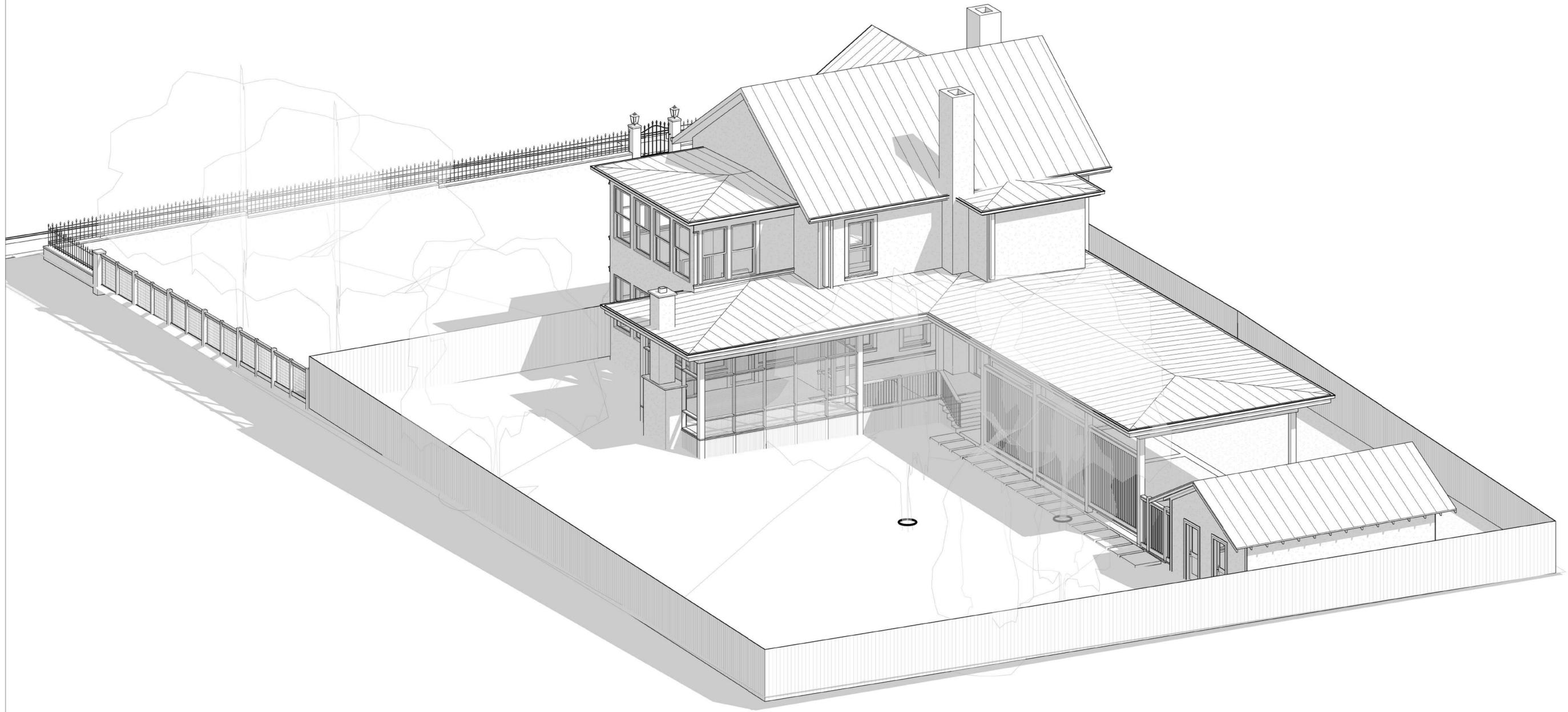
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RODRIGUEZ RESIDENCE
239 ARMY BOULEVARD
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03



COA SET



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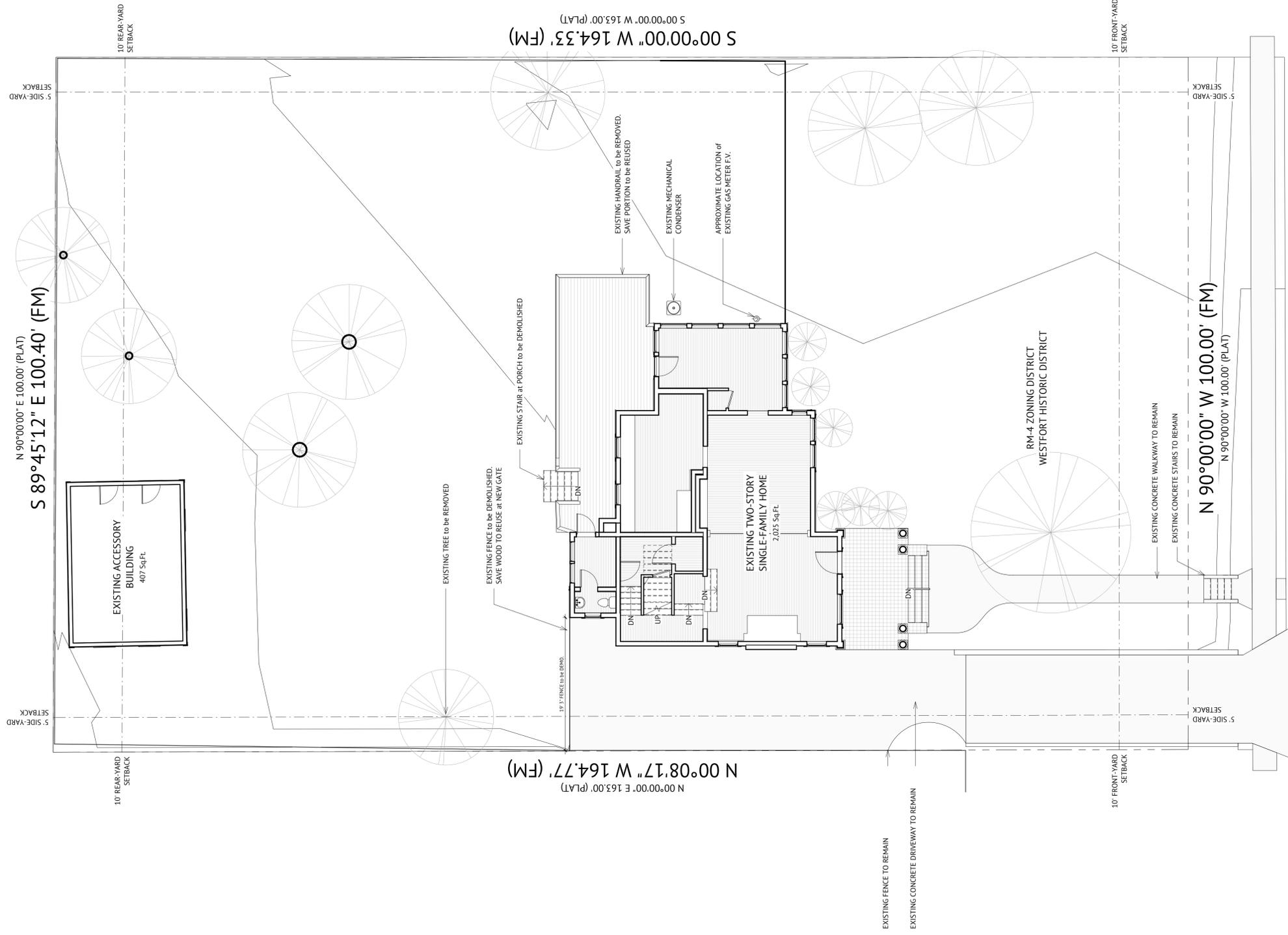
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RODRIGUEZ RESIDENCE
239 ARMY BOULEVARD
SAN ANTONIO, TX 78215

DATE: 03.22.22
SHEET NO.

04

PHASE ONE



1 SITE PLAN - AS-BUILT
SCALE: 1/8" = 1'-0"



DATE: 03.22.22
SHEET NO.

