

HISTORIC AND DESIGN REVIEW COMMISSION

August 17, 2022

HDRC CASE NO: 2022-400
ADDRESS: 901 N MESQUITE ST
LEGAL DESCRIPTION: NCB 519 BLK 24 S 44.10 FT OF 17 & 18 ARB A17
ZONING: R-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Jeffrey Snyder
OWNER: Jeffrey Snyder
TYPE OF WORK: Construction of a 2-story residential structure
APPLICATION RECEIVED: July 21, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-story, single family residential structure on the vacant lot at 901 N Mesquite, located at the corner of N Mesquite Street and Lamar Street, within the Dignowity Hill Historic District. The applicant has also proposed a 2-story, rear accessory structure to be connected to the massing of the primary structure by an open-air porch.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.
- ii. Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. 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.

D. LOT COVERAGE

- i. Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction 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.

3. Materials and Textures

A. NEW MATERIALS

- i. Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
- ii. Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- iv. 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.
- v. Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL

- i. Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- ii. Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district.

Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

- iii. Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

- ii. Building size – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. Character—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. Windows and doors—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. Orientation—Match the predominant garage orientation 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.
 - ii. Setbacks—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.
- ## 6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, 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.

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.
- Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

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.

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.

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.

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.

7. Off-Street Parking

A. LOCATION

- i. Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

- i. Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

Standard Specifications for Windows in Additions and New Construction

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

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

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-story, single family residential structure on the vacant lot at 901 N Mesquite, located at the corner of N Mesquite Street and Lamar Street, within the Dignowity Hill Historic District. The applicant has also proposed a 2-story, rear accessory structure to be connected to the massing of the primary structure by an open-air porch.
- b. **CONTEXT & DEVELOPMENT PATTERN** – The lot on which the new construction is proposed is at the corner of N Mesquite Street and Lamar Street, within the Dignowity Hill Historic District. This corner features a 2-story historic structure at the southwest corner, and a 1-story historic structure at the northeast corner. The majority of structures on the adjacent blocks (the 300 and 400 blocks of Lamar and the 800 and 900 blocks of N Mesquite) feature 1-story in massing; however, there are 2-story structures present.
- c. **EXISTING LOT** – The existing lot is vacant of structures and currently features a pecan tree in the northwest corner.
- d. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on August 9, 2022. At that meeting committee members commented on the proposed massing, setbacks, materials, and noted that a reduced massing for the garage structure would be appropriate.
- e. **LOT COVERAGE** – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The size of the existing lot is 4,576 square feet. Staff finds the proposed new construction to be consistent with the Guidelines regarding lot coverage.
- f. **ORIENTATION** – The applicant has proposed to orient the new construction towards N Mesquite. The 1912 Sanborn Map notes a historic structure that is orientated towards N Mesquite. Staff finds the proposed orientation to be appropriate.
- g. **SETBACKS (N Mesquite & Lamar)** – The applicant has proposed a setback on N Mesquite of six (6) feet from the porch and ten (10) feet from the front façade. This setback is less than the historic setbacks at 905, 909/911, and 913 N Mesquite, but greater than the setback of the historic structure at 919 N Mesquite. Generally, staff finds the front (N Mesquite) setback to be appropriate. The applicant has proposed a setback from Lamar Street of approximately five (5) feet. The structures on the 300 block of Lamar each feature deep setbacks greater than what the applicant has proposed. The historic structure at 403 Lamar features a front setback that is greater than the applicant's proposed side setback. Additionally, the structure at 330 Lamar features minimal setbacks on both Lamar and N Mesquite. Generally, staff finds that setbacks that are less than those found historically on this block are appropriate, in this specific context given the reduced setbacks of historic structures at this intersection. Additionally, staff finds that should the applicant match the historic setbacks on each block, that the lot would be left in a state that could not be developed.
- h. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. The applicant has proposed 2-stories in height and an overall height of approximately 27' – 6". As noted in finding b, while the predominant building height in the immediate vicinity is 1-story, there are historic 2-story structures present; notably 330 Lamar. Generally, staff finds the proposed massing and height to be appropriate and consistent with the Guidelines.
- i. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant's proposed entrance orientation is consistent with the Guidelines.
- j. **FOUNDATION & FLOOR HEIGHTS** – Per the Guidelines for New Construction 2.A.iii., applicants should align foundation and floor-to-floor heights within one foot of floor-to-floor heights on adjacent historic structures. Historic foundation heights in the vicinity range from between approximately 14 inches to 36 inches. Staff finds that a foundation height that is consistent with the Guidelines should be used.
- k. **ROOF FORM** – The applicant has proposed for the new construction to feature a front facing gabled roof. This is consistent with historic examples found within the district and the Guidelines.
- l. **WINDOW & DOOR OPENINGS** – The applicant has proposed window and door openings that are generally consistent with those found historically with the District; however, staff finds that all grouped windows should be separated by mullions of approximately six (6) inches in width. Staff finds that the proposed square, fixed window on the north façade should be amended to feature a one over one window.

- m. PORCH – The applicant has proposed for the new construction to feature a wraparound porch to feature a hipped porch roof. Generally, staff finds the proposed porch form and massing to be appropriate. Staff finds that the proposed porch columns should feature six (6) inches square with capital and base trim.
- n. MATERIALS – The applicant has proposed materials that include reverse board and batten composite siding, corrugated metal roofing, and aluminum clad wood windows. Staff finds that a standing seam metal roof should be installed as a roofing material, consistent with metal roofs found historically within the district. The proposed roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish. All panels should be smooth with no striations or corrugation. Additionally, all composite siding should feature a smooth finish.
- o. WINDOWS – The applicant has proposed to install aluminum clad wood windows. Per the submitted wall section, staff finds the proposed windows to be installed in an appropriate manner. Windows should be consistent with staff's standards for windows in new construction.
- p. ARCHITECTURAL DETAILS – Generally, staff finds the proposed architectural details to be appropriate relating to roof form, massing and porch design. Staff finds that materials should be amended as noted in finding n.
- q. GARAGE STRUCTURE – To the rear of the proposed primary structure, the applicant has proposed to construct a 2-story garage structure. The proposed garage structure will be connected to the primary structure by a screened porch.
- r. GARAGE STRUCTURE (Massing, Form and Setbacks) – The Guidelines for New Construction 5 note that garages should be visually subordinate to the primary structure on site, should be no larger in plan than forty (40) percent of the primary structure on site, should relate to the primary structure on site regarding character and materials, should feature similar window and door openings and should feature garage doors similar in size and proportion to those found historically within the district. Additionally, the Guidelines note that the predominant garage orientation should match that found historically on the block and that the historic setbacks on the block should be followed. Generally, staff finds the proposed massing, form, and design character of the proposed garage to be consistent with the Guidelines. Staff finds that the applicant should explore a decrease in size of the garage that would in turn allow for an increased setback from Lamar.
- s. GARAGE STRUCTURE (Materials) – The applicant has proposed for the garage structure to feature materials that include corrugated metal siding, corrugated metal roofing and aluminum clad wood windows. Corrugated metal is not found historically within the district in a residential context as a siding material. Staff finds this to be inconsistent with the Guidelines. Staff finds that the applicant should install either horizontal lap siding with a four (4) inch exposure, or board and batten siding that features boards that are twelve (12) inches wide with battens that are 1 – ½" wide. Staff finds that a standing seam metal roof should be installed as a roofing material, consistent with metal roofs found historically within the district. The proposed roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish. All panels should be smooth with no striations or corrugation. Staff finds that a garage door with true window lites should be used. Wood or metal should be the garage door's material.
- t. DRIVEWAY – The lot currently features a curb cut on Lamar. The applicant has proposed to install a driveway leading from the curb cut to the proposed garage. Generally, staff finds this driveway to be appropriate; however, staff finds that it should not feature more than ten (10) feet in width.
- u. LANDSCAPING – The applicant has provided landscaping information on the submitted site plan. The applicant has noted the installation of natural grass in the front and side yards with xeric materials within the back yard. The applicant has noted the planting of trees and various other plants. Staff finds the proposed landscaping to be appropriate.
- v. WALKWAY – The applicant has proposed to install three walkways on site. One walkway will extend from the front door to the sidewalk at the right of way on N Mesquite, while the other two will extend from the screened porch door and garage door with the sidewalk at the right of way on Lamar. Generally, staff finds each of the proposed walkways to be appropriate; however, they each should be consistent with those found historically on the block regarding materials, profiles and widths.

RECOMMENDATION:

