

HISTORIC AND DESIGN REVIEW COMMISSION

June 29, 2022

HDRC CASE NO: 2022-329
ADDRESS: 227 W GRAMERCY
LEGAL DESCRIPTION: NCB 3970 BLK D LOT 29
ZONING: R-5, H
CITY COUNCIL DIST.: 1
HIST. DIST. NAME: Monte Vista
APPLICANT: Darian Mason/Peli and Mason Architecture Shop
OWNER: Aaron Prado/ PRADO AARON ELLINGTON & LOREN ELAINE
TYPE OF WORK: Partial demolition (primary and accessory), construction of two-story additions (primary and accessory)
APPLICATION RECEIVED: June 6, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests conceptual approval to:

1. Demolish a small addition on the rear of the primary structure.
2. Construct a two-story addition to the rear of the primary structure.
3. Demolish an addition and carport on the garage.
4. Construct a two-story addition to the garage.
5. Construct a permeable terrace and low wall on the east side of the parcel.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.

- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.
- B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
 - ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
 - iii. *Reconstruction*—Reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

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. *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.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

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

B. INAPPROPRIATE MATERIALS

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

C. REUSE OF HISTORIC MATERIALS

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

4. Architectural Details

A. GENERAL

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

Standard Specifications for Windows in Additions and New Construction

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

FINDINGS:

- a. The property at 277 W Gramercy is a two-story Neoclassical residence with detached garage built c. 1927. The address first appears in the 1927-28 San Antonio city directory. The house, which sits on the corner of W Gramercy Pl and Belknap Pl, is clad in brick with one-over-one wood windows and a composition shingle gable-on-hip roof. The porch features double-height columns and a centered entrance. The brick-clad garage has a hipped composition shingle roof, and the divided double bay opens west onto Belknap Pl. The double-wide full-width driveway is covered by a metal carport; the east side of the garage has a single-story addition of wood

construction. A low brick wall with an entrance to the backyard connects the house to the garage along the east side of the yard. The house contributes to the Monte Vista local historic district.

- b. **DEMOLITION OF REAR ADDITION (PRIMARY):** The applicant requests conceptual approval to demolish a one-story addition at the rear of the house. Staff finds the rear addition demolition appropriate since it is not original to the structure.
- c. **REAR ADDITION (PRIMARY):** The applicant requests conceptual approval to construct a two-story addition to the rear of the property, to include both interior space and a covered porch. Staff finds the proposed addition generally appropriate.
- d. **ARCHITECTURAL DETAILS (MATERIALS, PRIMARY ADDITION):** The Guidelines for New Construction 5.A.iii. and iv. note that new accessory structures should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials and simplified architectural details. The applicant suggests an wood or Hardi board siding for the addition; should the applicant choose Hardi board, it should be installed with a 4" reveal, smooth side out.
- e. **WINDOWS (PRIMARY ADDITION):** The applicant proposes fixed aluminum clad windows with transoms on the north and east elevations and fixed windows on the second floor of the east elevation. Windows on the house are one-over-one wood windows of equal sash size. Per Standard Specifications for Windows in Additions and New Construction, 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. Staff finds the proposed window profiles on the north and east elevations are not consistent with these specifications. The window proposed on the west side of the addition is consistent with these specifications.
- f. **DEMOLITION OF ADDITIONS (GARAGE):** The applicant requests conceptual approval to demolish a metal carport and one-story addition to the rear detached garage. Staff finds the demolitions appropriate since they are not original to the structure.
- g. **ADDITION (GARAGE):** The applicant requests conceptual approval to construct a two-story addition to the east side of the detached garage. The Guidelines for New Construction 5.A.iii. and iv. note that new accessory structures should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials and simplified architectural details. Staff finds the garage addition generally conforms to guidelines.
- h. **WINDOWS (GARAGE ADDITION):** The applicant proposes full-height one-over-four aluminum clad windows on the second floor of the garage addition. Windows on the house are one-over-one wood windows of equal sash size. Per Standard Specifications for Windows in Additions and New Construction, 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. Staff finds the proposed window profiles on garage addition are not consistent with these specifications.
- i. **TERRACE AND GARDEN WALL:** The applicant requests conceptual approval to install a permeable terrace and low garden wall between the existing brick wall and the right-of-way on the east side of the parcel. The applicant does not specify materials for the garden wall. Staff finds the proposed terrace and garden wall are consistent with guidelines.

RECOMMENDATION:

Staff recommends conceptual approval of item 1, demolition of a small addition on the rear of the primary structure, based on finding b.

Staff recommends conceptual approval of item 2, construction of a two-story addition to the rear of the primary structure, based on findings c and d, with the following stipulations:

- i. That should the applicant choose Hardi board, it be installed with a 4" reveal, smooth side out.
- ii. That the applicant propose windows for the north and east elevations that conform to Standard Specifications for Windows in Additions and New Construction, specifically the windows on the second story of the north elevation.

Staff recommends conceptual approval of item 3, demolition of an addition and carport on the garage, based on finding f.

Staff recommends conceptual approval of item 4, construction of a two-story addition to the garage, based on findings g and h, with the following stipulation:

- i. That the applicant propose windows that conform to Standard Specifications for Windows in Additions and New Construction.