A100

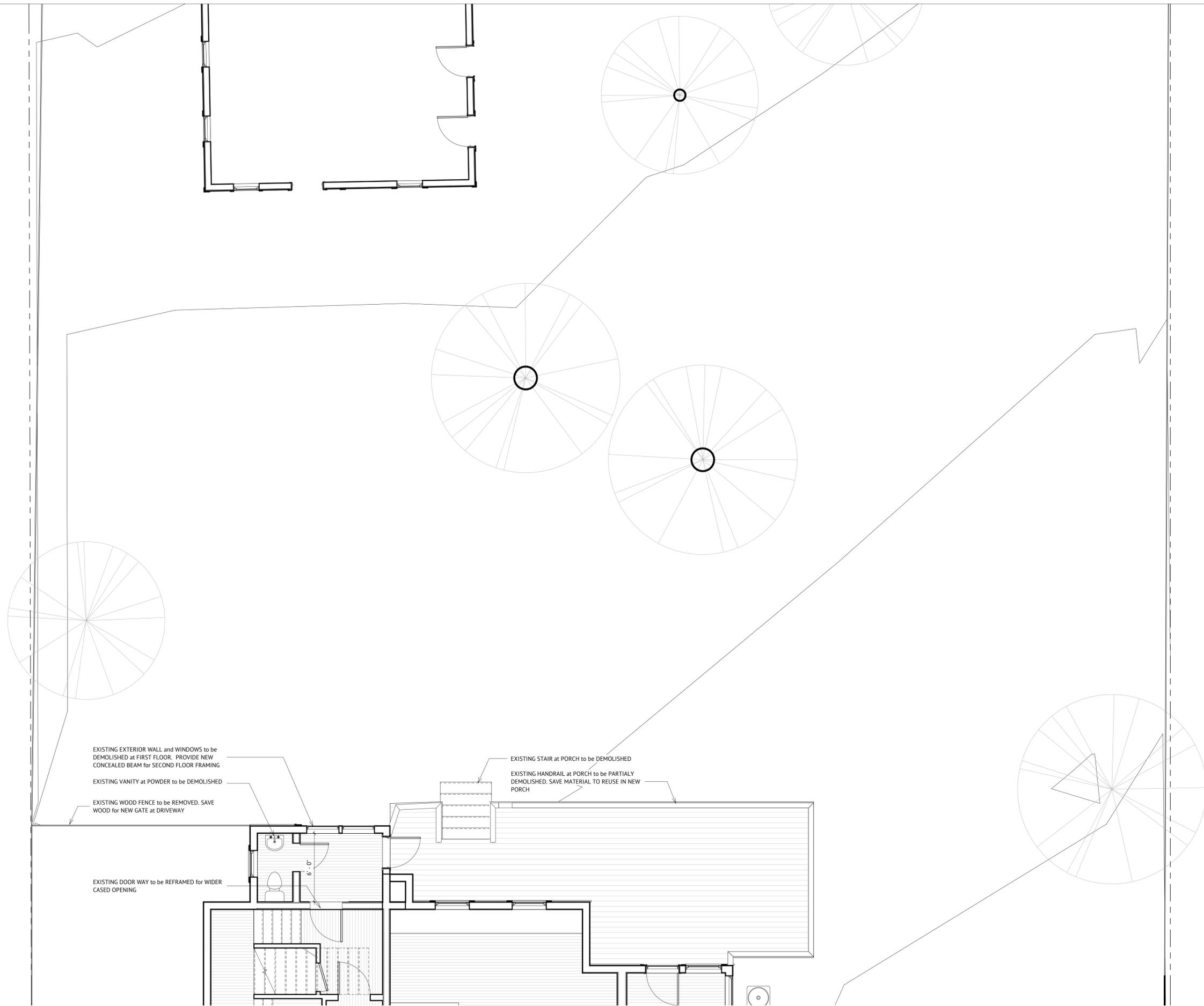
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REVISIONS:

COA SET



1 CARPORT ADDITION PLAN - AS BUILT
 SCALE: 1/4" = 1'-0"



REVISIONS:

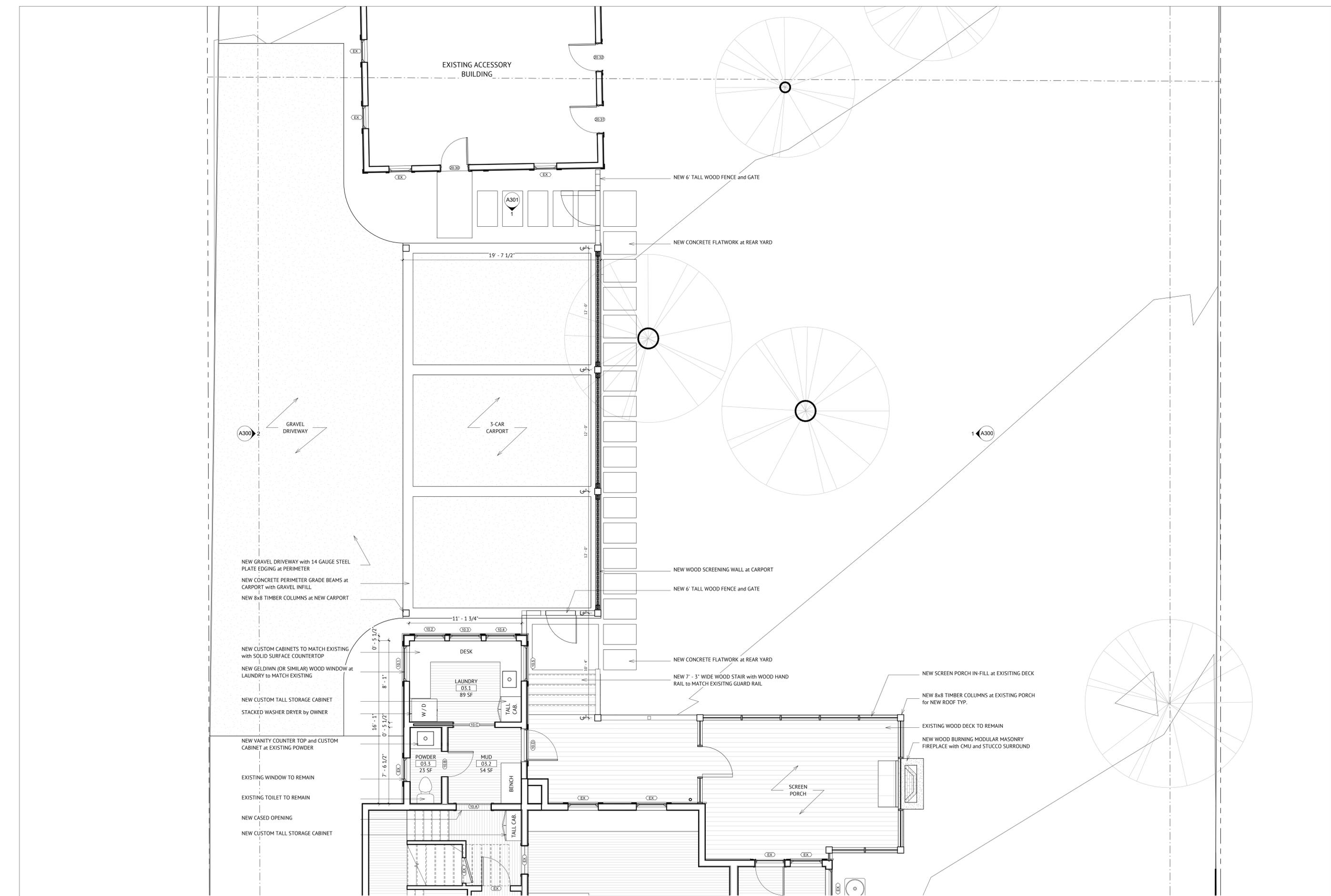
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RODRIGUEZ RESIDENCE
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DATE: 03.22.22
 SHEET NO.

A200



A300 2
GRAVEL DRIVEWAY

NEW GRAVEL DRIVEWAY with 14 GAUGE STEEL PLATE EDGING at PERIMETER
NEW CONCRETE PERIMETER GRADE BEAMS at CARPORT with GRAVEL INFILL
NEW 8x8 TIMBER COLUMNS at NEW CARPORT

NEW CUSTOM CABINETS TO MATCH EXISTING with SOLID SURFACE COUNTERTOP
NEW GELDIWN (OR SIMILAR) WOOD WINDOW at LAUNDRY to MATCH EXISTING

NEW CUSTOM TALL STORAGE CABINET
STACKED WASHER DRYER by OWNER

NEW VANITY COUNTER TOP and CUSTOM CABINET at EXISTING POWDER

EXISTING WINDOW TO REMAIN
EXISTING TOILET TO REMAIN
NEW CASED OPENING
NEW CUSTOM TALL STORAGE CABINET

NEW 6' TALL WOOD FENCE and GATE

NEW CONCRETE FLATWORK at REAR YARD

NEW WOOD SCREENING WALL at CARPORT

NEW 6' TALL WOOD FENCE and GATE

NEW CONCRETE FLATWORK at REAR YARD

NEW 7' - 3" WIDE WOOD STAIR with WOOD HAND RAIL to MATCH EXISTING GUARD RAIL

NEW SCREEN PORCH IN-FILL at EXISTING DECK

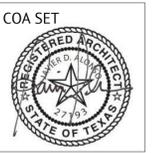
NEW 8x8 TIMBER COLUMNS at EXISTING PORCH for NEW ROOF TYP.

EXISTING WOOD DECK TO REMAIN

NEW WOOD BURNING MODULAR MASONRY FIREPLACE with CMU and STUCCO SURROUND



1 CARPORT ADDITION PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



REVISIONS:

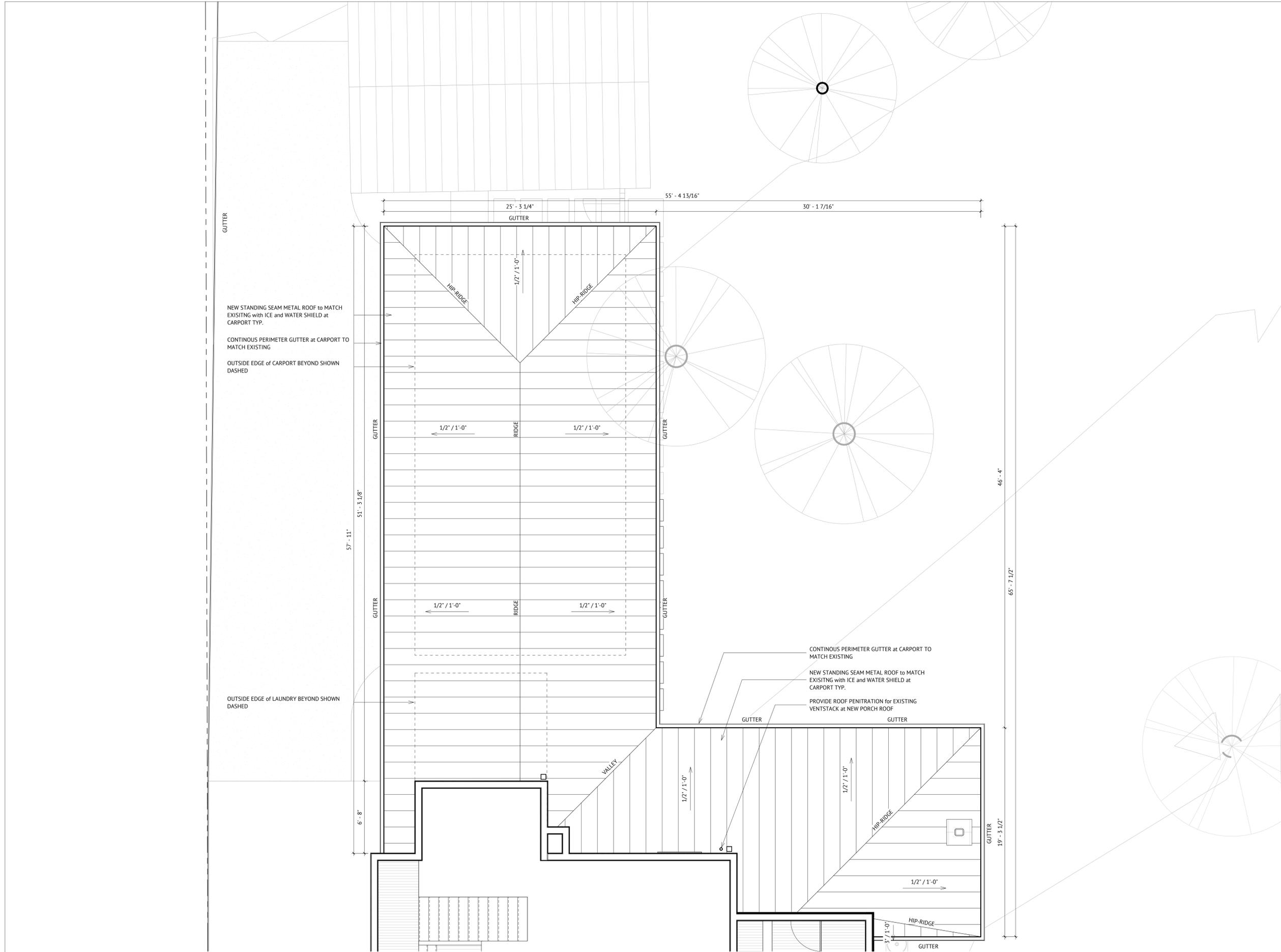
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RODRIGUEZ RESIDENCE
239 ARMY BOULEVARD
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DATE: 03.22.22
SHEET NO.

A201



GUTTER

NEW STANDING SEAM METAL ROOF TO MATCH EXISTING with ICE and WATER SHIELD at CARPORT TYP.

CONTINUOUS PERIMETER GUTTER at CARPORT TO MATCH EXISTING

OUTSIDE EDGE of CARPORT BEYOND SHOWN DASHED

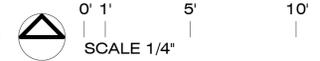
OUTSIDE EDGE of LAUNDRY BEYOND SHOWN DASHED

CONTINUOUS PERIMETER GUTTER at CARPORT TO MATCH EXISTING

NEW STANDING SEAM METAL ROOF TO MATCH EXISTING with ICE and WATER SHIELD at CARPORT TYP.

PROVIDE ROOF PENETRATION for EXISTING VENTSTACK at NEW PORCH ROOF

1 CARPORT ADDITION ROOF PLAN
SCALE: 1/4" = 1'-0"



REVISIONS:

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SAN ANTONIO, TX 78215

DATE: 03.22.22
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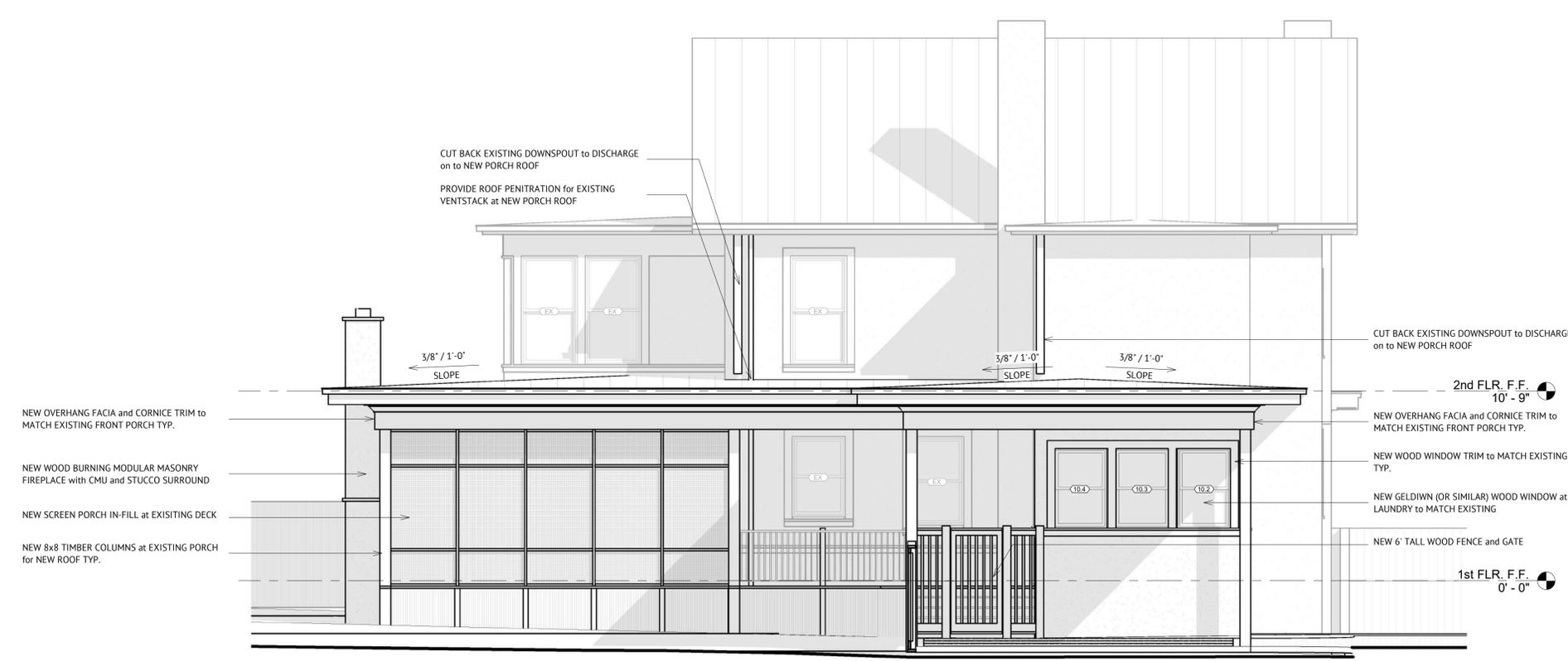
A202



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1 SOUTH ELEVATION PROPOSED
 SCALE: 1/4" = 1'-0"

RODRIGUEZ RESIDENCE
 239 ARMY BOULEVARD
 SAN ANTONIO, TX 78215

DATE: 03.22.22
 SHEET NO.

A301



REVISIONS:

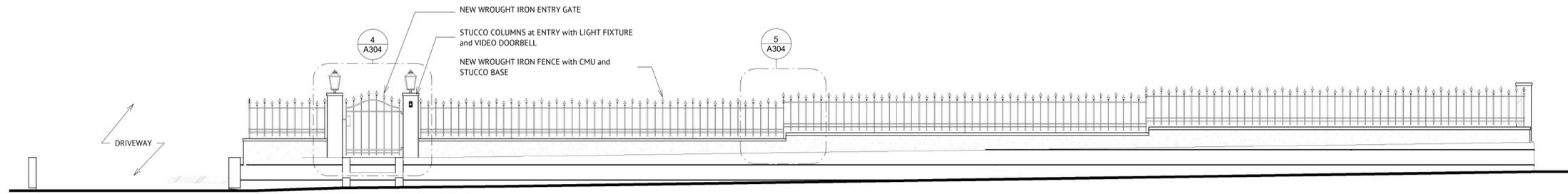
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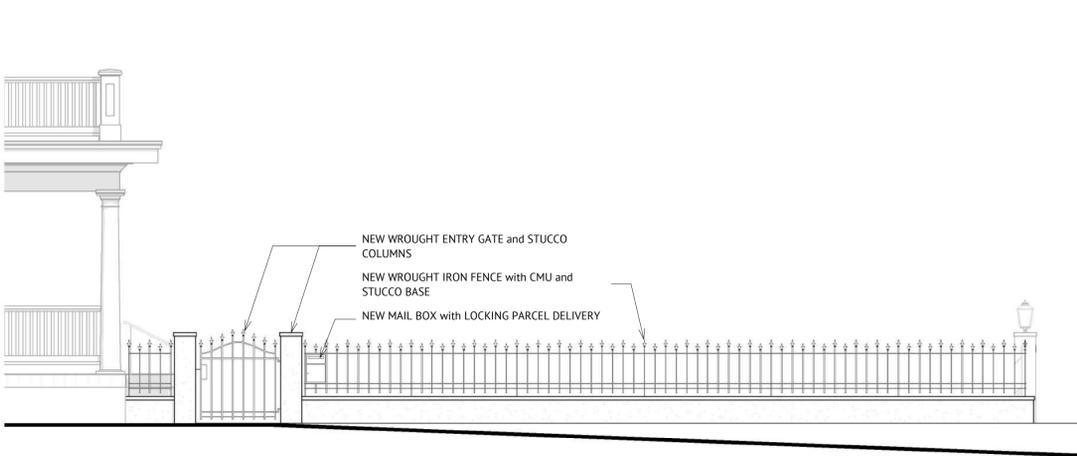
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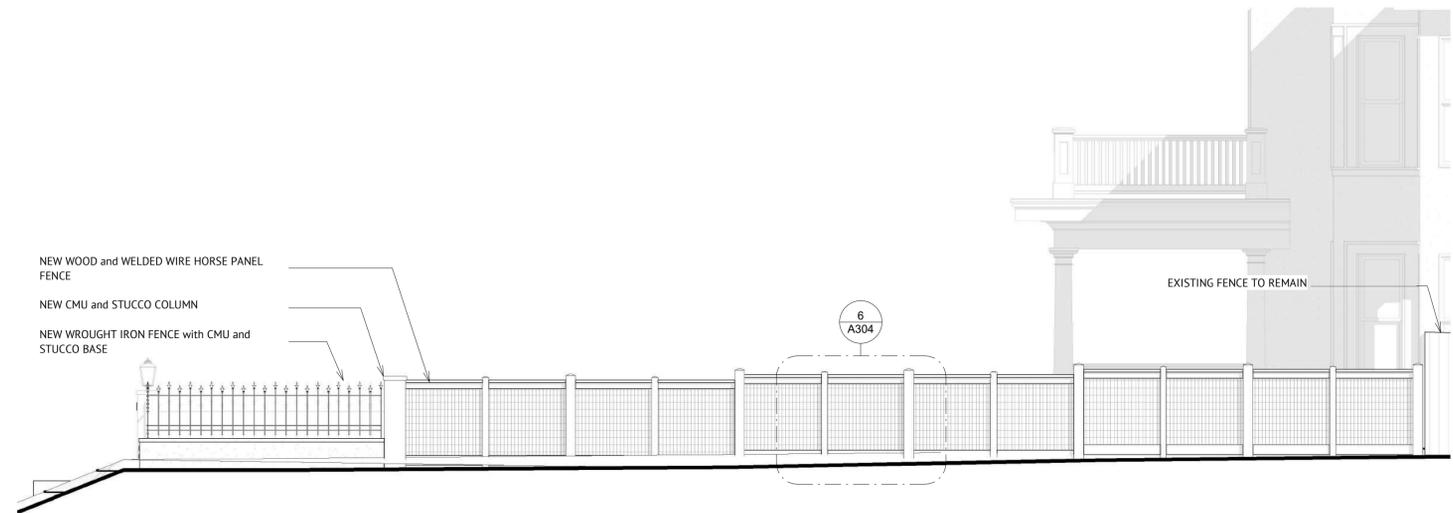
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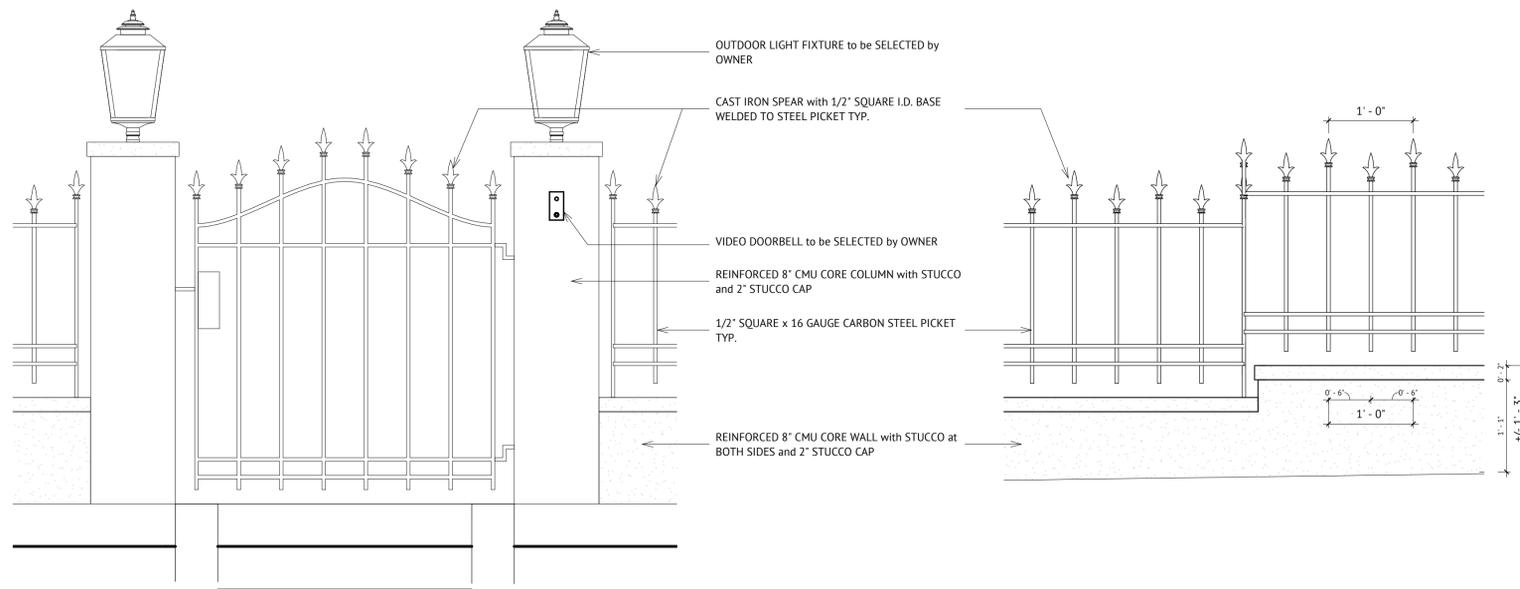
1 FRONT YARD FENCE - SOUTH ELEVATION (ARMY BLVD.)
SCALE: 1/4" = 1'-0"