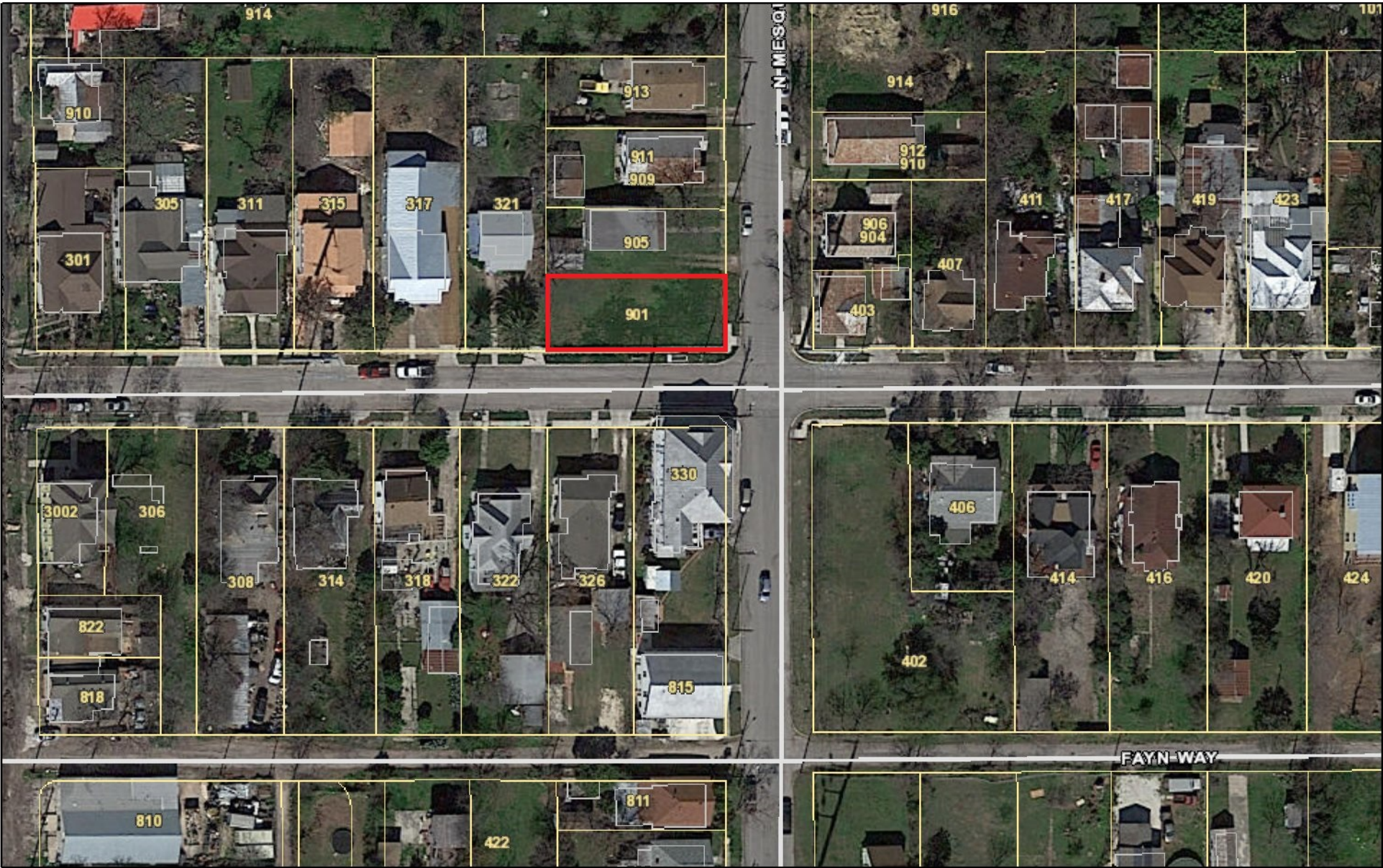
Staff recommends approval based on findings a through u with the following stipulations:

- i. That the applicant utilize a foundation height for the primary structure that is consistent with the Guidelines, as noted in finding j.
- ii. That the proposed square, fixed window on the north façade be amended to feature a one over one profile, as noted in finding l, and that all windows that are grouped be separated by a mullion of at least six (6) inches in width.
- iii. That the proposed materials on the primary structure be revised to feature profiles that are consistent with those found historically within the district as they relate to historic residential construction. All composite siding should feature a smooth finish. Staff finds that a standing seam metal roof should be installed as a roofing material, consistent with metal roofs found historically within the district. The proposed roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish. All panels should be smooth with no striations or corrugation.
- iv. That all windows adhere to staff's standards for windows in new construction, as noted in finding o.
- v. That the proposed porch columns feature six (6) inches square, with capital and base trim, as noted in finding m.
- vi. That the applicant explore a reduction in footprint of the garage structure that would then result in an increased setback from Lamar street.
- vii. That the applicant install on the garage structure either horizontal lap siding with a four inch exposure and smooth finish, or board and batten siding that features boards that are twelve (12) inches wide with battens that are 1 – ½" wide. All composite siding should feature a smooth finish. Additionally, staff recommends that the garage structure feature a standing seam metal roof that features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish. All panels should be smooth with no striations or corrugation. The proposed garage door should be wood or metal and feature window lites.
- viii. That the proposed driveway not exceed ten (10) feet in width and that all walkways feature widths, profiles and materials that are consistent with those found historically within the district.

A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.

A standing seam metal roof inspection is to be scheduled with OHP staff to ensure that roofing materials are consistent with approved design. An industrial ridge cap is not to be used.

City of San Antonio One Stop



August 9, 2022



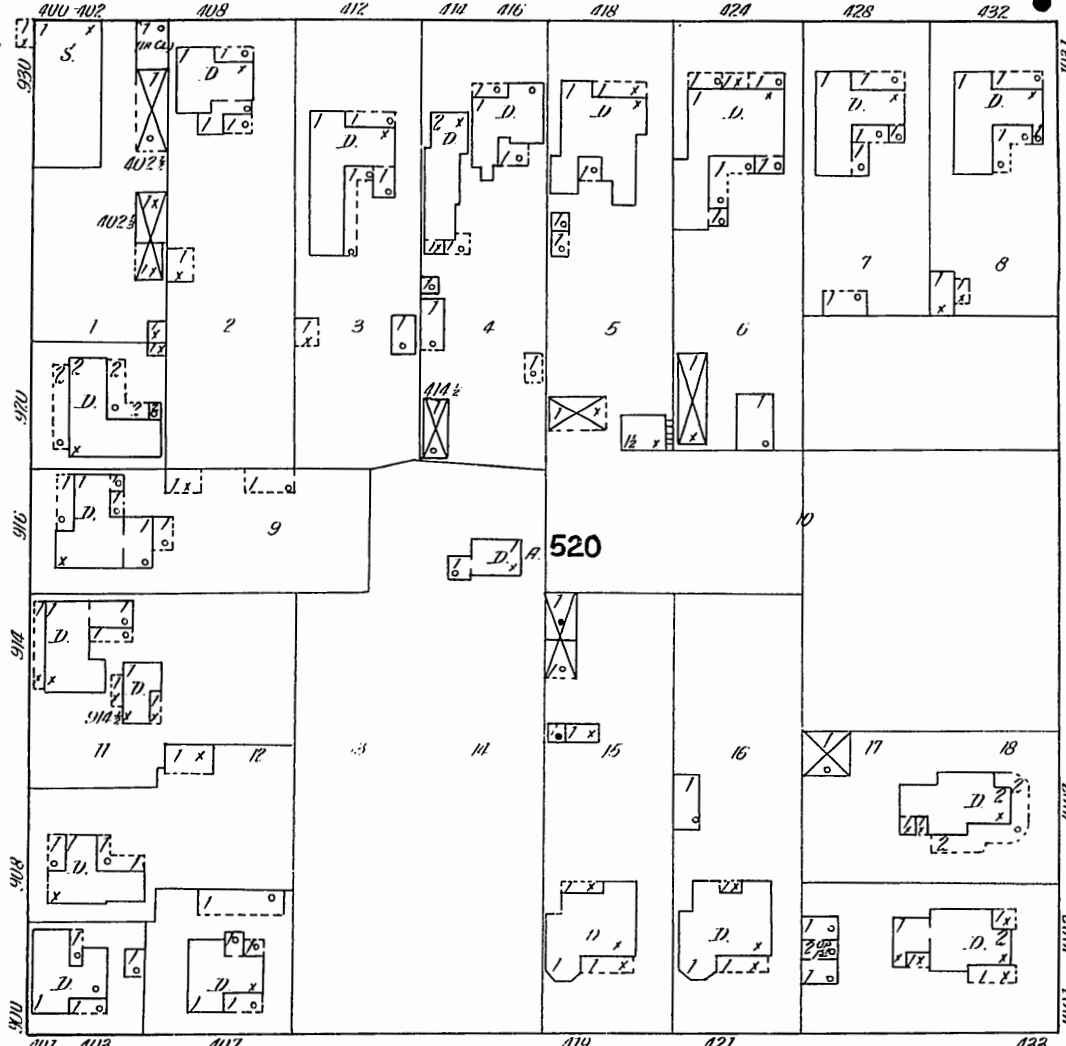
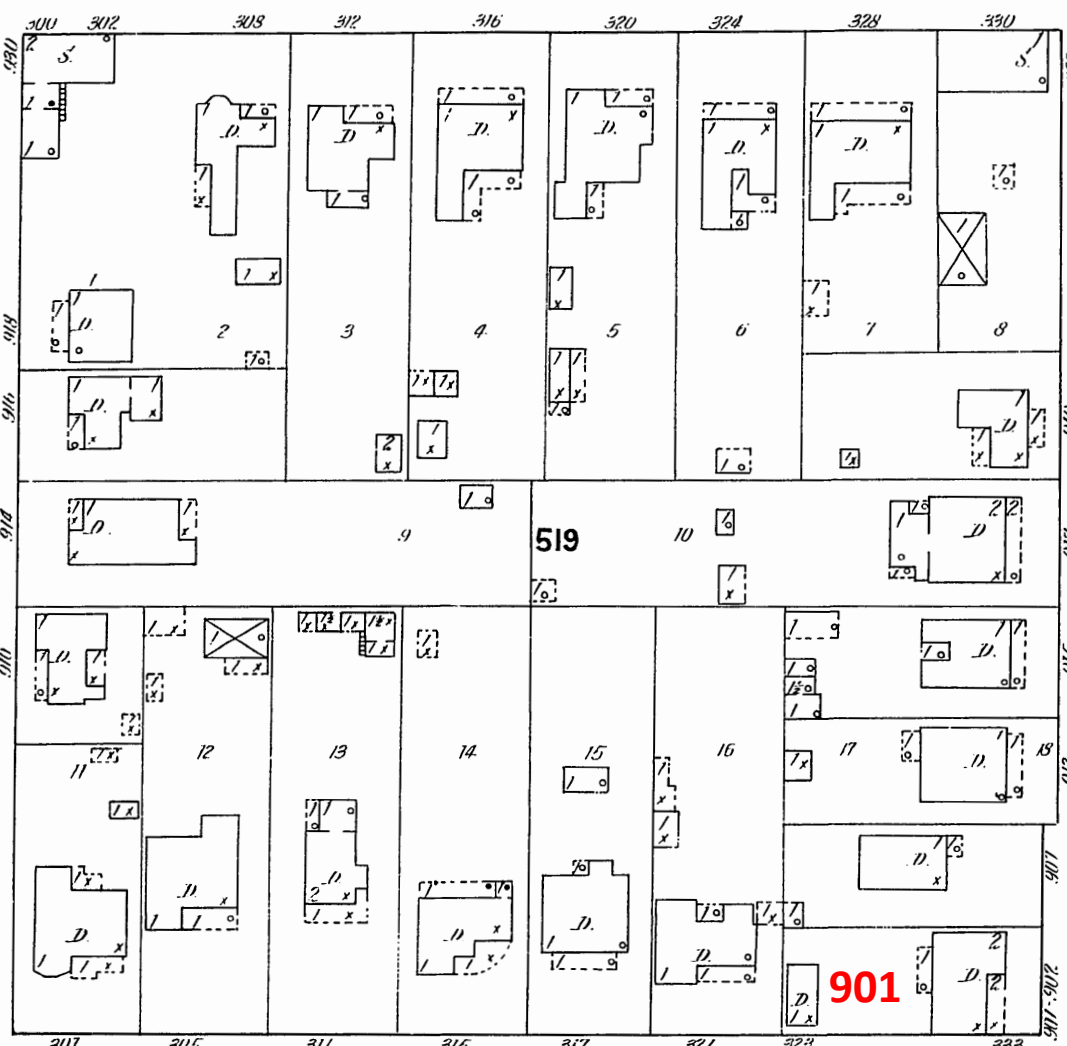
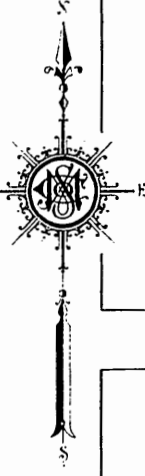
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BURLESON