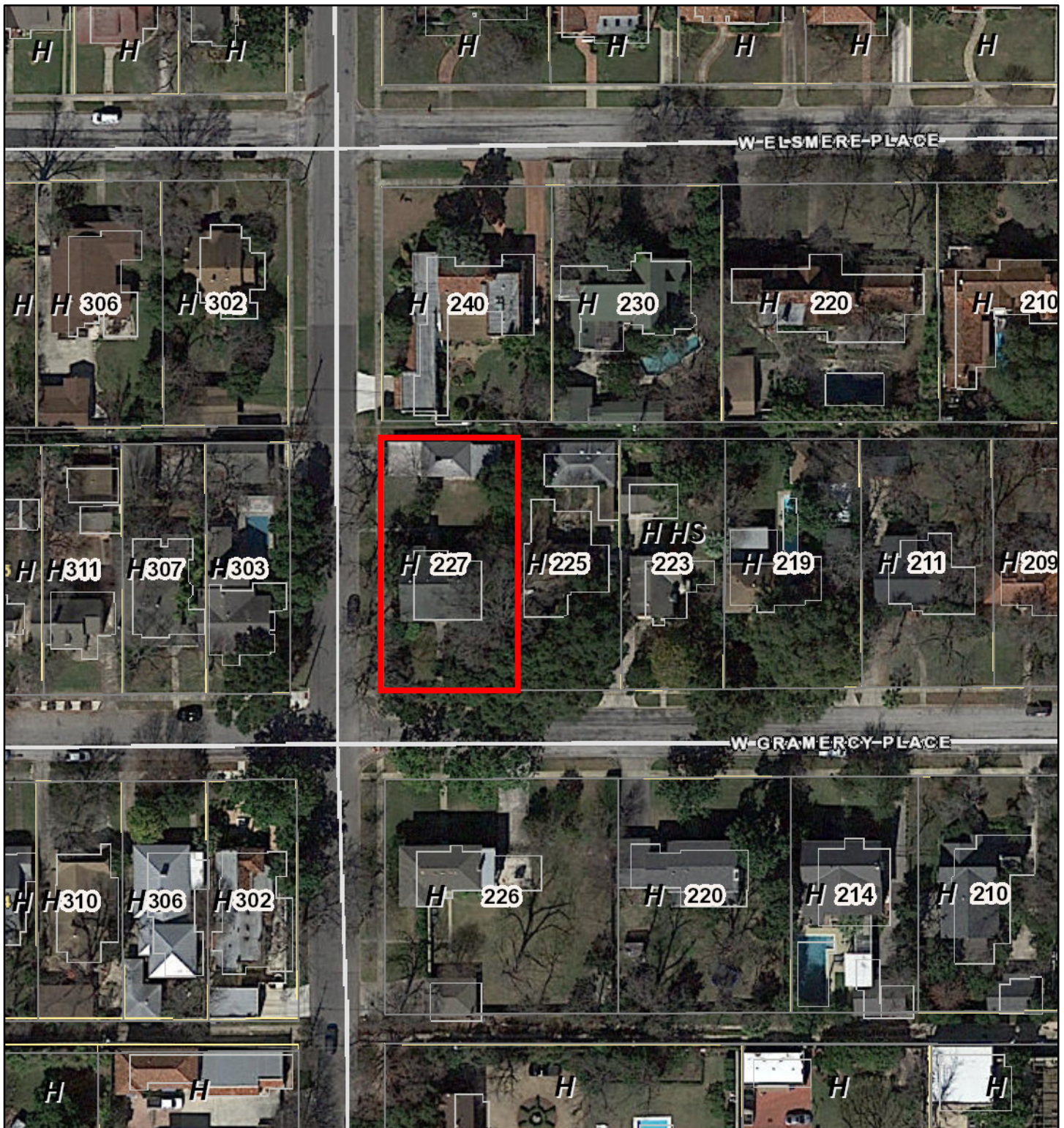
Staff recommends conceptual approval of item 5, construction of a permeable terrace and low wall on the east side of the parcel, based on finding I, with the following stipulation:

- i. That the applicant submit measured drawings of the proposed terrace and garden wall prior to final approval.

Standard Specifications for Windows in Additions and New Construction

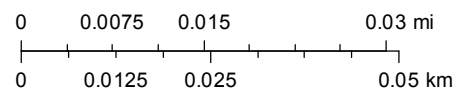
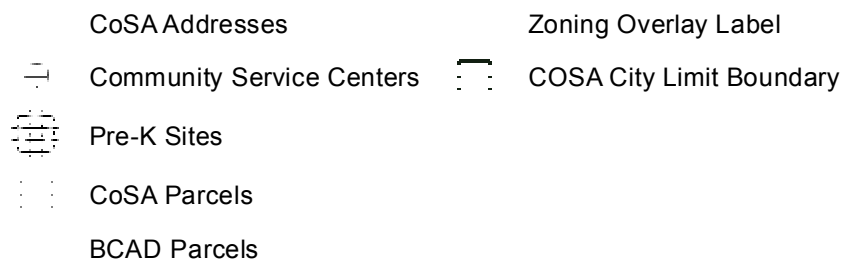
- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration.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

City of San Antonio One Stop



June 23, 2022

1:1,000





CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: 21 June 2022

HDRC Case #: 2022-329

Address: 227 W Gramercy

Meeting Location: Webex

APPLICANT: Darian Mason, Peli and Mason Architecture Shop

DRC Members present:

- Jeff Fetzer
- Monica Savino
- Gene Morales

Staff Present: Jessica Anderson

Others present: none

REQUEST: The applicant is requesting conceptual approval to demolish a rear addition on the primary structure and an addition and carport on the detached garage, construct two-story additions to the primary and accessory structures, and construct a low masonry wall along the west side of the parcel.

COMMENTS/CONCERNS:

- Commissioner Savino expressed concern about the mass and flat roof of the proposed accessory addition. Felt the addition is noticeably taller than existing garage. Commissioner Fetzer suggested expanding elevations to include adjacent structures to give context to proposed height of garage addition.
- Commissioner Fetzer expressed concern about relative roof heights of the proposed additions. Mason shared that the garage addition is taller because height of the primary addition was informed by existing plate height.
- Commissioner Fetzer expressed concern about roof fascia detailing on primary addition vs garage addition and suggested the applicant explore making primary addition details more prominent or at least as prominent as those found on the proposed garage addition.

OVERALL COMMENTS:

Commissioners Fetzer and Savino asked that the applicant explore the issues outlined above. Mason committed to providing additional documentation, which staff shared must be shared by end of day Thursday, June 23, to be included for consideration at the June 29 HDRC hearing.

Prado Residence Architectural Specifications Abbreviated

Péli And Mason Architecture Shop
1149 E. Commerce Street, Suite 200
San Antonio, TX 78205

June 07, 2022
San Antonio, Texas

Project Information

Project Name: Prado Residence
Owner: Aaron and Lori Prado
Project Address: 227 W Gramercy Place
San Antonio, TX 78212

Architect: Peli and Mason Architecture Shop
Project Architect: Darian Grant Mason
Office Address: 1149 E. Commerce Street, Suite 200
San Antonio, TX 78205
Phone: 202.957.5026
E-mail: darian@pamastx.com

Structural Engineer: Gessner Engineering
Project Manager: Evan Roe
Office Address: 4455 Camp Bowie Boulevard, Suite 210
Ft Worth, Texas 76107

Existing Conditions - 02 00 00

Existing Primary Structure:

Front Porch – Painted wood columns, painted horizontal wood siding shed attached to main roof structure, Masonry and Tile Porch deck.
Exterior Walls – Masonry veneer on wood studs
Doors – Wood, assumed original to structure
Windows- Wood, assumed original to structure
Roof – Composite Shingle
Addition to be removed – Wood framed shed structure, painted horizontal wood siding, Composite Shingle roof

Existing Accessory Structures:

Exterior Walls – Masonry Veneer on wood studs at original garage.
Man Doors: Hollow Core doors, not original
Garage Overhead Door: Painted Wood, assumed original to structure.
Windows, Painted Wood, assumed original to structure.
Roof – Composite Shingle
Carport to be removed – Metal posts with metal girders and roof.
Garage addition to be removed - Wood Siding panel on wood studs, flat membrane roof.