2 FRONT YARD FENCE - WEST ELEVATION
SCALE: 1/4" = 1'-0"

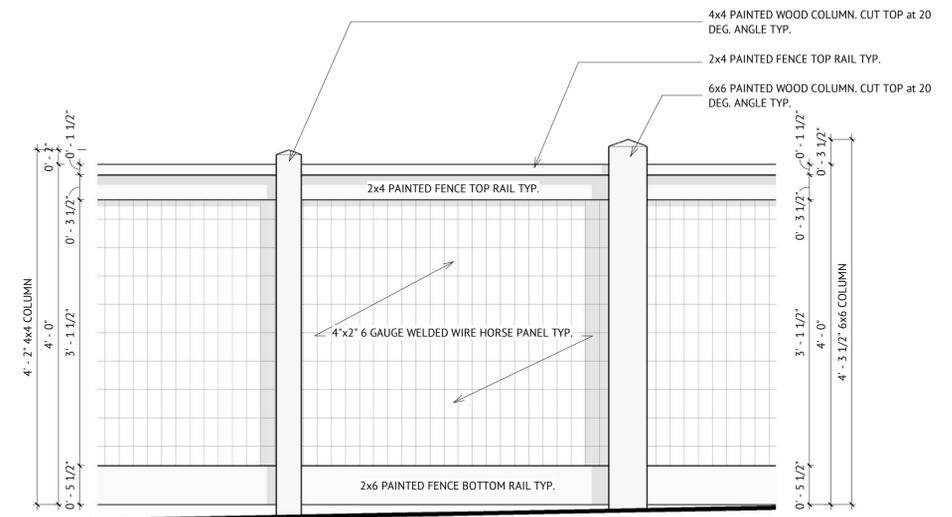


3 FRONT YARD FENCE - EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 ENTRY GATE DETAIL
SCALE: 1" = 1'-0"

5 WROUGHT IRON FENCE DETAIL
SCALE: 1" = 1'-0"



6 WOOD + HORSE PANEL FENCE DETAIL
SCALE: 1" = 1'-0"



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COA SET



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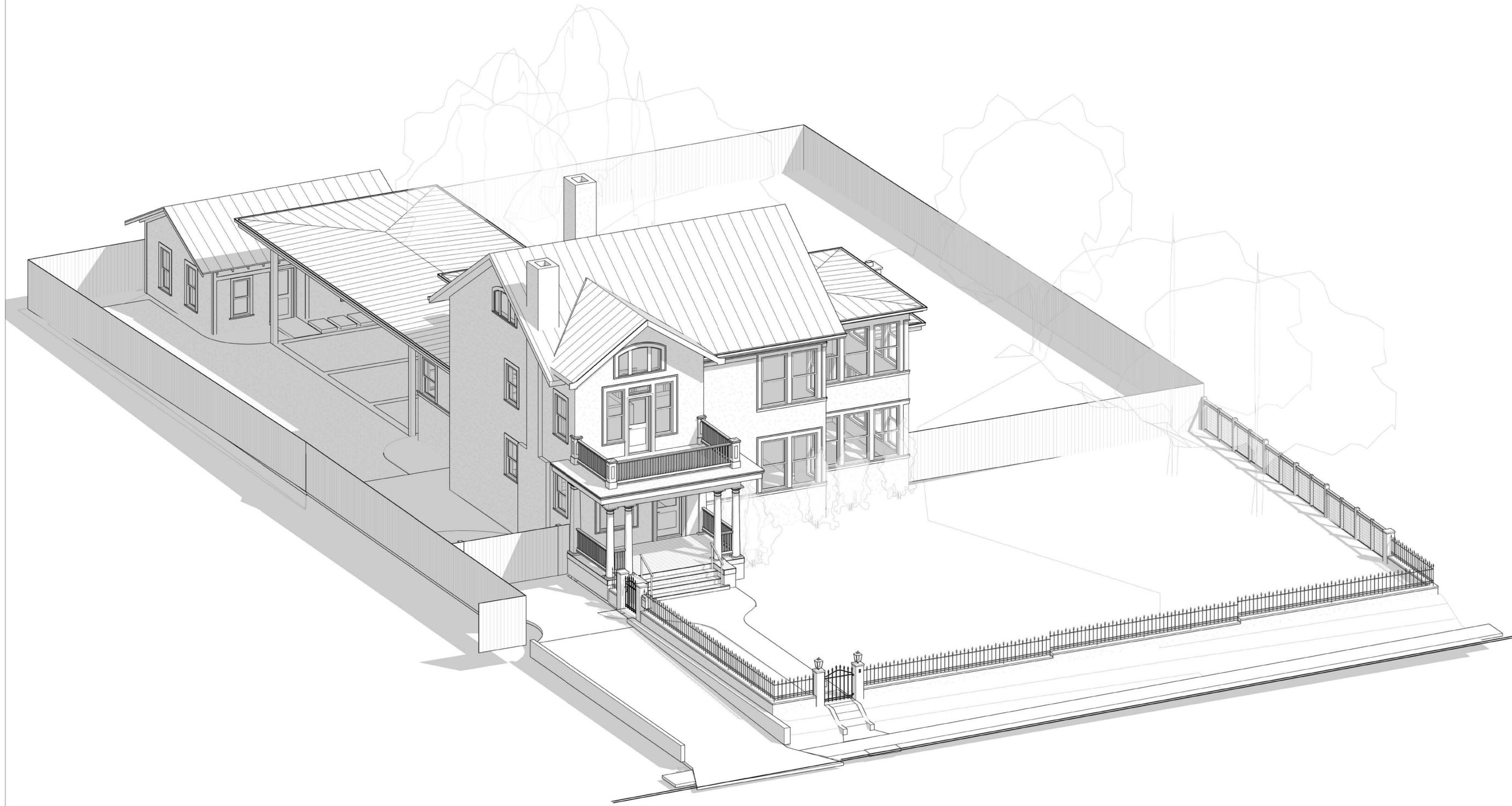
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01



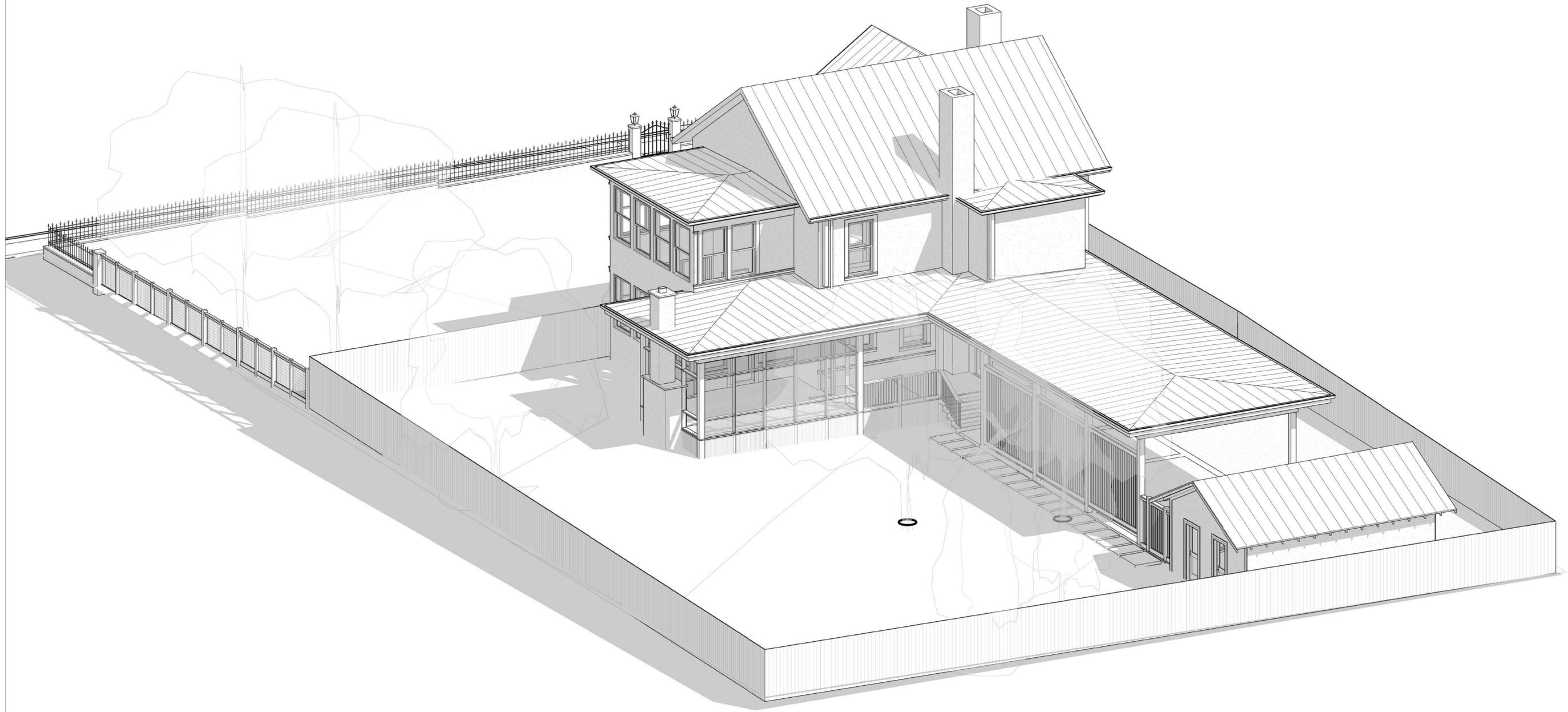
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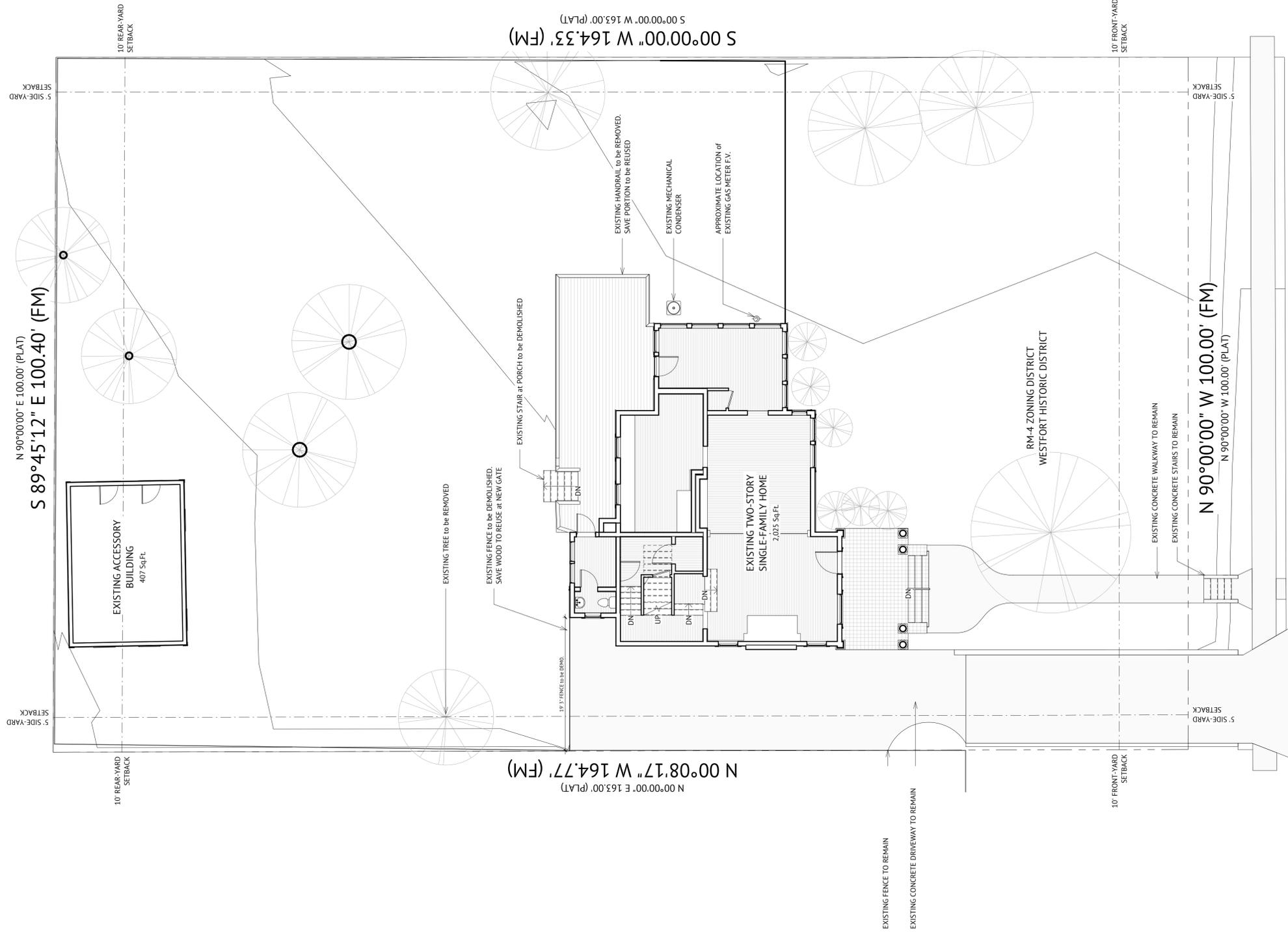
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04