Not Paved

6" W. PIPE



155

LAMAR

Not Paved

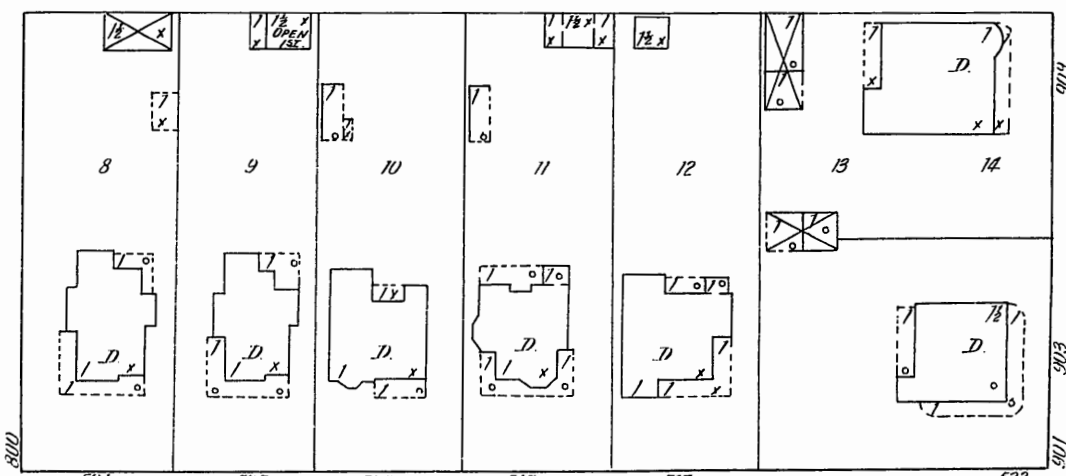
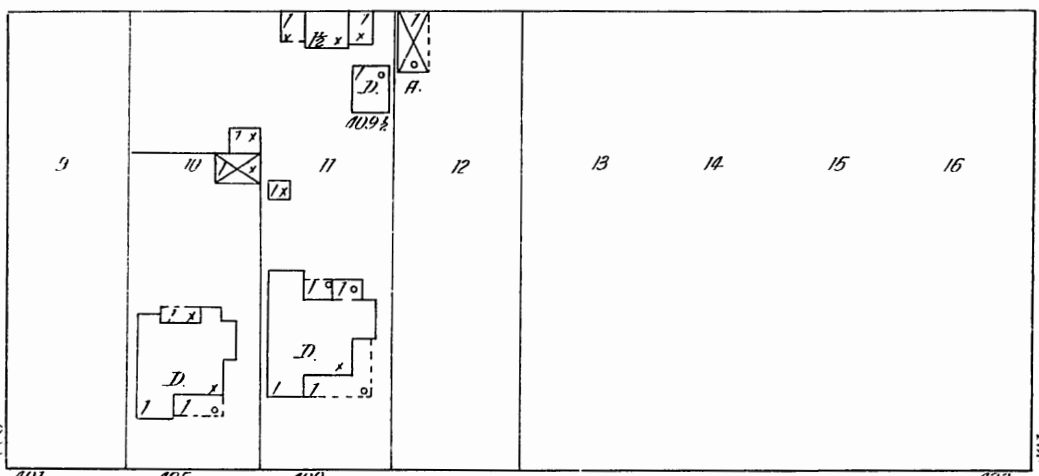
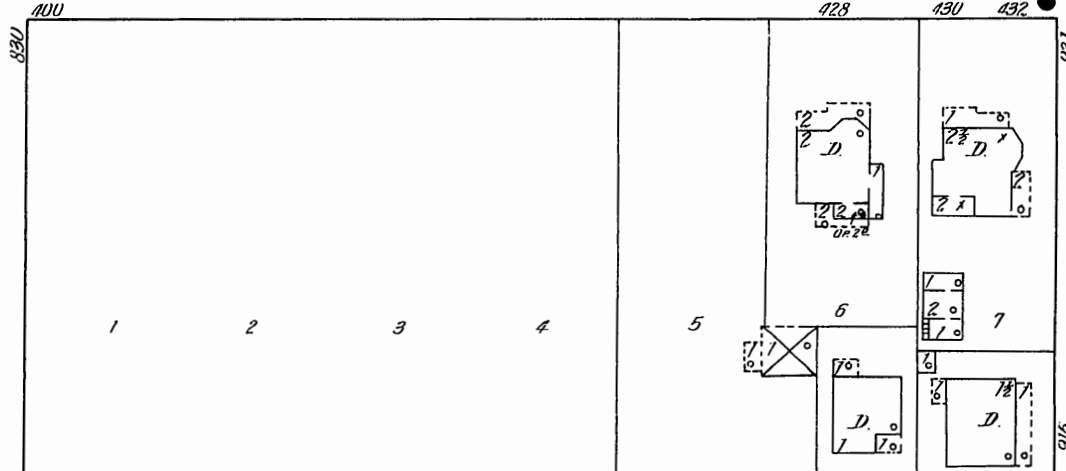
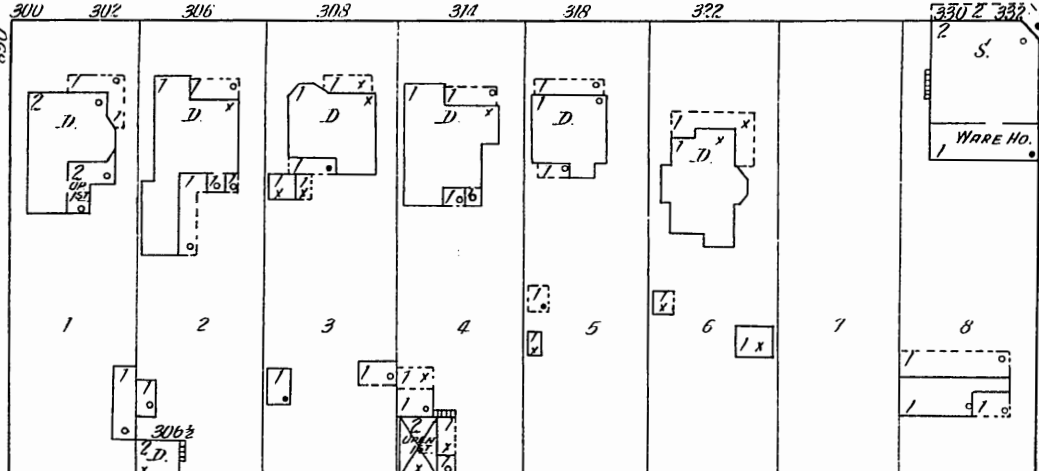
12" W. PIPE

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N. CHERRY

N. MESQUITE

N. HACKBERRY



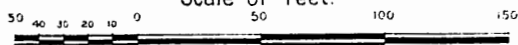
HAYS

MAGADIMIZE

4" W. PIPE

146

Scale of Feet.





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

Historic and Design Review Commission
Design Review Committee Report

DATE: August 9, 2022

HDRC Case #: 2022-400

Address: 901 N Mesquite

Meeting Location: Webex

APPLICANT: Jef Snyder

DRC Members present: Jeff Fetzer, Jimmy Cervantes, Lisa Garza (Conservation Society)

Staff Present: Edward Hall

Others present:

REQUEST: Construction of a 2-story residential structure and an attached 2-story garage structure.

COMMENTS/CONCERNS:

JS: Overview of the proposed new construction. Overview of the proposed setbacks.

JC: The oddity of the lot and Sanborn Map shows a shallow setback; no concern with a setback that is similar to what previously existed. Questions/concerns on how that impacts the area.

ALL: Discussion regarding setbacks and the appropriateness of the proposed setback.

Comments regarding the minimal setbacks of the historic structures at this intersection.

JF: Concerns that the rear structure's scale is too large for the primary structure and the lot.

Consider a reduction in scale, reduction in ridge line, consider 1.5 stories instead of 2, etc.

JG: Overall finds the design approach to be appropriate. Agrees with JF that the garage structure should be reduced in height. Study ways to reduce the overall massing of the structure.

ALL: Discussion regarding design moved to reduce massing/scale of the rear garage structure – roof form modifications, lowering of plate height, etc.