Existing Site Structures:

Garden Wall: Triple wythe loadbearing masonry wall

Prado Residence Architectural Specifications **Abbreviated**

Péli And Mason Architecture Shop
1149 E. Commerce Street, Suite 200
San Antonio, TX 78205

June 07, 2022
San Antonio, Texas

New Construction – Exterior Finishes

Primary Structure Addition:

Exterior Walls –	Painted Horizontal siding, 4” Exposure, Rot resistant wood; mahogany or similar. Alternate: Hardie board siding.
Exposed Framing -	Painted 6”x6” Wood members, Rot resistant wood; mahogany or similar.
Wood Deck -	Stained 5/4” x4” T&G Wood decking
Exterior Door -	Painted Metal clad wood door; Pella or Similar
Windows -	Painted Metal clad wood window; Pella or Similar
Screened Sashes -	Painted Wood sashes, tear resistant metal screen.

Accessory Structure Addition:

Exposed Foundation -	Board Formed Concrete Foundation
Exposed Framing -	Painted wood members, Rot resistant wood; mahogany or similar.
Clad Framing -	Painted wood trim clad over, structural steel as required.
Wood Deck -	Stained 5/4” x4” T&G wood decking
Exterior Door -	Painted Metal clad wood door; Pella or Similar
Windows -	Painted Metal clad wood window; Pella or Similar
Fixed Panel Sashes -	Painted Fixed wood panels with fixed slats. Rot resistant wood; mahogany or similar.



PRADO RESIDENCE - REMODEL AND ADDITION
June 06, 2022

Architect and Engineer of Record

Architect: Peli and Mason Architecture Shop
1149 E. Commerce St, Suite 200
San Antonio, TX 78205
Contact: Darian Mason
TX License Number
p: 202 957 5026
e: darian@pamastx.com

Structural Engineer: Gessner Engineering
11913 Starcrest Dr
San Antonio, TX 78247
Contact:
p:
e:

Project Information

Client: Aaron and Lori Prado
Project Name: Prado Residence - Remodel and Addition
Address: 227 W. Gramercy Place
San Antonio, TX 78212
Legal Description: NCB 3970 BLK D Lot 29
Zoning: R-5
Neighborhood: Monte Vista II Historic (SA)

Drawing List

- Architectural:
- | | | |
|----|------|--|
| 1. | G1.0 | Cover Page |
| 2. | R1.0 | As-Built Drawings - Site |
| 3. | A1.0 | Site Plan |
| 4. | A1.1 | Floor Plan - Ground Floor |
| 5 | A2.1 | North and West Elevation - Main House |
| 6 | A2.2 | South and East Elevation - Garage Addition |
| 7. | A2.3 | North Elevation - Garage Addition |
| 8. | A8.1 | Perspective - Garden View of Main House |
| 9. | A8.2 | Perspective - Garden View of Garage |

seal

Not for
construction,
permitting or
regulatory approval

date: June 06, 2022

architect

pamas

Peli And Mason Architecture Shop
at
1149 E. Commerce St.
San Antonio, TX 78205

project name

Prado Residence
Remodel and Addition
227 W. Gramercy Place,
San Antonio, TX 78212

sheet title

Cover Page

phase

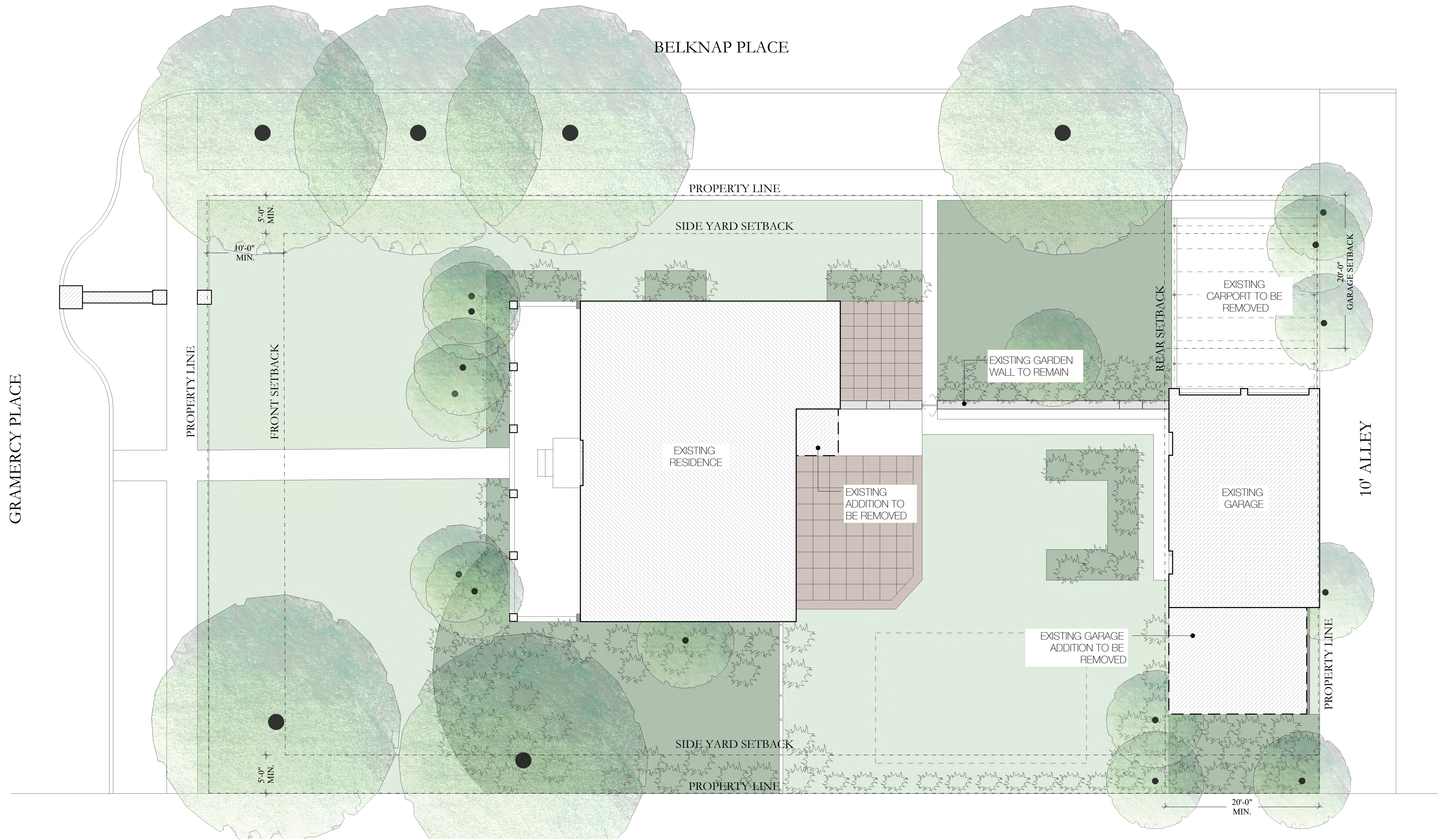
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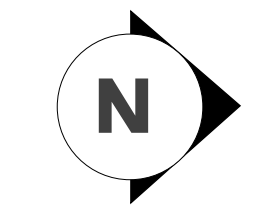
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06/06/2022