PHASE ONE



1 SITE PLAN - AS-BUILT

SCALE : 1/8" = 1'-0"



0' 2' 10' 20' 40'

SCALE 1/8"

A100

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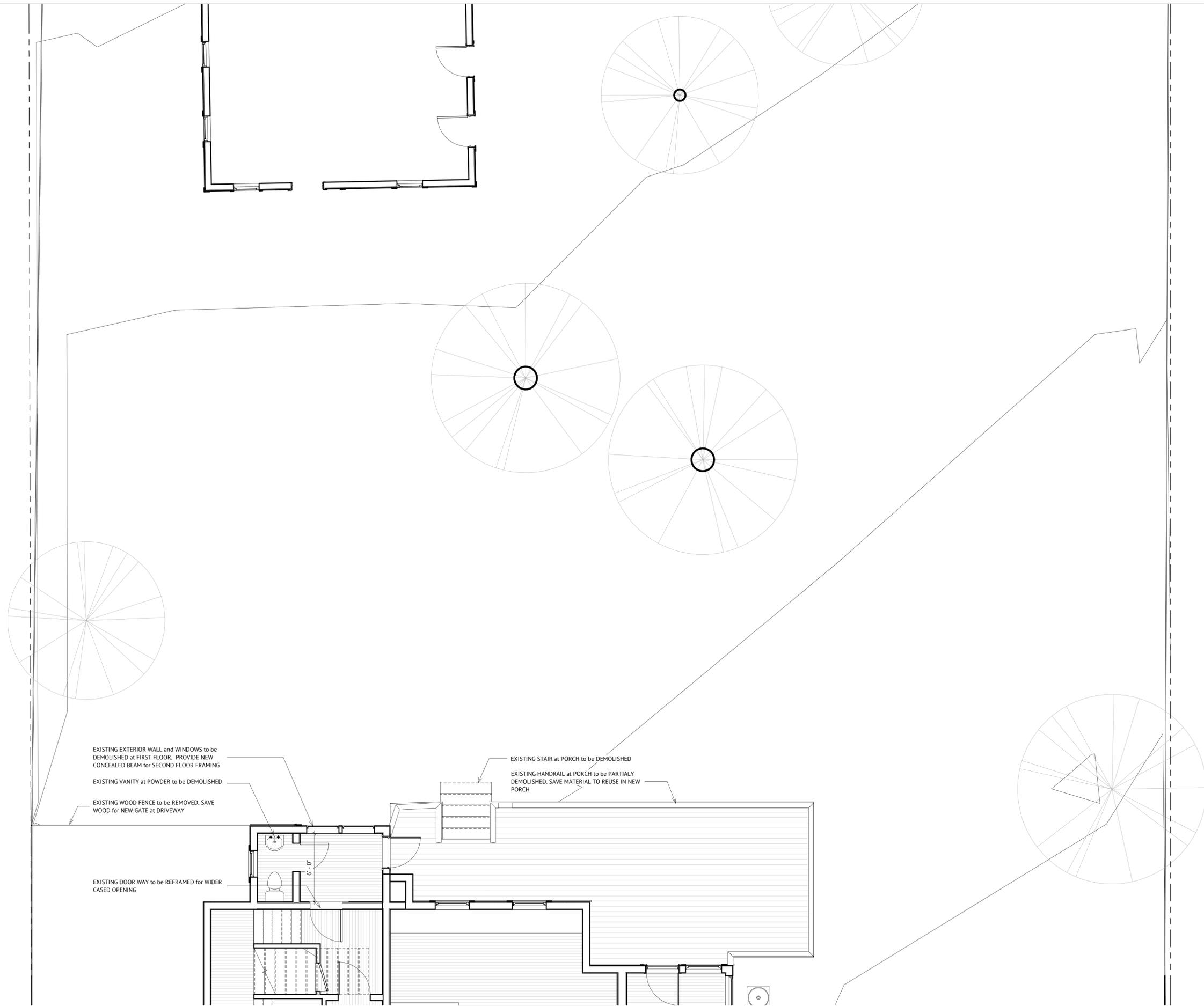
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EXISTING EXTERIOR WALL and WINDOWS to be DEMOLISHED at FIRST FLOOR. PROVIDE NEW CONCEALED BEAM for SECOND FLOOR FRAMING

EXISTING VANITY at POWDER to be DEMOLISHED

EXISTING WOOD FENCE to be REMOVED. SAVE WOOD for NEW GATE at DRIVEWAY

EXISTING DOOR WAY to be REFRAMED for WIDER CASED OPENING

EXISTING STAIR at PORCH to be DEMOLISHED

EXISTING HANDRAIL at PORCH to be PARTIALLY DEMOLISHED. SAVE MATERIAL TO REUSE IN NEW PORCH

1 CARPORT ADDITION PLAN - AS BUILT
SCALE: 1/4" = 1'-0"



COA SET



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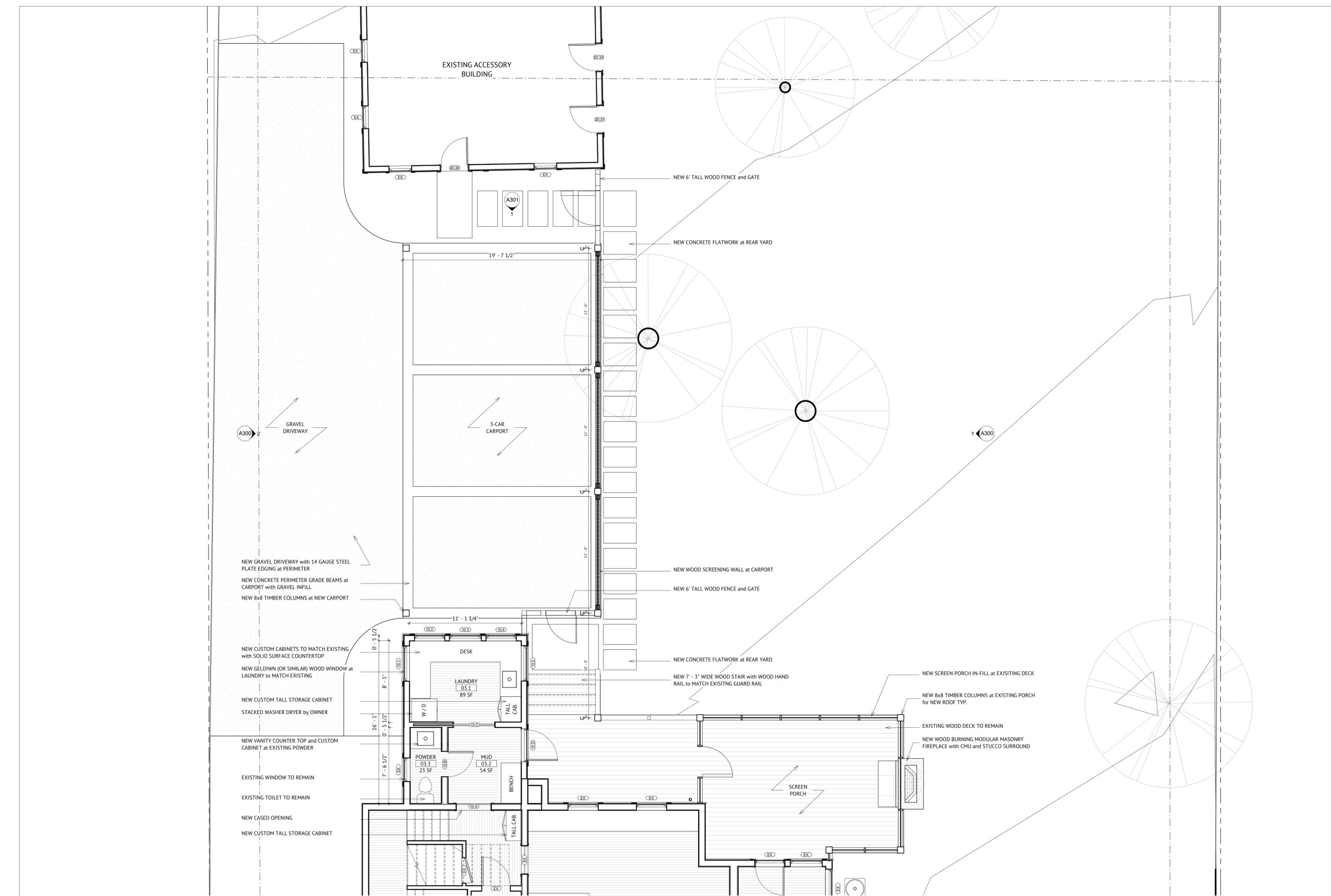
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A200



A300 2
GRAVEL DRIVEWAY

NEW GRAVEL DRIVEWAY with 14 GAUGE STEEL PLATE EDGING at PERIMETER
NEW CONCRETE PERIMETER GRADE BEAMS at CARPORT with GRAVEL INFILL
NEW 8x8 TIMBER COLUMNS at NEW CARPORT

NEW CUSTOM CABINETS TO MATCH EXISTING with SOLID SURFACE COUNTERTOP
NEW GELDIWN (OR SIMILAR) WOOD WINDOW at LAUNDRY to MATCH EXISTING

NEW CUSTOM TALL STORAGE CABINET
STACKED WASHER DRYER by OWNER

NEW VANITY COUNTER TOP and CUSTOM CABINET at EXISTING POWDER

EXISTING WINDOW TO REMAIN
EXISTING TOILET TO REMAIN
NEW CASED OPENING
NEW CUSTOM TALL STORAGE CABINET

NEW 6' TALL WOOD FENCE and GATE

NEW CONCRETE FLATWORK at REAR YARD

NEW WOOD SCREENING WALL at CARPORT

NEW 6' TALL WOOD FENCE and GATE

NEW CONCRETE FLATWORK at REAR YARD

NEW 7' - 3" WIDE WOOD STAIR with WOOD HAND RAIL to MATCH EXISTING GUARD RAIL

NEW SCREEN PORCH IN-FILL at EXISTING DECK

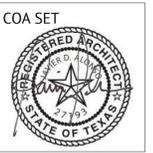
NEW 8x8 TIMBER COLUMNS at EXISTING PORCH for NEW ROOF TYP.