JF: The design is thoughtful

OVERALL COMMENTS:

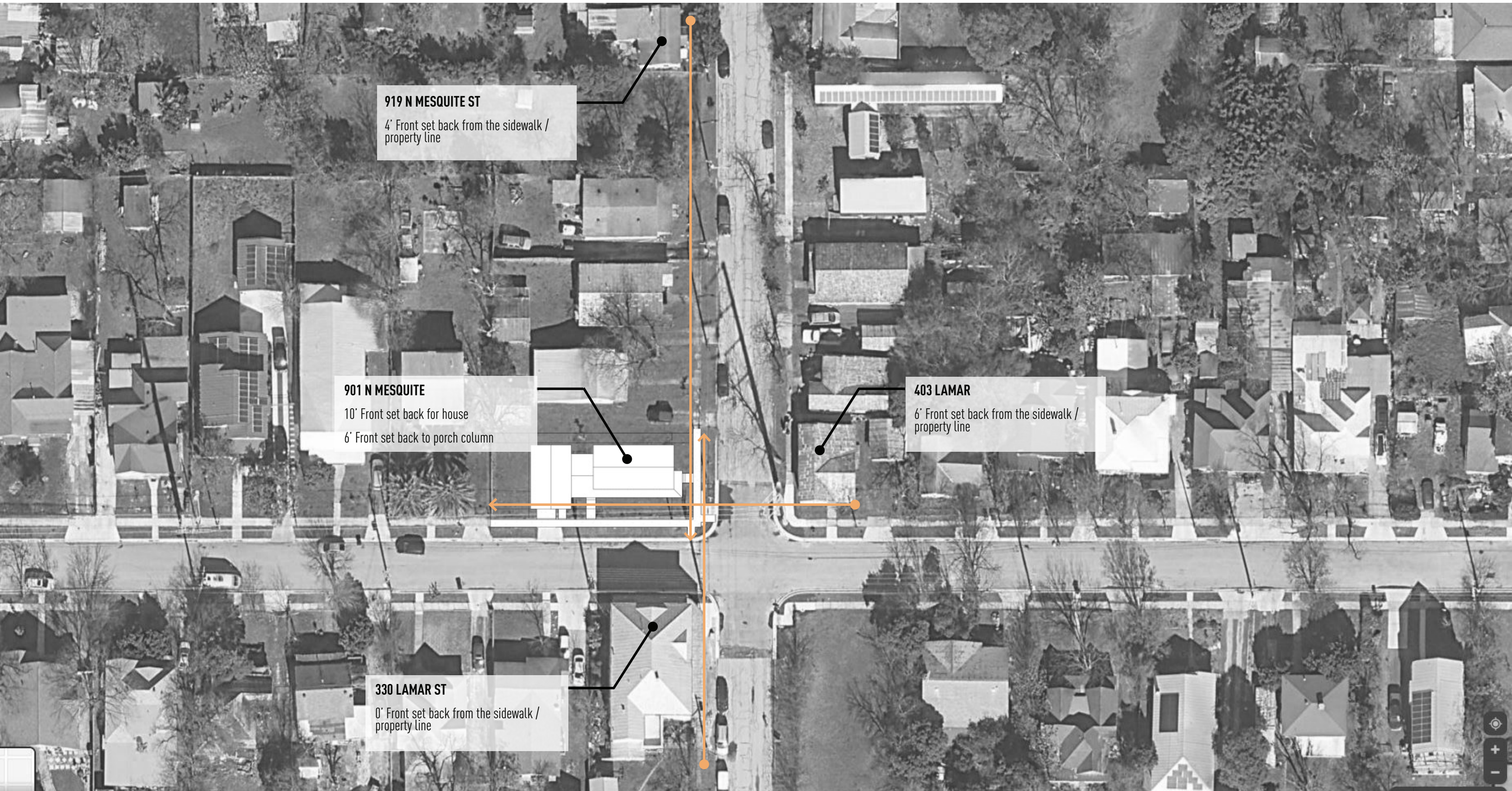
901 N MESQUITE

DIGNOWITY HILL HISTORIC DISTRICT- CONCEPT DESIGN - 20 JULY, 2022



EXISTING PHOTOS

NEIGHBORHOOD PRECEDENTS





330 LAMAR ST



- METAL ROOF
- DOUBLE HUNG WINDOWS
- CORRUGATED METAL SIDING
- GARAGE ACCESS OFF FROM THE SIDE
- SIMPLE GABLE FORMS, ORIENTED 90 DEGREES TO ONE ANOTHER



- SIMPLE GABLE FORMS
- CORRUGATED METAL SIDING
- THOUGHTFUL USE OF PORCHES

1103 N PINE ST



- METAL ROOF
- OVERHANG DETAIL
- DOUBLE HUNG WINDOWS
- REVERSE BOARD & BATTEN
- SIMPLE GABLE FORMS

814 N PINE ST



CORRUGATED METAL ROOF

SIMPLE GABLE FORMS

CORRUGATED METAL SIDING

SCREENED IN PORCH



METAL ROOF

DOUBLE HUNG WINDOWS

REVERSE BOARD & BATTEN SIDING

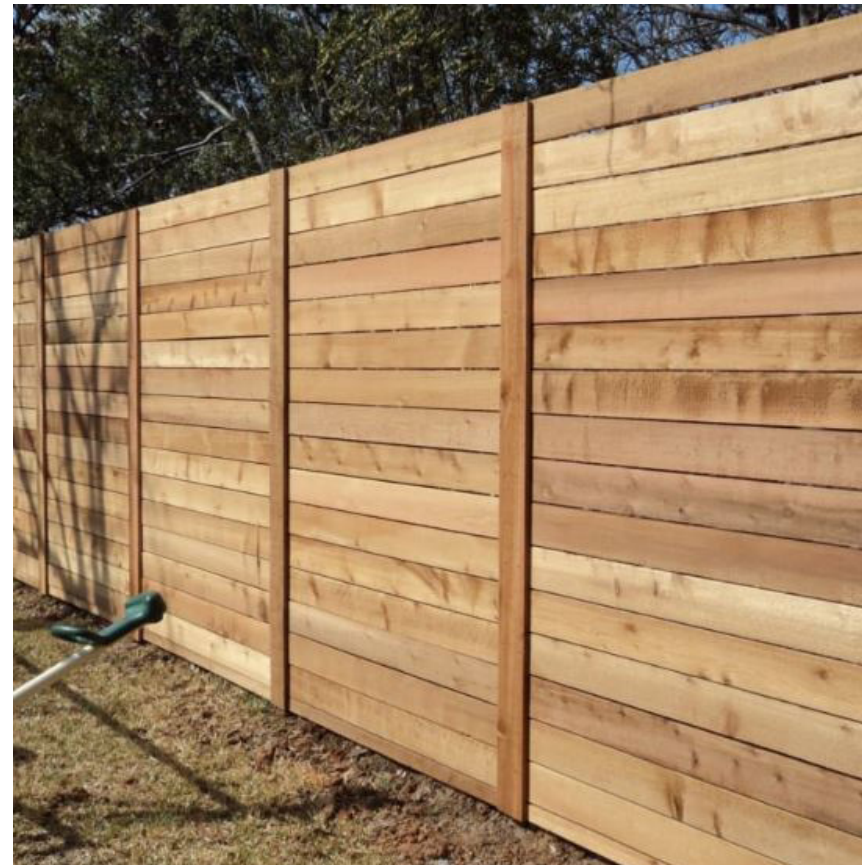
USE OF GENEROUS PORCH

HORIZONTAL CEDAR PLANK FENCING

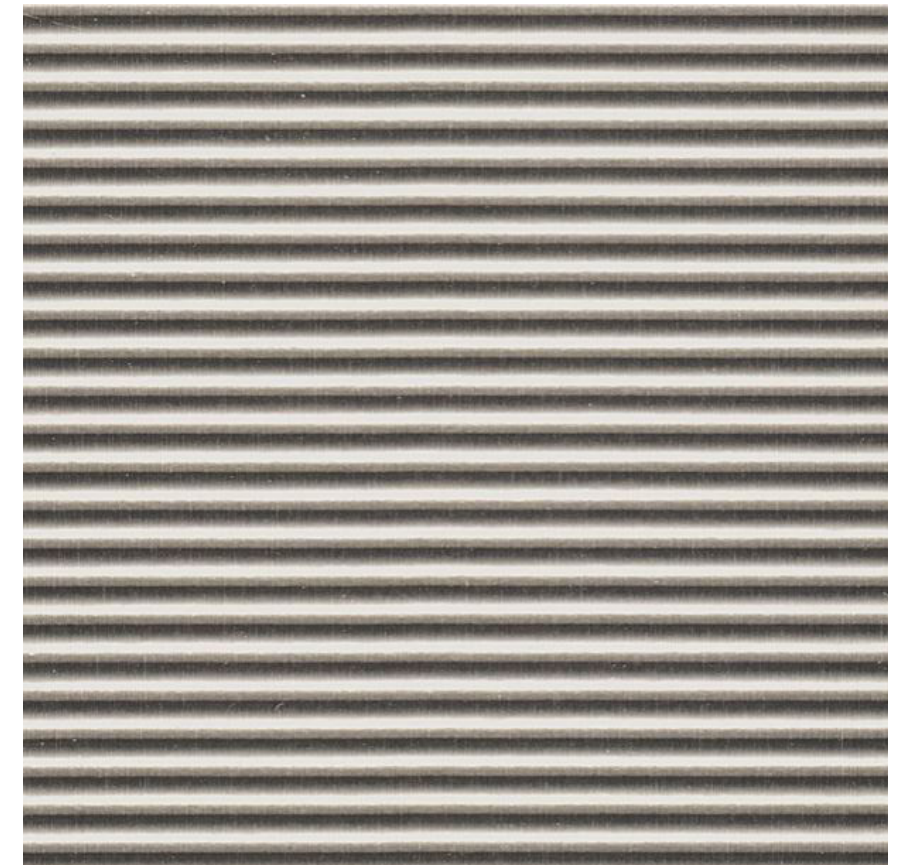
PRIMARY MATERIALS



SIDING: 8" REVERSE BOARD & BATTEN CEMENTITIOUS SIDING WITH 1/2" REVEAL; SMOOTH FINISH, NO WOOD GRAIN; PAINTED SHERWIN WILLIAMS ALABASTER