1 AS - BUILT SITE PLAN

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



seal

Not for construction, permitting or regulatory approval

date: June 06, 2022

architect

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Pili And Mason Architecture Shop
at
1146 L Comstock St
San Antonio, TX 78205

project name

Prado Residence
Remodel and Addition
227 W. Gramercy Place,
San Antonio, TX 78212

sheet title

As-Built Site Plan

phase

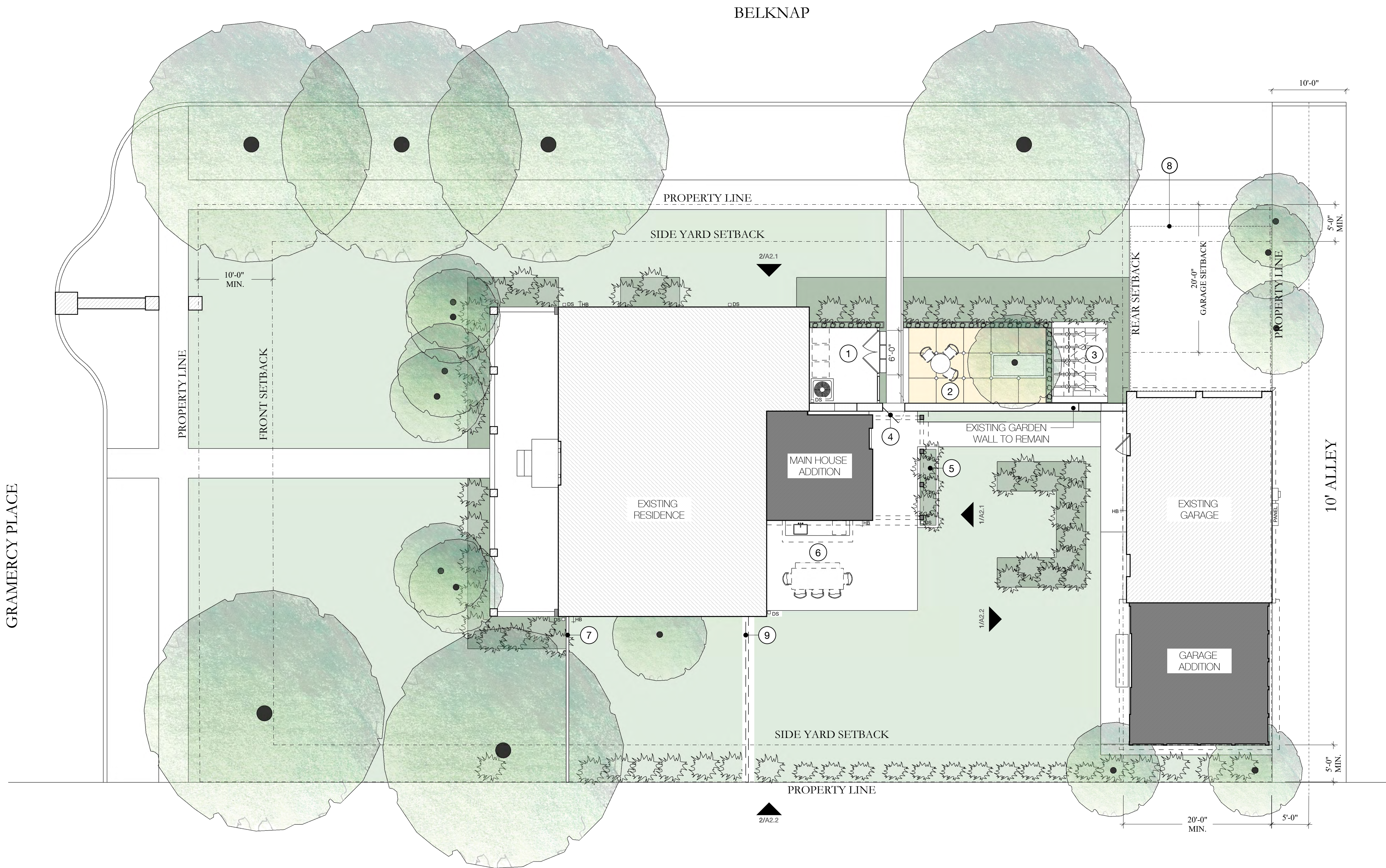
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06/06/2022



NOTES

- 1 UTILITY YARD
- 2 NEW PERVIOUS TERRACE
- 3 BIKE STORAGE
- 4 EXISTING GATE AT EXISTING MASONRY SITE WALL
- 5 HERB GARDEN
- 6 NEW PAVED PATIO
- 7 RELOCATE WROUGHT IRON FENCE
- 8 EXISTING CARPORT TO BE REMOVED
- 9 EXISTING FENCING TO BE RELOCATED