EXISTING WOOD DECK TO REMAIN

NEW WOOD BURNING MODULAR MASONRY FIREPLACE with CMU and STUCCO SURROUND



1 CARPORT ADDITION PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



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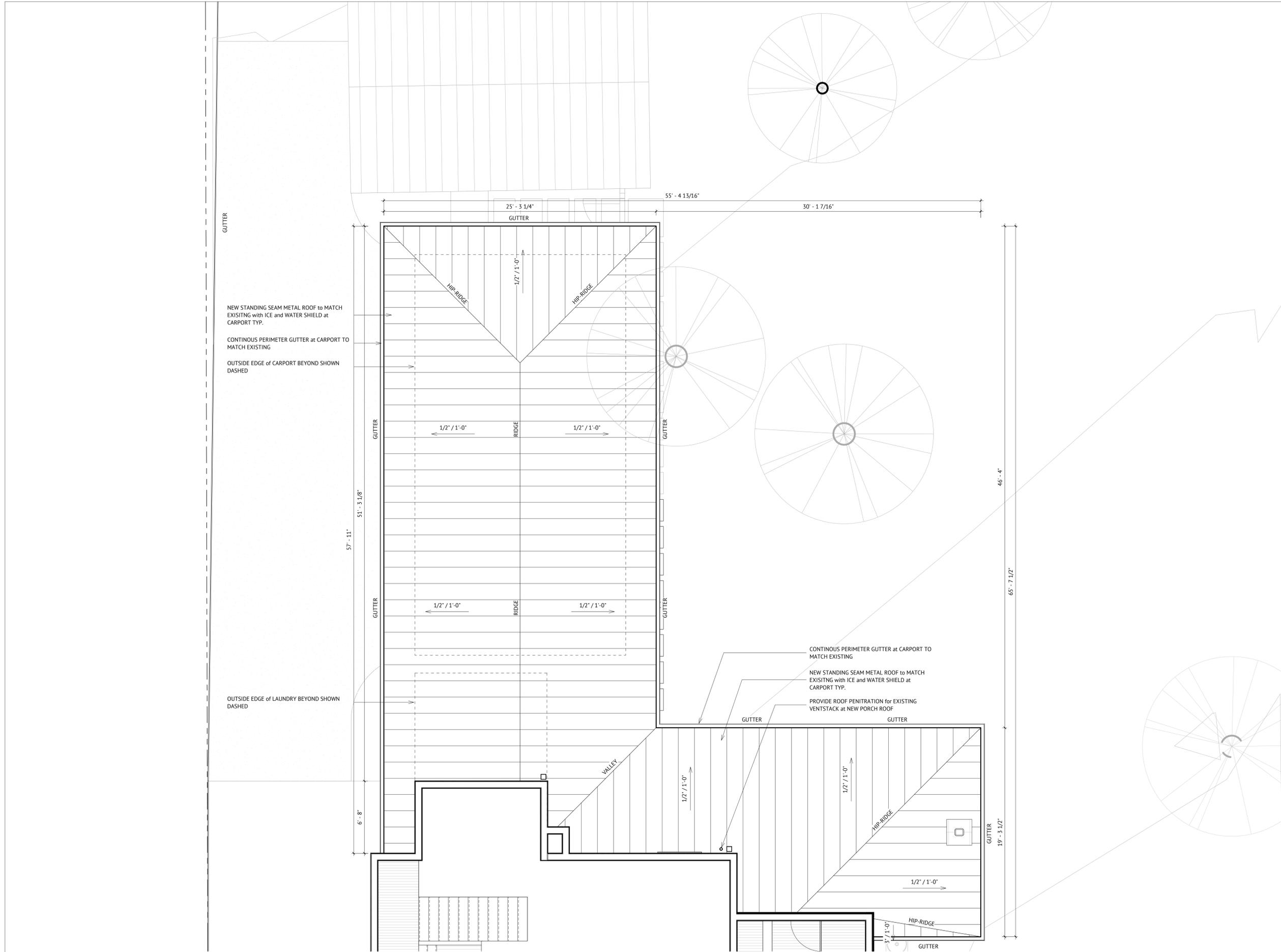
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A201



GUTTER

NEW STANDING SEAM METAL ROOF TO MATCH EXISTING with ICE and WATER SHIELD at CARPORT TYP.

CONTINUOUS PERIMETER GUTTER at CARPORT TO MATCH EXISTING

OUTSIDE EDGE of CARPORT BEYOND SHOWN DASHED

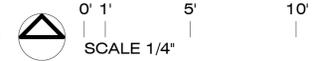
OUTSIDE EDGE of LAUNDRY BEYOND SHOWN DASHED

CONTINUOUS PERIMETER GUTTER at CARPORT TO MATCH EXISTING

NEW STANDING SEAM METAL ROOF TO MATCH EXISTING with ICE and WATER SHIELD at CARPORT TYP.

PROVIDE ROOF PENETRATION for EXISTING VENTSTACK at NEW PORCH ROOF

1 CARPORT ADDITION ROOF PLAN
SCALE: 1/4" = 1'-0"



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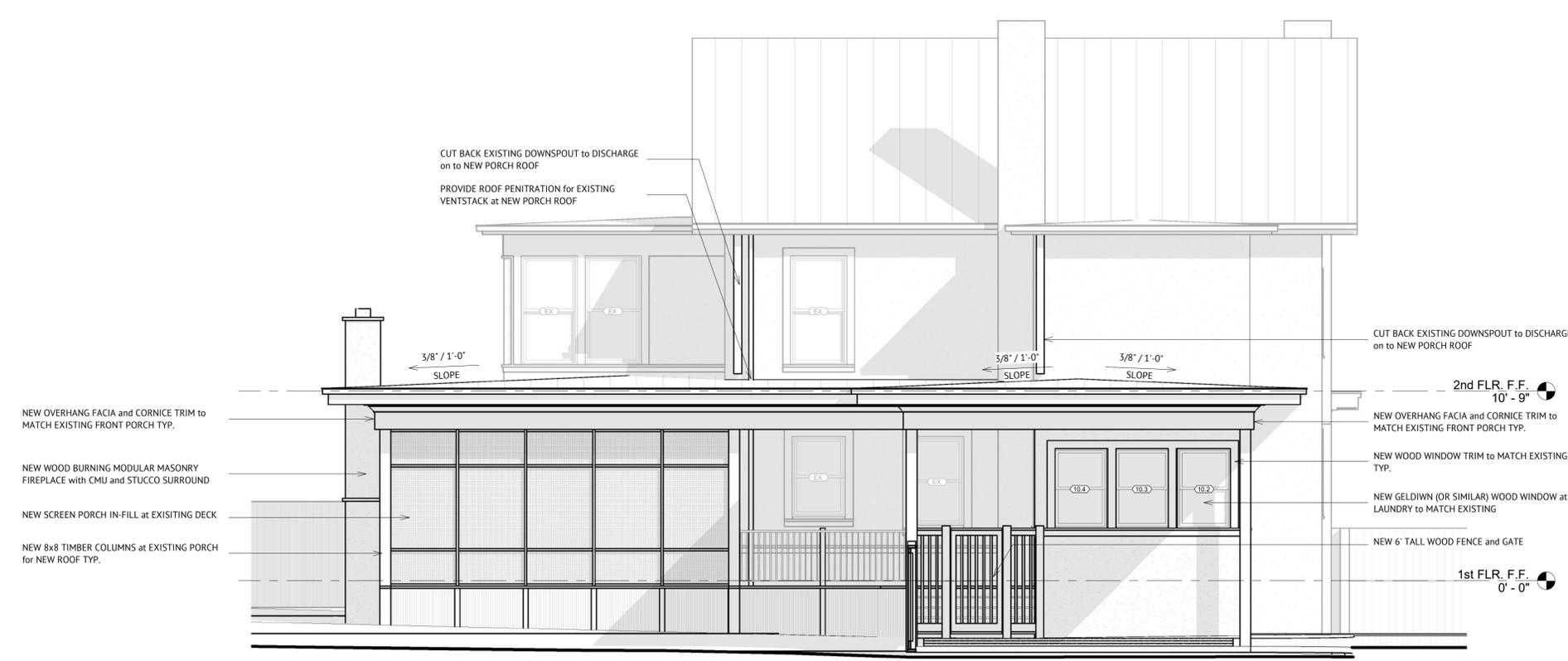
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1 SOUTH ELEVATION PROPOSED
SCALE: 1/4" = 1'-0"