FENCING: 6" HORIZONTAL CEDAR PLANK FENCING UNFINISHED



SIDING / ROOF: 7/8" GALVALUME METAL PANEL

RENDERINGS



VIEW FROM LAMAR



VIEW FROM MESQUITE



VIEW FROM MESQUITE



VIEW FROM LAMAR



INTERIOR



INTERIOR



INTERIOR

901 N MESQUITE ST., SAN ANTONIO TX, 78202

DESIGN ASSISTANCE

JEFF SNYDER, AIA
303 W KOENIG LN APT 177 AUSTIN, TX 78758
SNYDERJEFF@GMAIL.COM

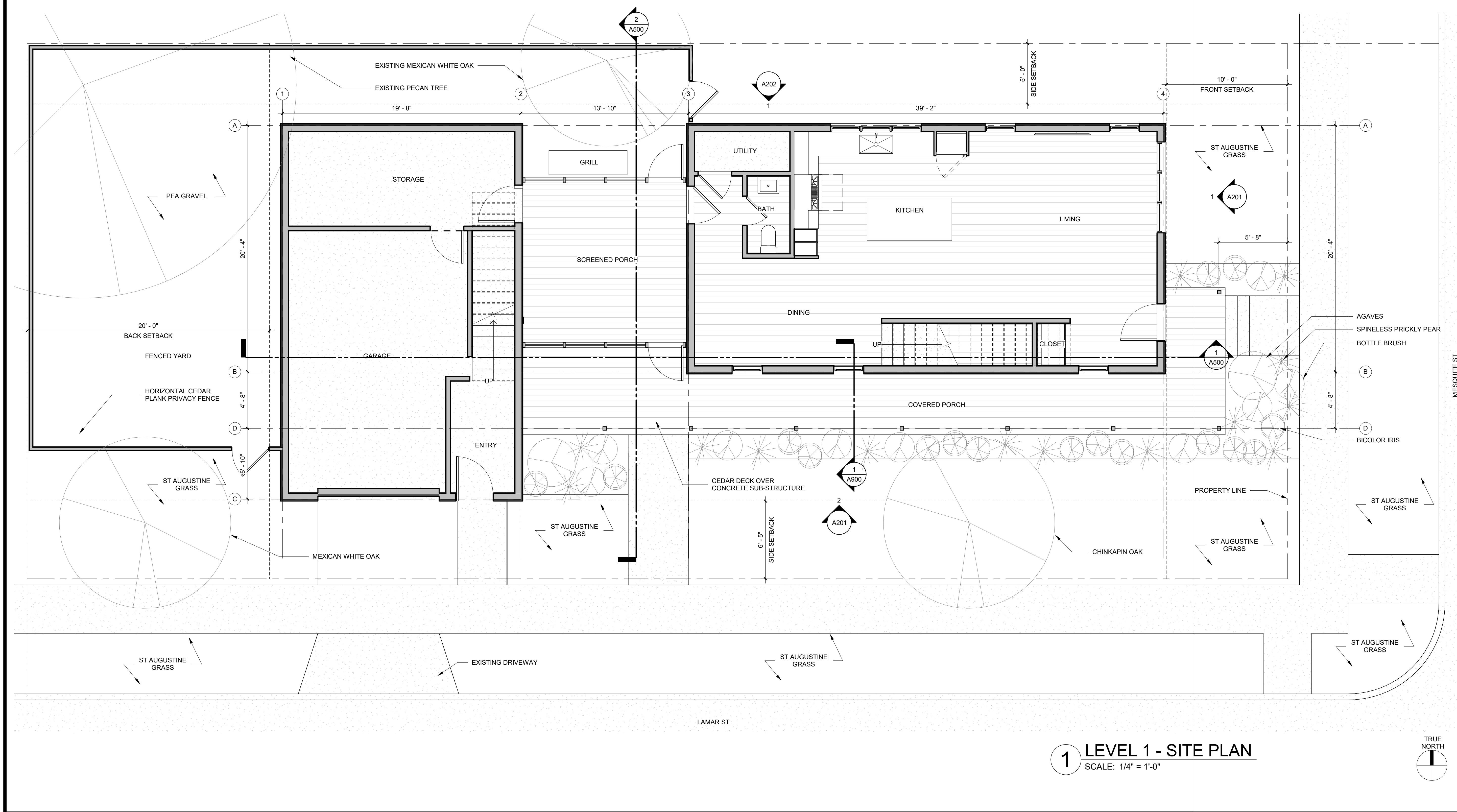
STRUCTURAL SERVICES

MILA ENGINEERING, LLC
JEFF THOMPSON, PE
424 4TH AVE #815, SEATTLE, WA 98101
JTHOMPSON@MILAENGINEERING.COM

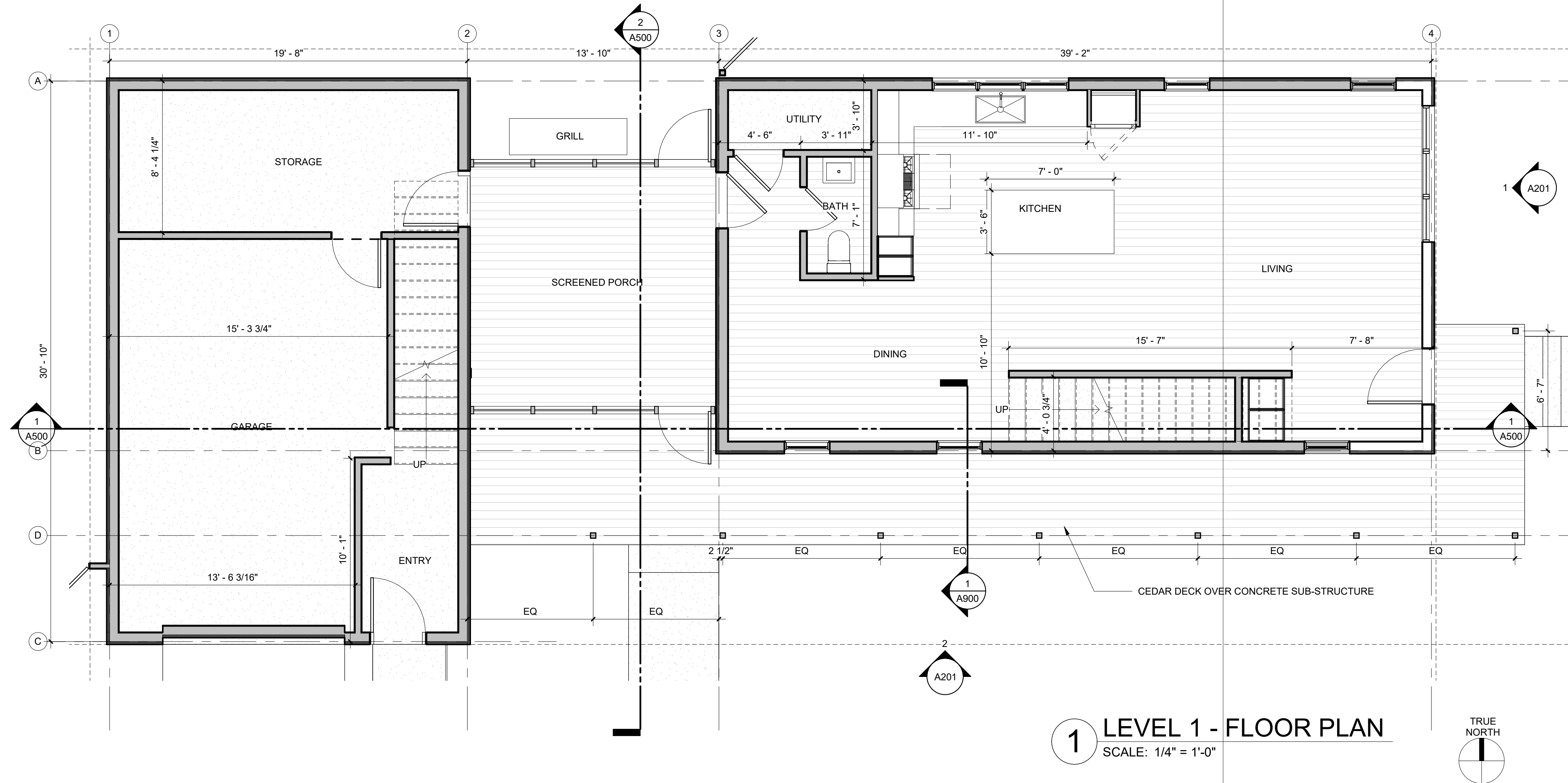
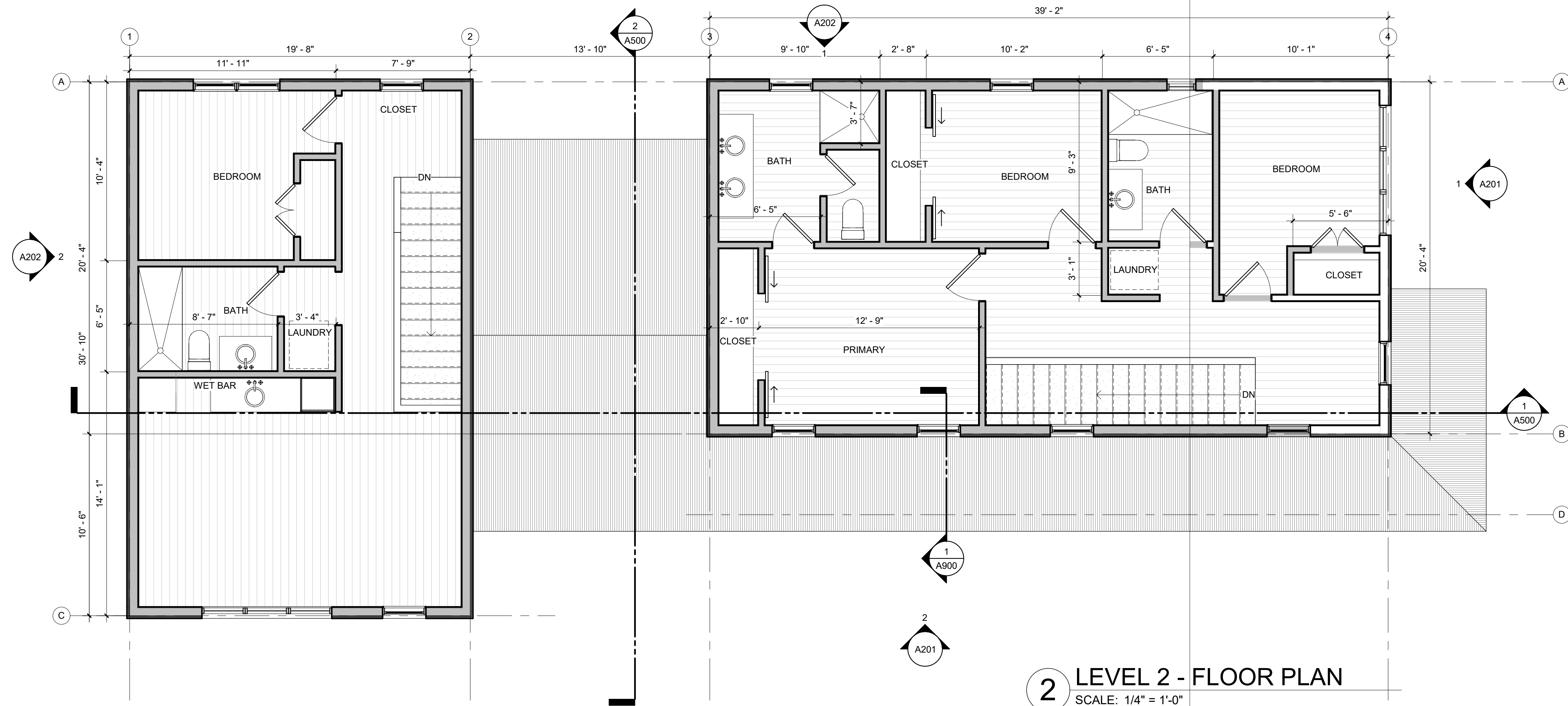
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A100