LEGEND

- EXISTING MASONRY SITE WALL
- EXISTING STRUCTURE
- NEW ADDITION
- DS DOWNSPOUT
- HB HOSE BIB
- ELECTRIC SERVICE

seal

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sheet title

Site Plan

phase

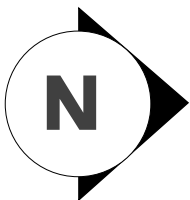
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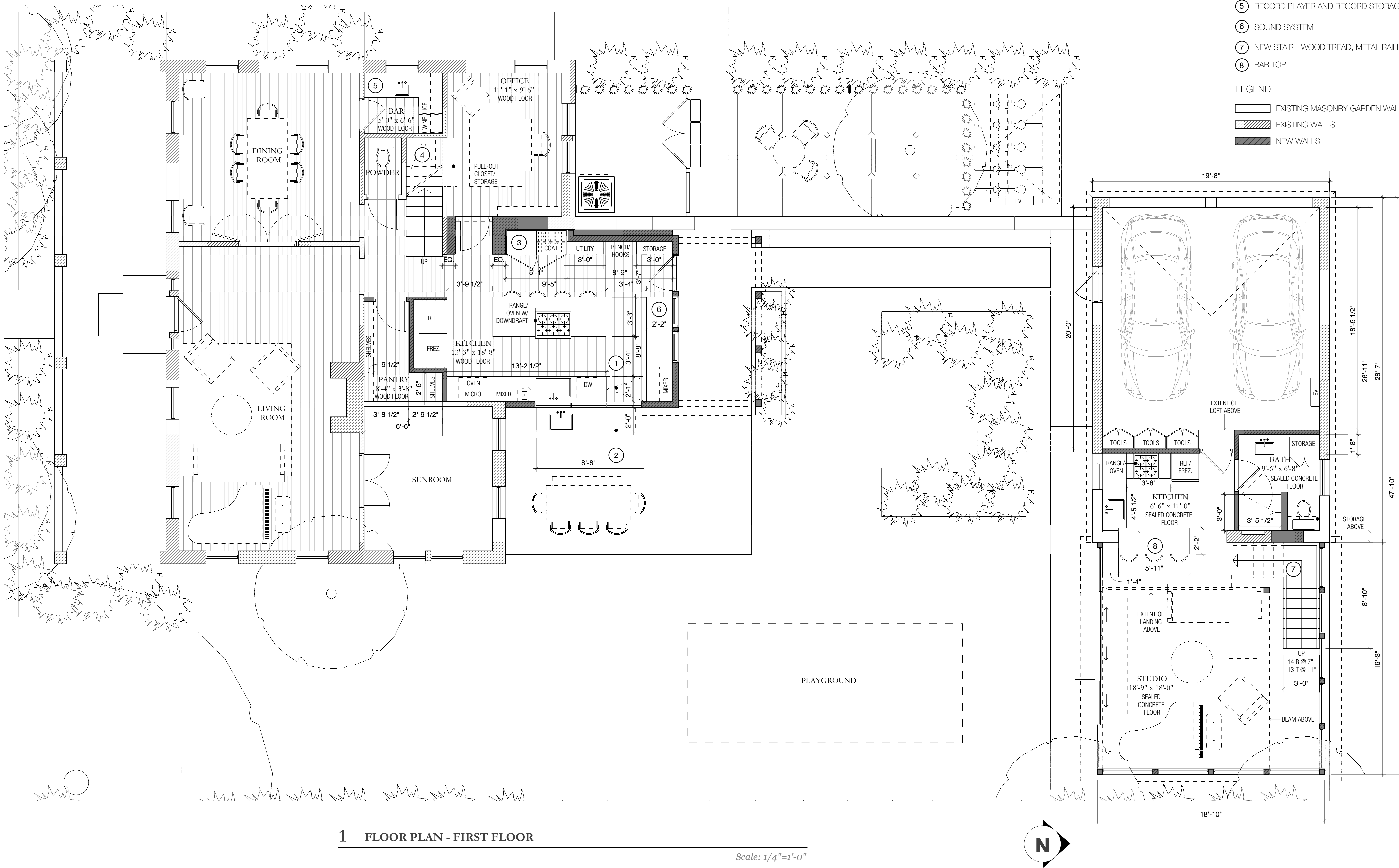
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A1.0

06/06/2022





1 FLOOR PLAN - FIRST FLOOR

Scale: 1/4"=1'-0"

NOTES

- 1 FLIP-DOWN COUNTER
- 2 DOG DOOR AND CUBBIE
- 3 CHARGING STATION
- 4 CRAWLSPACE ACCESS - WEATHER STRIPPED ACCESS DOOR
- 5 RECORD PLAYER AND RECORD STORAGE
- 6 SOUND SYSTEM
- 7 NEW STAIR - WOOD TREAD, METAL RAILING
- 8 BAR TOP

LEGEND

- EXISTING MASONRY GARDEN WALL
- EXISTING WALLS
- NEW WALLS

seal

Not for
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date: June 06, 2022

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San Antonio, TX 78212

sheet title

Floor Plan - First Floor

phase

CD

revisions

drawing number

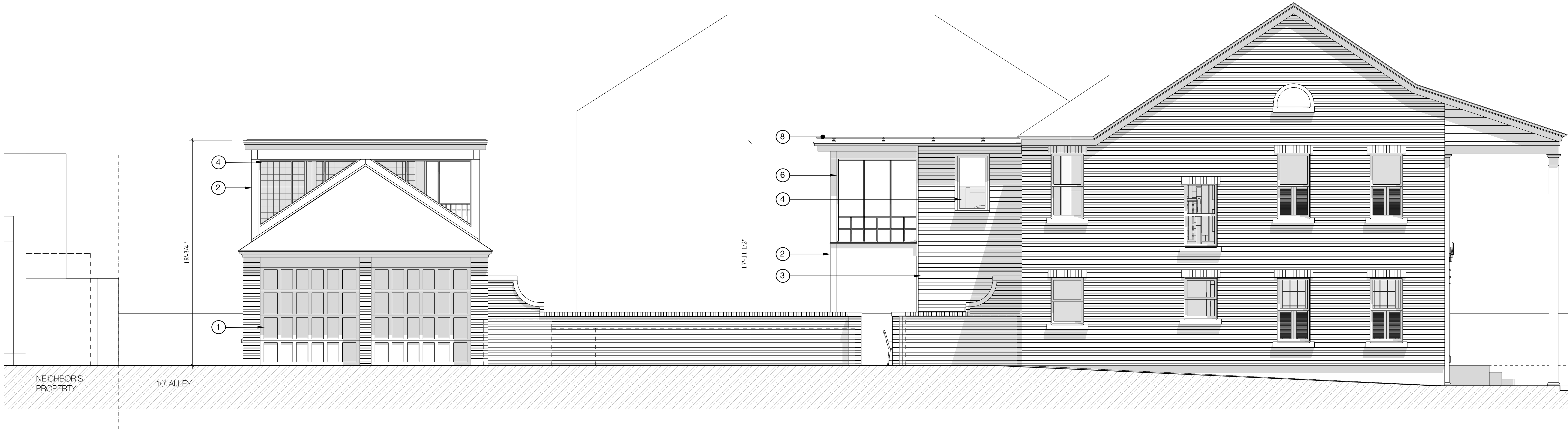
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06/06/2022



1 NORTH SITE ELEVATION - MAIN HOUSE

Scale: 1/4"=1'-0"



2 WEST SITE ELEVATION

Scale: 1/4"=1'-0"

NOTES

1. EXISTING BRICK CLADDED STRUCTURE TO REMAIN. SOILED OR DAMAGED BRICK BE CLEANED AND OR REPAIRED, TYP. UNLESS NOTED OTHERWISE. REFER TO A1.0
2. EXISTING DOORS AND WINDOWS TO REMAIN, TYP. UNLESS NOTED OTHERWISE. REFER TO A1.0
3. EXISTING GARDEN WALL TO REMAIN, TYP. UNLESS NOTED OTHERWISE. REFER TO A1.0