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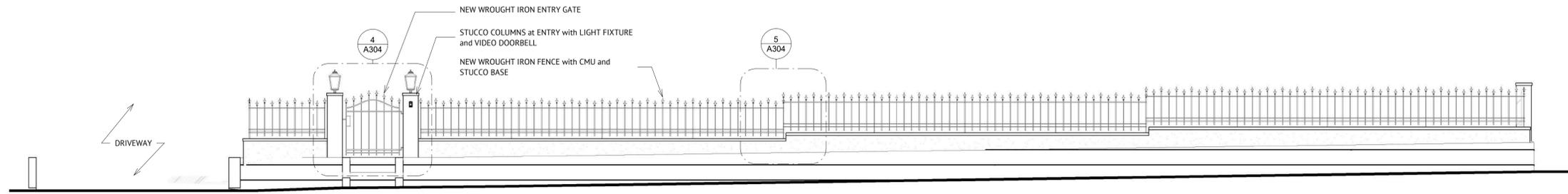
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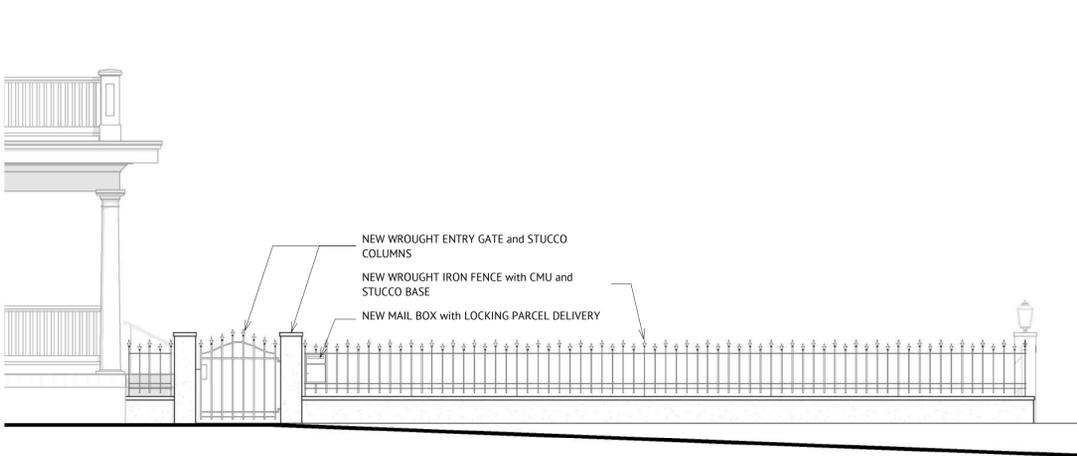
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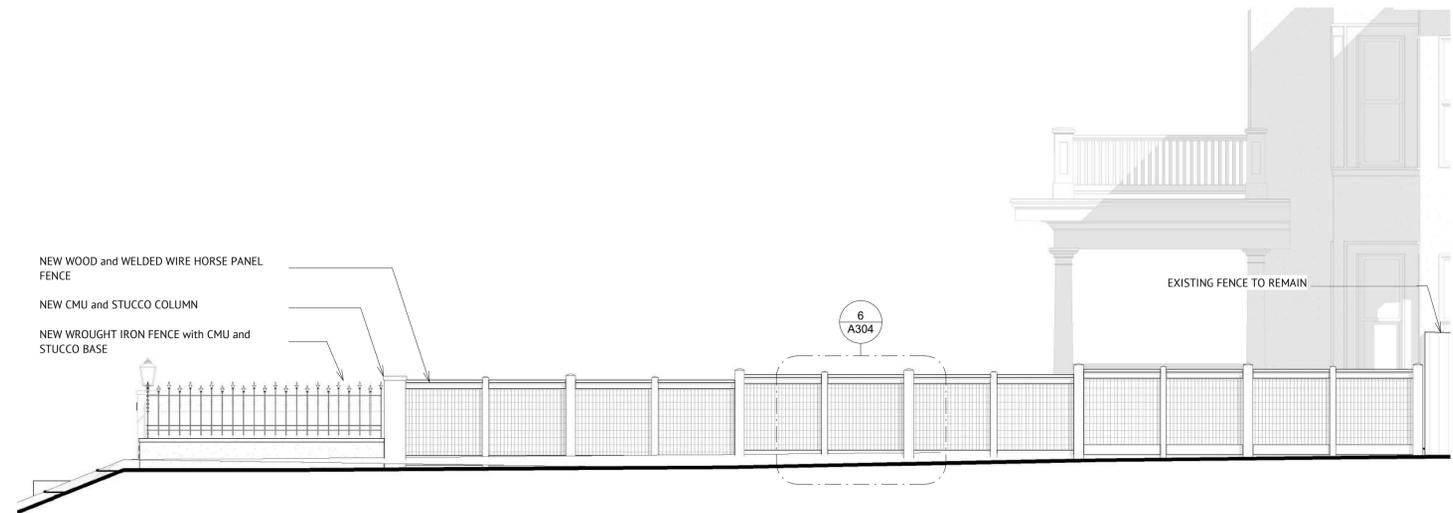
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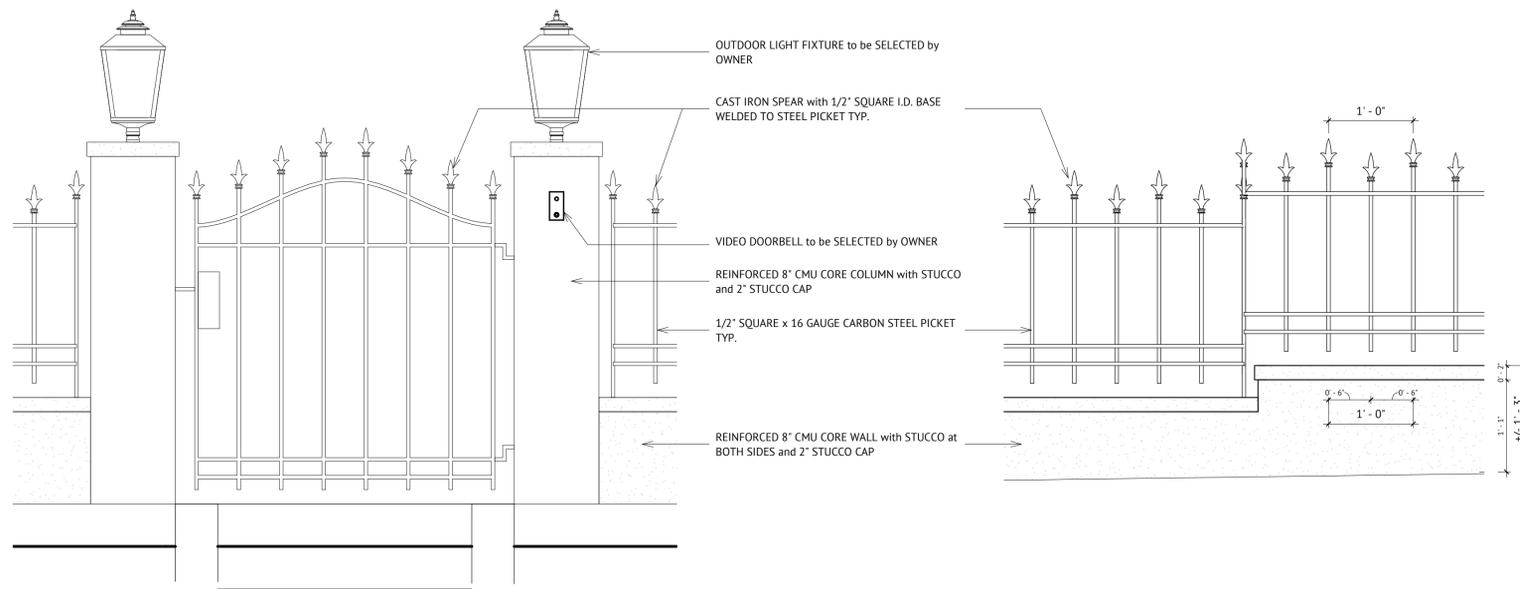
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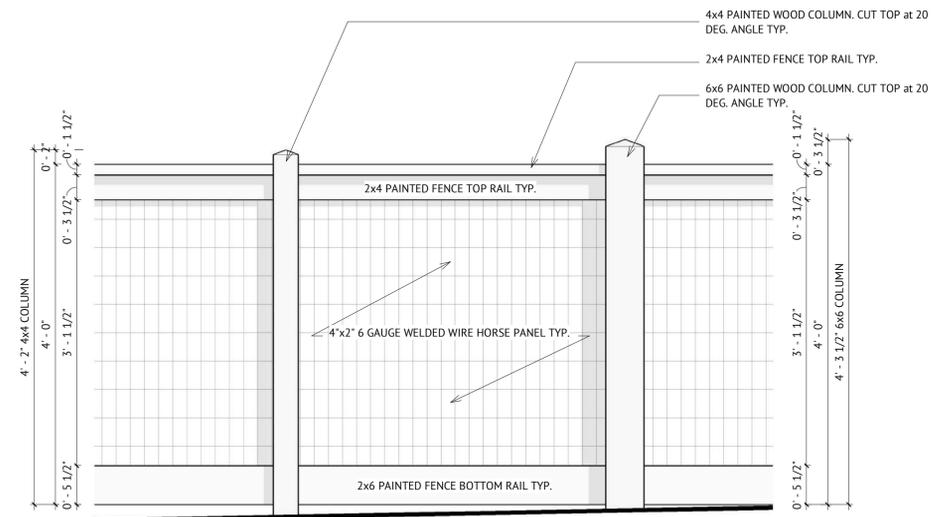


3 FRONT YARD FENCE - EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 ENTRY GATE DETAIL
SCALE: 1" = 1'-0"

5 WROUGHT IRON FENCE DETAIL
SCALE: 1" = 1'-0"



6 WOOD + HORSE PANEL FENCE DETAIL
SCALE: 1" = 1'-0"