8/5/2022 4:30:37 PM



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SNYDER RESIDENCE

901 N MESQUITE ST., SAN ANTONIO TX, 78202

Issue Date

DESIGN ASSISTANCE
JEFF SNYDER, AIA
1323 W. KOENIG LN. #PT 777 AUSTIN, TX 78706
318.518.1824
JEFF@JEFFSNYDER.COM

STRUCTURAL SERVICES
MIA ENGINEERING, LLC
JEFF THOMPSON, PE, AUSTIN, TX 78701
318.518.1824
JTHOMPSON@MIAENGINEERING.COM

REVISIONS		
NO.	DATE	DESCRIPTION
1	12/16/2019	PERMIT SET

Issue Date

DESIGN ASSISTANCE

JEFF SNYDER, AIA
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JEFF@JEFFSNYDER.COM

STRUCTURAL SERVICES

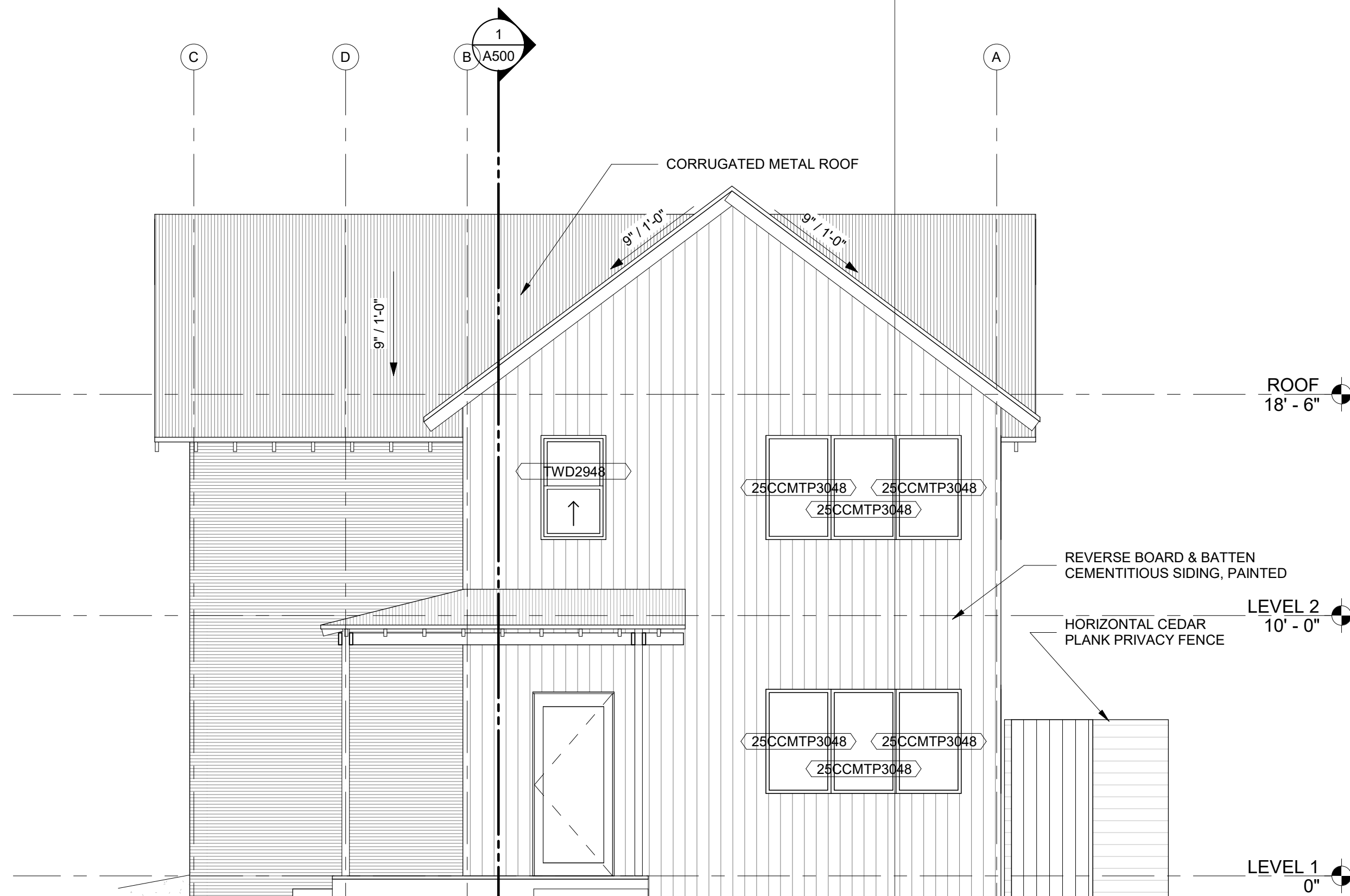
M/A ENGINEERING, LLC
JEFF THOMPSON, PE, SEATTLE, WA 98101
JTHOMPSON@MAENGINEERING.COM
206.244.7191

REVISIONS

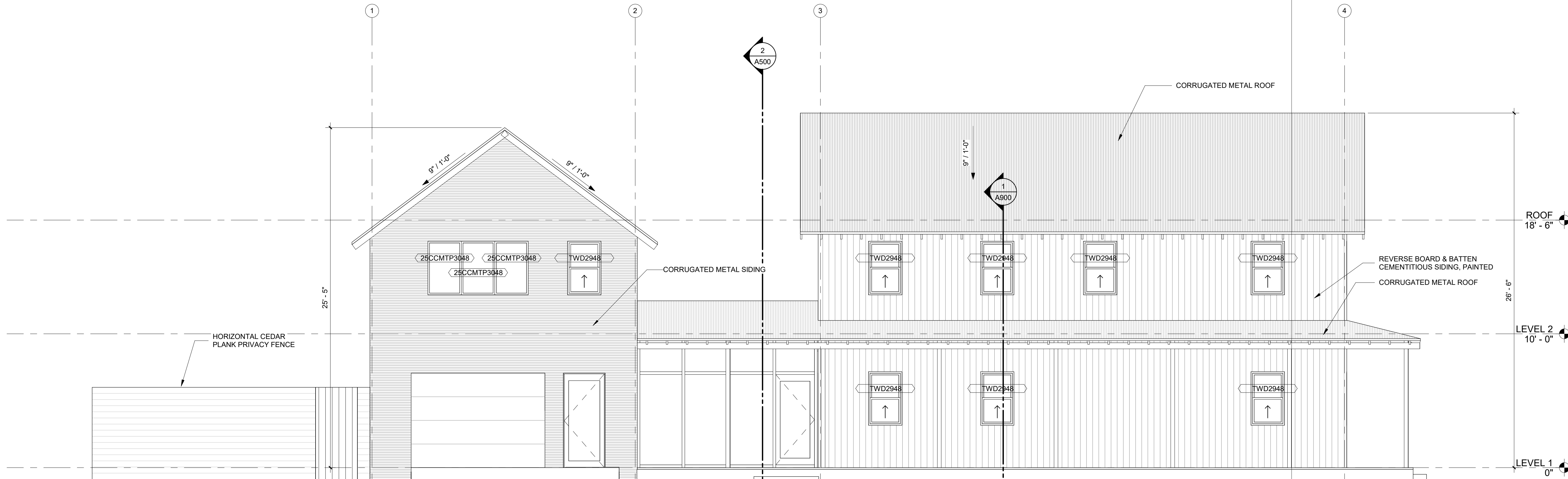
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12/16/2019	PERMIT SET	