KEYNOTES

- 1 EXISTING DOOR TO REMAIN/ REFURBISH TO MATCH
- 2 NEW PAINTED WOOD FRAMING MEMBER
- 3 NEW PAINTED WOOD CLADDING
- 4 NEW WINDOW - METAL CLAD
- 5 NEW DOOR - METAL CLAD
- 6 NEW SCREENED PORCH - PAINTED WOOD SASHES
- 7 NEW AWNING - METAL SUPPORT WITH GLASS PANELS
- 8 NEW PHOTOVOLTAIC PANELS

seal

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construction,
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date: June 22, 2022

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San Antonio, TX 78205

project name

Prado Residence
Remodel and Addition
227 W. Gramercy Place,
San Antonio, TX 78212

sheet title

Site Elevations -
Main House

phase

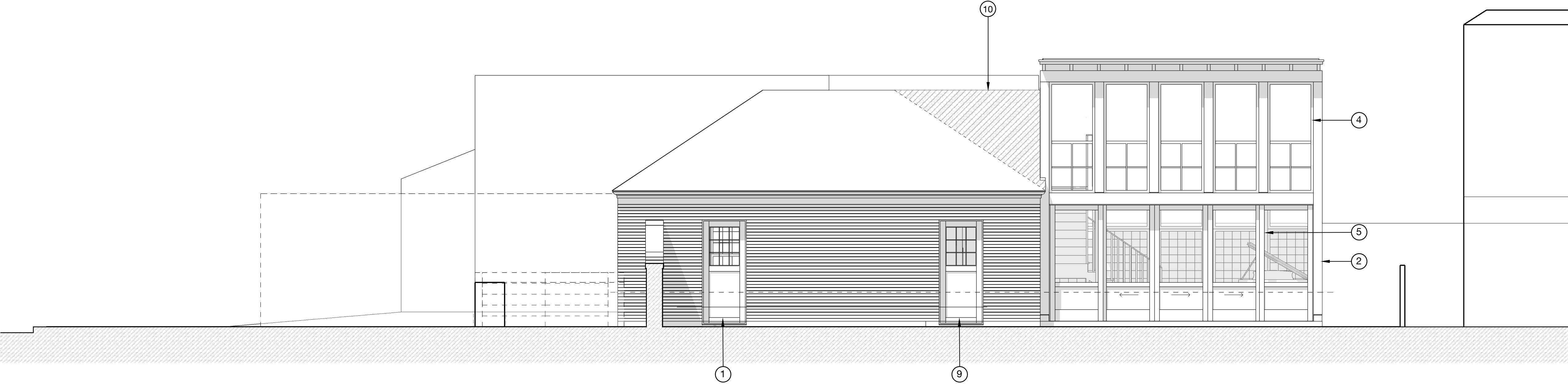
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revisions

drawing number

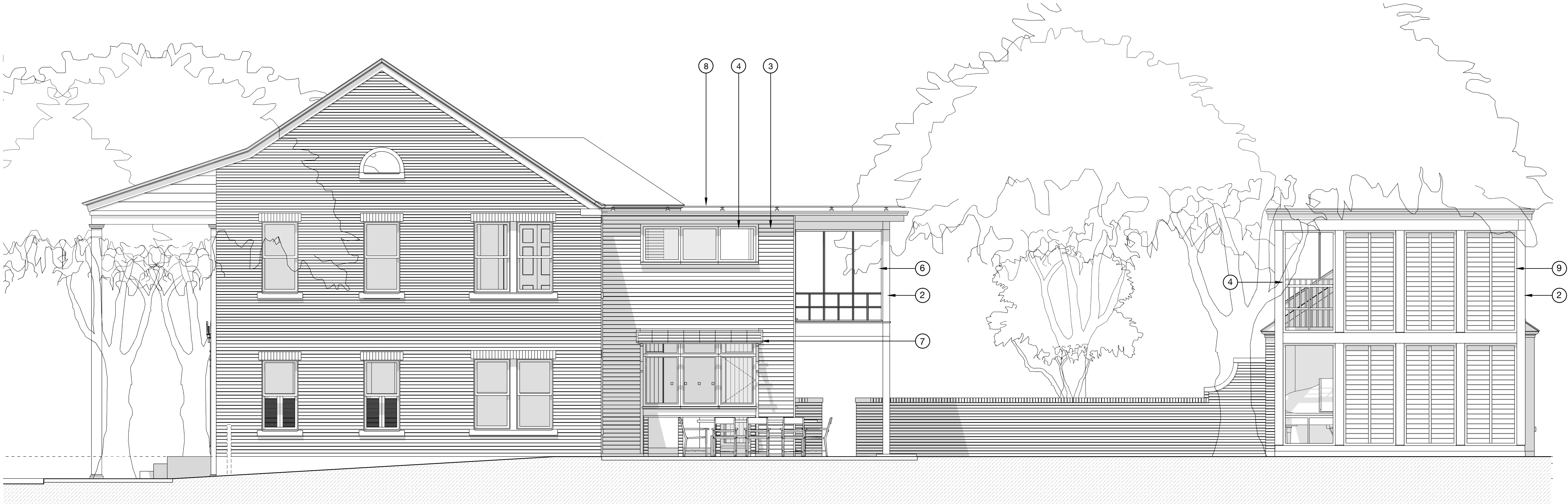
A2.1

06/22/2022



1 SOUTH SITE ELEVATION - GARAGE

Scale: 1/4"=1'-0"



2 EAST SITE ELEVATION

Scale: 1/4"=1'-0"

NOTES

- EXISTING BRICK CLADDED STRUCTURE TO REMAIN. SOILED OR DAMAGED BRICK BE CLEANED AND OR REPAIRED, TYP. UNLESS NOTED OTHERWISE. REFER TO A1.0
- EXISTING DOORS AND WINDOWS TO REMAIN, TYP. UNLESS NOTED OTHERWISE. REFER TO A1.0
- EXISTING GARDEN WALL TO REMAIN, TYP. UNLESS NOTED OTHERWISE. REFER TO A1.0

KEYNOTES

- EXISTING DOOR/ WINDOW TO REMAIN/ REFURBISH TO MATCH
- NEW PAINTED WOOD FRAMING MEMBER
- NEW PAINTED WOOD CLADDING
- NEW WINDOW - METAL CLAD
- NEW DOOR - METAL CLAD
- NEW SCREENED PORCH - PAINTED WOOD SASHES
- NEW AWNING - METAL SUPPORT WITH GLASS PANELS
- NEW PHOTOVOLTAIC PANELS
- NEW FIXED PANEL - PAINTED WOOD
- NEW ROOF TO MATCH EXISTING

seal

Not for
construction,
permitting or
regulatory approval

date: June 22, 2022

architect

pamas
Pili And Mason Architecture Shop
at
1146 L Comstock St
San Antonio, TX 78205

project name

Prado Residence
Remodel and Addition
227 W. Gramercy Place,
San Antonio, TX 78212

sheet title

Site Elevations - Garage

phase

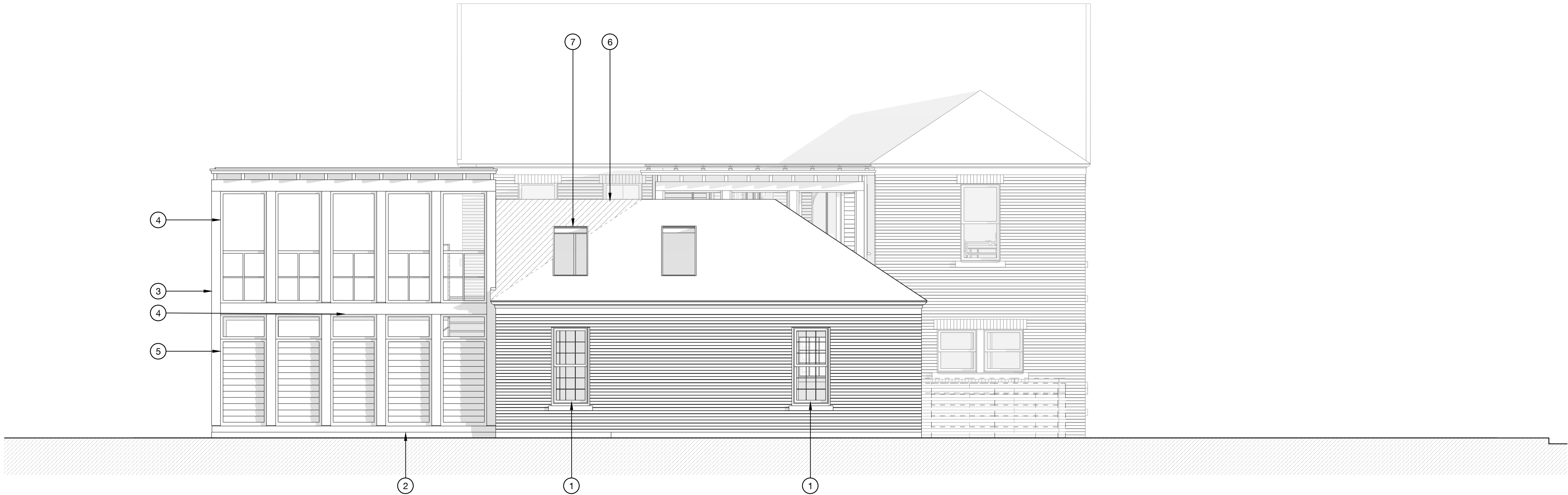
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revisions

drawing number

A2.2

06/22/2022



1 NORTH SITE ELEVATION - GARAGE

Scale: 1/4"=1'-0"

NOTES

- EXISTING BRICK CLADDED STRUCTURE TO REMAIN. SOILED OR DAMAGED BRICK BE CLEANED AND OR REPAIRED, TYP. UNLESS NOTED OTHERWISE. REFER TO A1.0
- EXISTING DOORS AND WINDOWS TO REMAIN, TYP. UNLESS NOTED OTHERWISE. REFER TO A1.0
- EXISTING GARDEN WALL TO REMAIN, TYP. UNLESS NOTED OTHERWISE. REFER TO A1.0

KEYNOTES

- EXISTING DOOR/ WINDOW TO REMAIN/ REFURBISH TO MATCH
- NEW EXPOSED CONCRETE FOUNDATION
- NEW PAINTED WOOD FRAMING MEMBER
- NEW WINDOW - METAL CLAD
- NEW FIXED PANEL - PAINTED WOOD
- NEW ROOF TO MATCH EXISTING
- EXISTING SKYLIGHT - TO BE RELOCATED

seal

Not for
construction,
permitting or
regulatory approval

date: June 22, 2022

architect

pamas

Pili And Mason Architecture Shop
at
1146 L Comstock St
San Antonio, TX 78205

project name

Prado Residence
Remodel and Addition
227 W. Gramercy Place,
San Antonio, TX 78212

sheet title

Site Elevations - Garage

phase

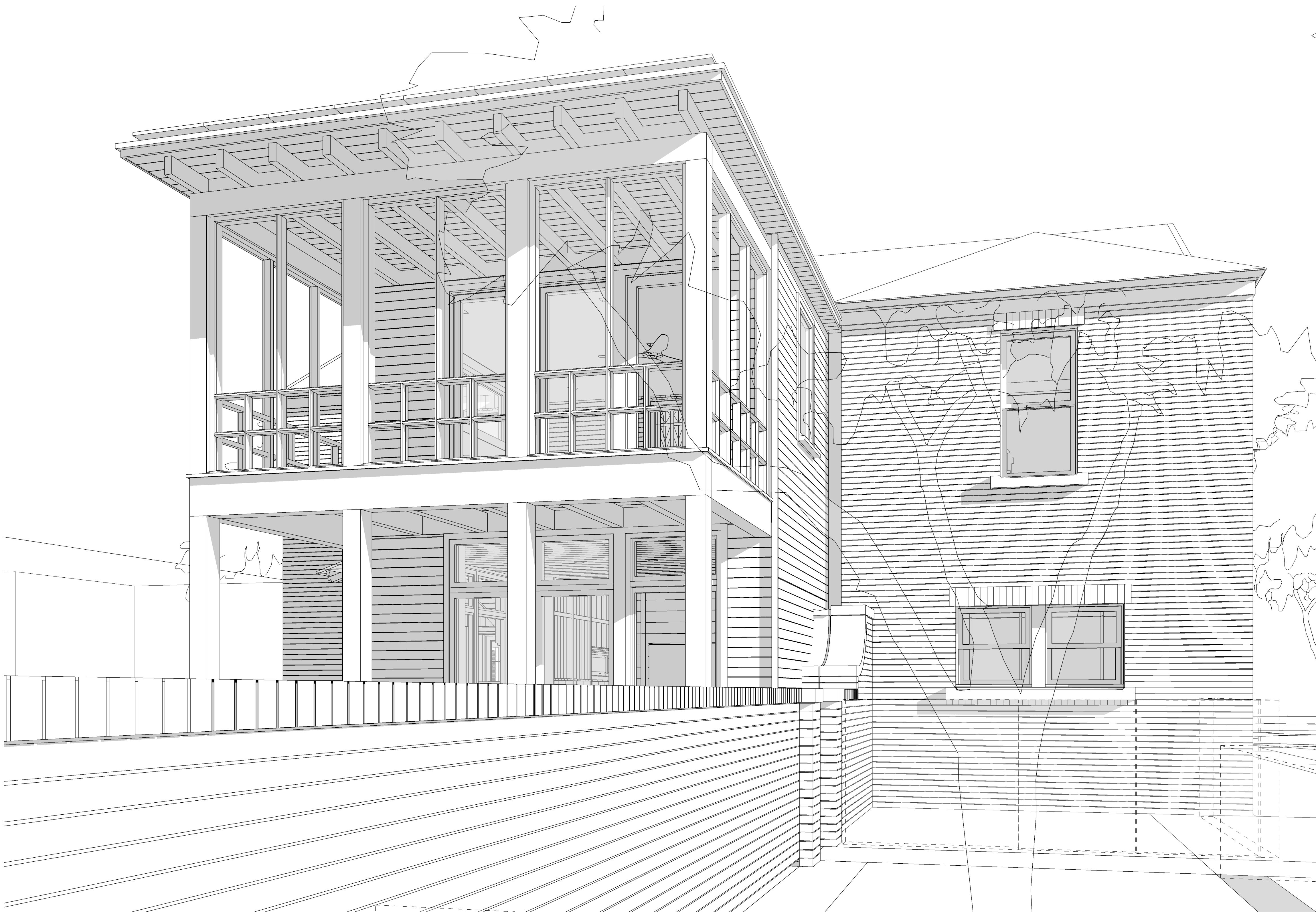
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revisions