ELEVATIONS

A201

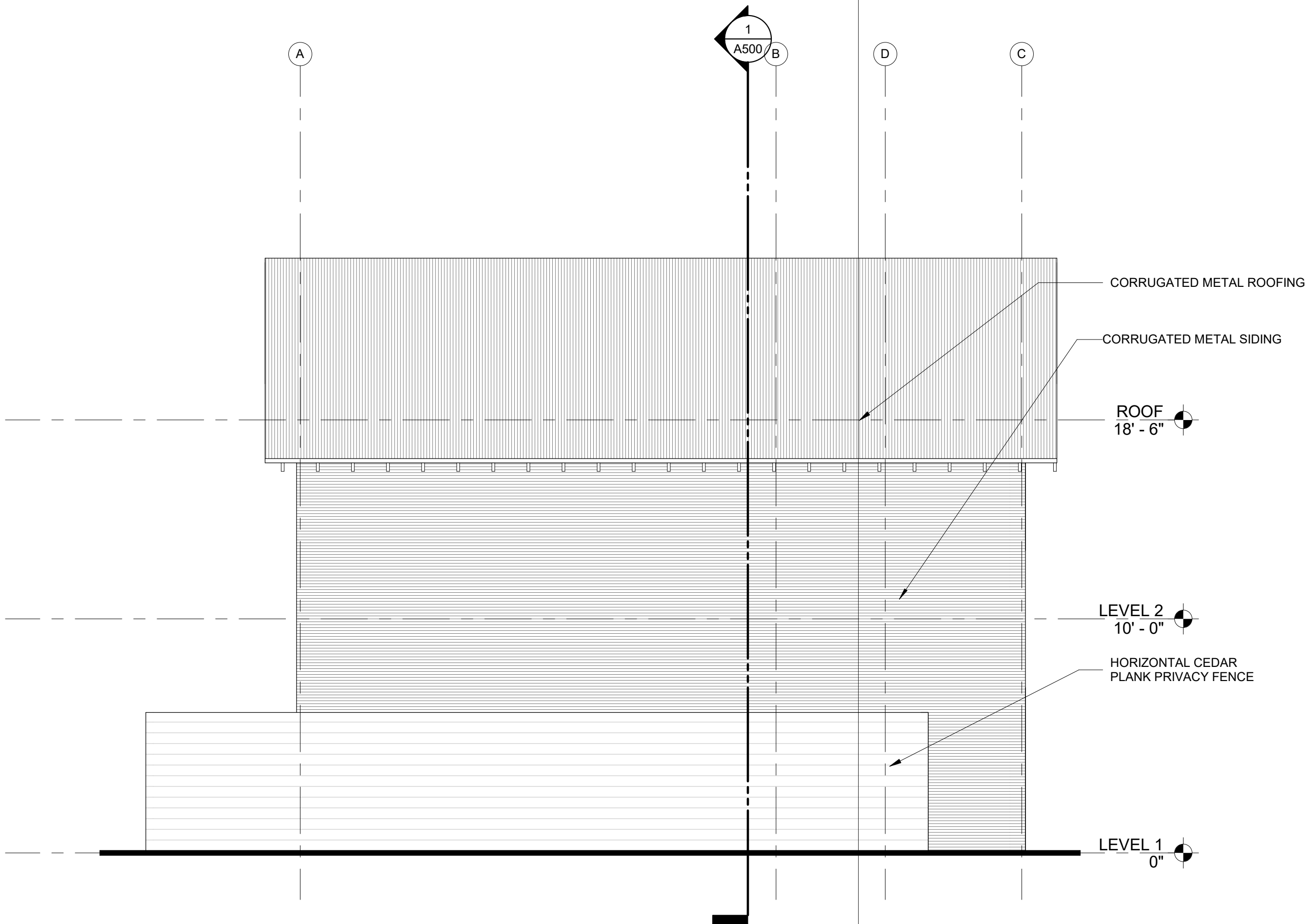
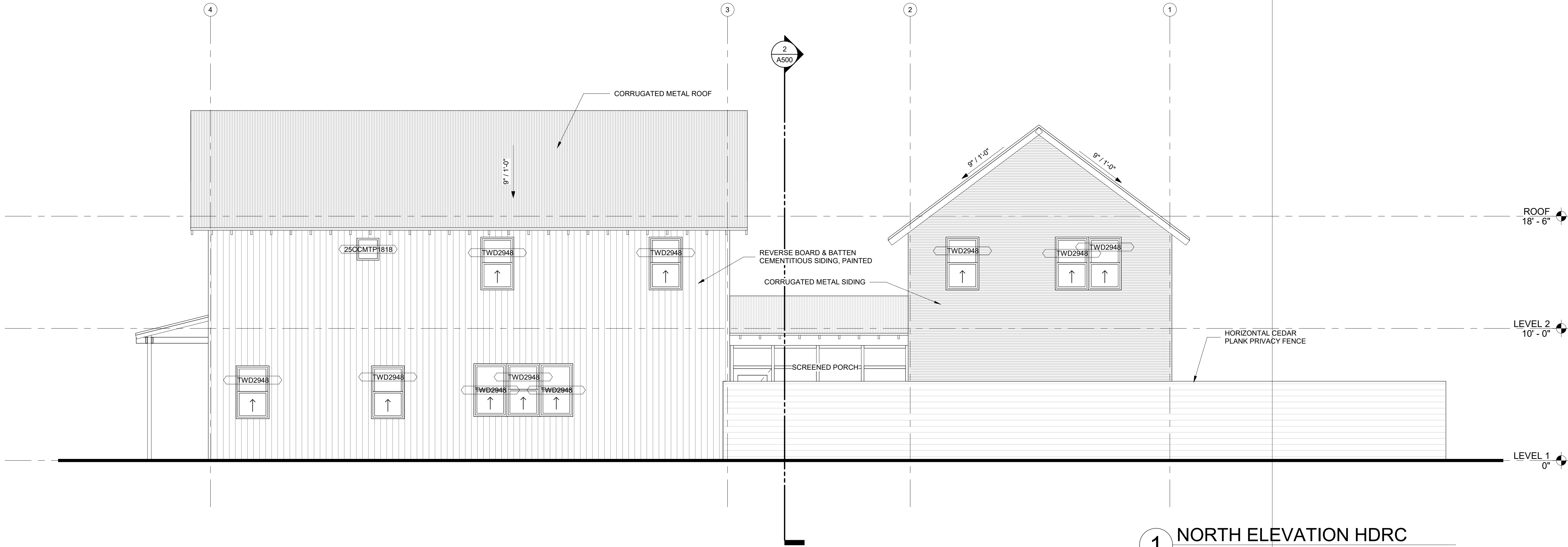


1 EAST ELEVATION HDRC
SCALE: 1/4" = 1'-0"



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

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ELEVATIONS

A202

Issue Date

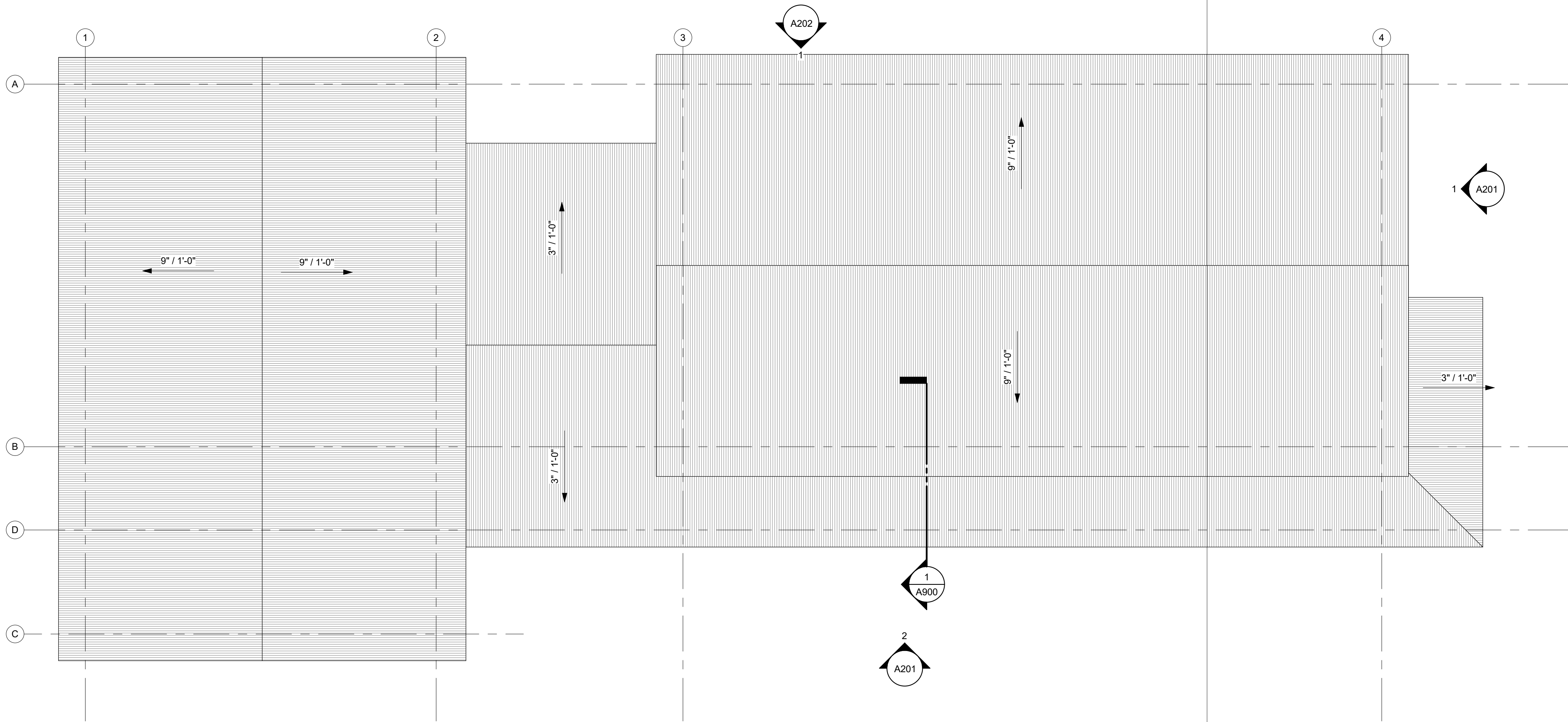
DESIGN ASSISTANCE
JEFF SNYDER, AIA
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JEFF@JEFFSNYDER.COM

STRUCTURAL SERVICES
MIA ENGINEERING, LLC
JEFF THOMPSON, PE
11111 THOMPSON, PEAKVILLE, WA 98101
JTHOMPSON@MIAENGINEERS.COM