drawing number

A2.3

06/22/2022



1 PERSPECTIVE VIEW

Scale: N/A

seal

Not for
construction,
permitting or
regulatory approval

date: June 06, 2022

architect

pamas

Pili And Mason Architecture Shop
at
1146 L Comstock St
San Antonio, TX 78205

project name

Prado Residence
Remodel and Addition
227 W. Gramercy Place,
San Antonio, TX 78212

sheet title

Perspective -
Main House Addition
from Garden

phase

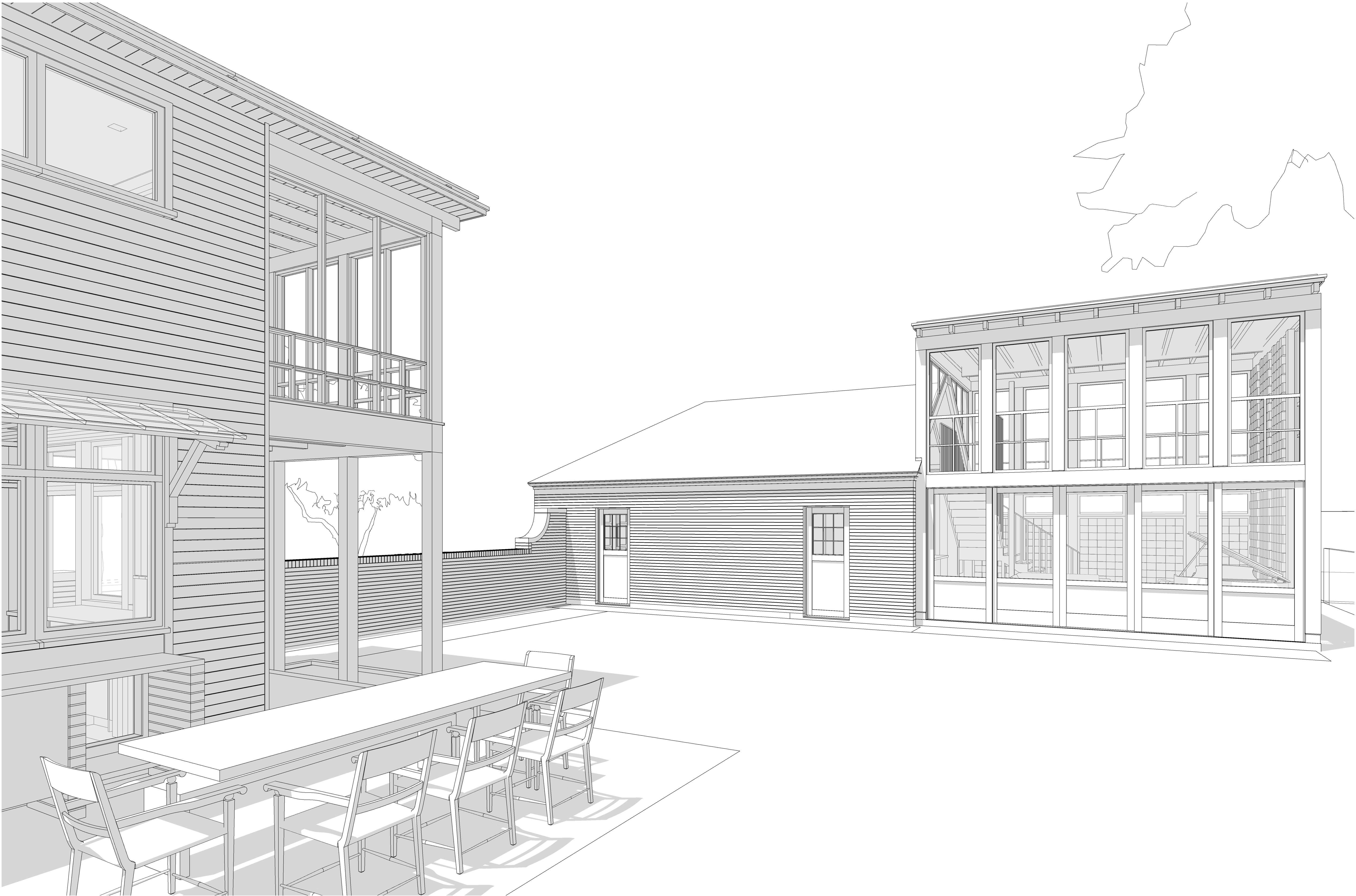
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revisions

drawing number

A8.1

06/06/2022



1 PERSPECTIVE VIEW

Scale: N/A

seal
Not for
construction,
permitting or
regulatory approval

date: June 22, 2022

architect

pamas
Pili And Mason Architecture Shop
at
1146 L Comstock St
San Antonio, TX 78205

project name

Prado Residence
Remodel and Addition
227 W. Gramercy Place,
San Antonio, TX 78212

sheet title

Perspective -
Garage from Garden

phase

CD

revisions

drawing number

A8.2

06/22/2022

