REVISIONS		
NO.	DATE	DESCRIPTION
1	12/16/2019	PERMIT SET

SNYDER RESIDENCE
901 N MESQUITE ST., SAN ANTONIO TX, 78202

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

ROOF PLAN

A240

Issue Date

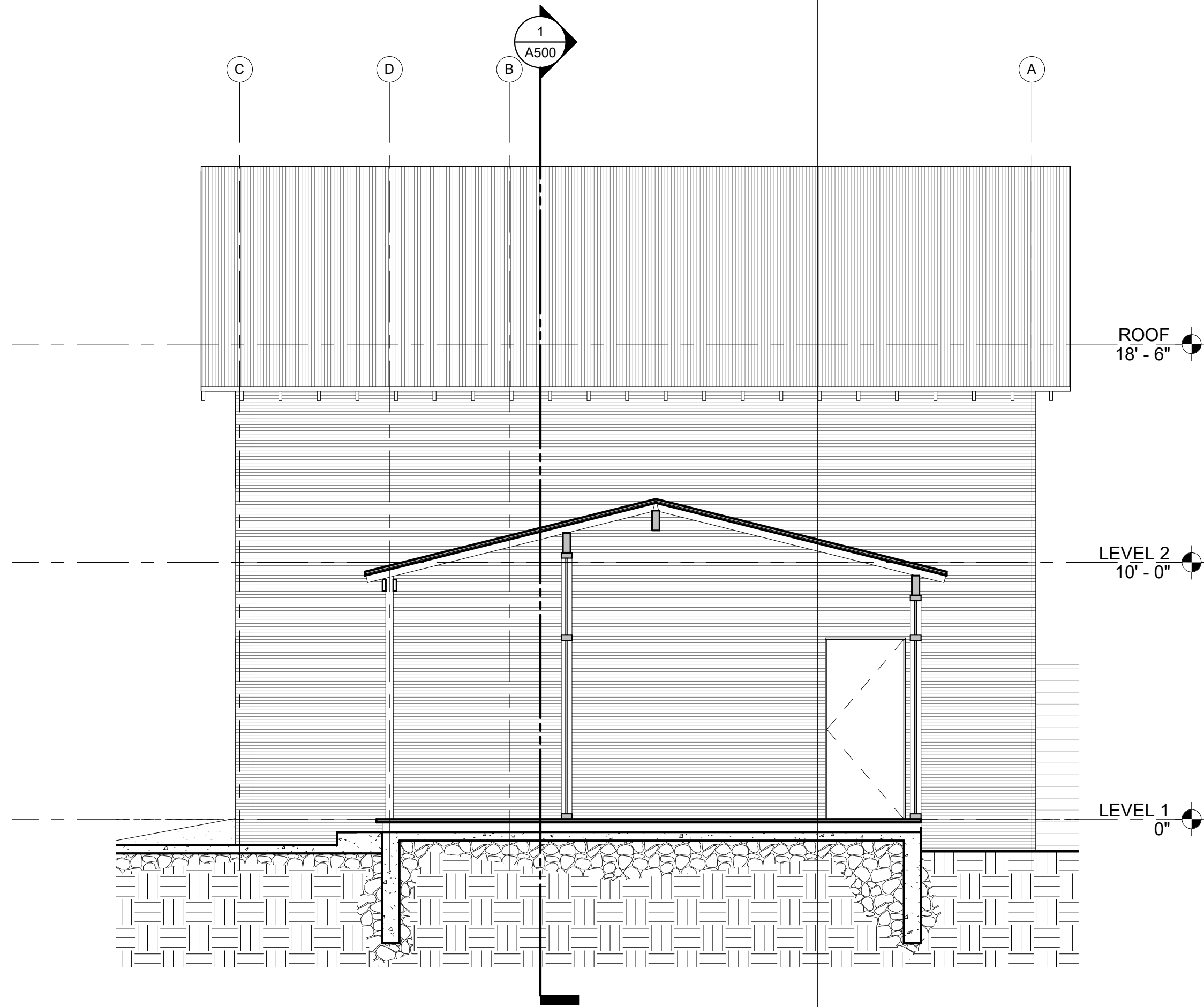
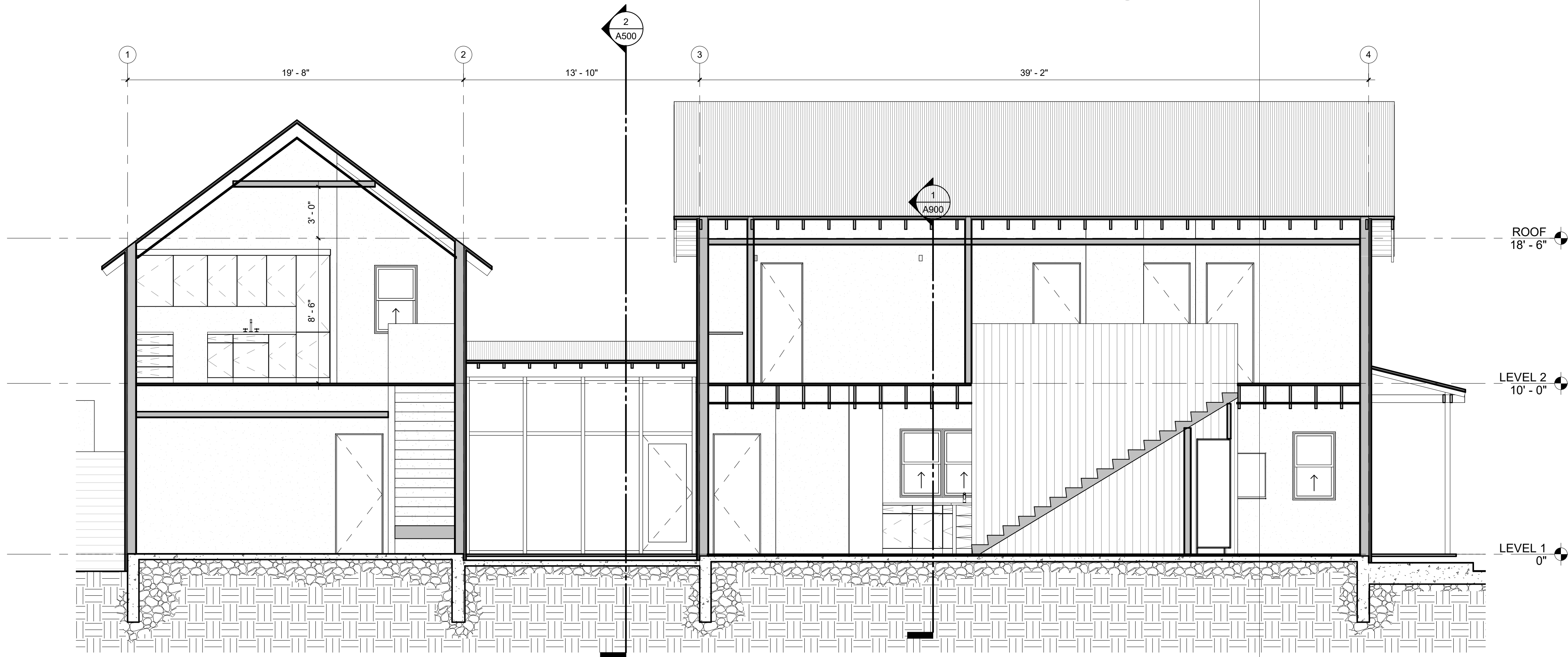
DESIGN ASSISTANCE
JEFF SNYDER, AIA
1323 W. KONGS LN. #PT 777 AUSTIN, TX 78706
JTSNYDER@GMAIL.COM
318.518.1824

STRUCTURAL SERVICES
M/A ENGINEERING, LLC
JEFF THOMPSON, PE
11000 1ST AVE. SEATTLE, WA 98101
JTHOMPSON@MAENGINEERS.COM
206.254.7191

REVISIONS		
NO.	DATE	DESCRIPTION
1	12/16/2019	PERMIT SET

SNYDER RESIDENCE
901 N MESQUITE ST., SAN ANTONIO TX, 78202

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BUILDING SECTIONS

A500

BUILDING SECTIONS

REVISIONS		
NO.	DATE	DESCRIPTION
1	12/16/2019	PERMIT SET

Issue Date

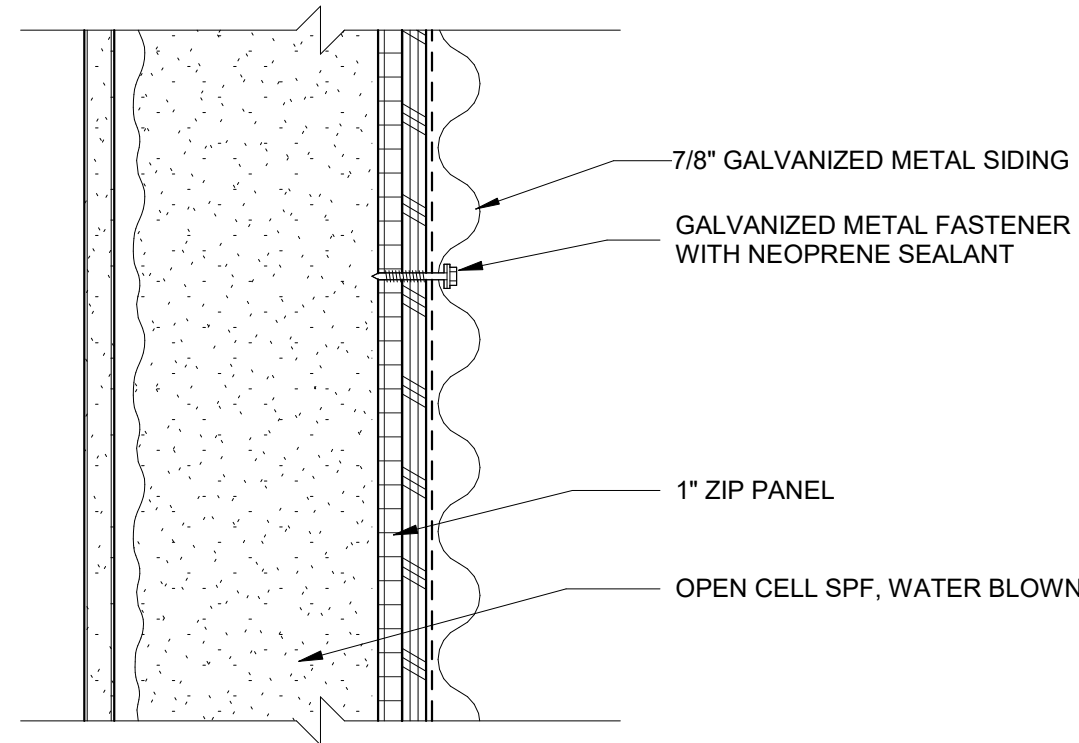
DESIGN ASSISTANCE
JEFF SNYDER, AIA
1323 W. KENNESAW BLVD., SUITE 100
SEATTLE, WA 98148
206.524.1791
jsnyder@jeffsnider.com

STRUCTURAL SERVICES
MJA ENGINEERING, LLC
JEFF THOMPSON, PE
11111 15TH AVE. N.E.
SEATTLE, WA 98151
206.524.1791
jthompson@mjaengineers.com

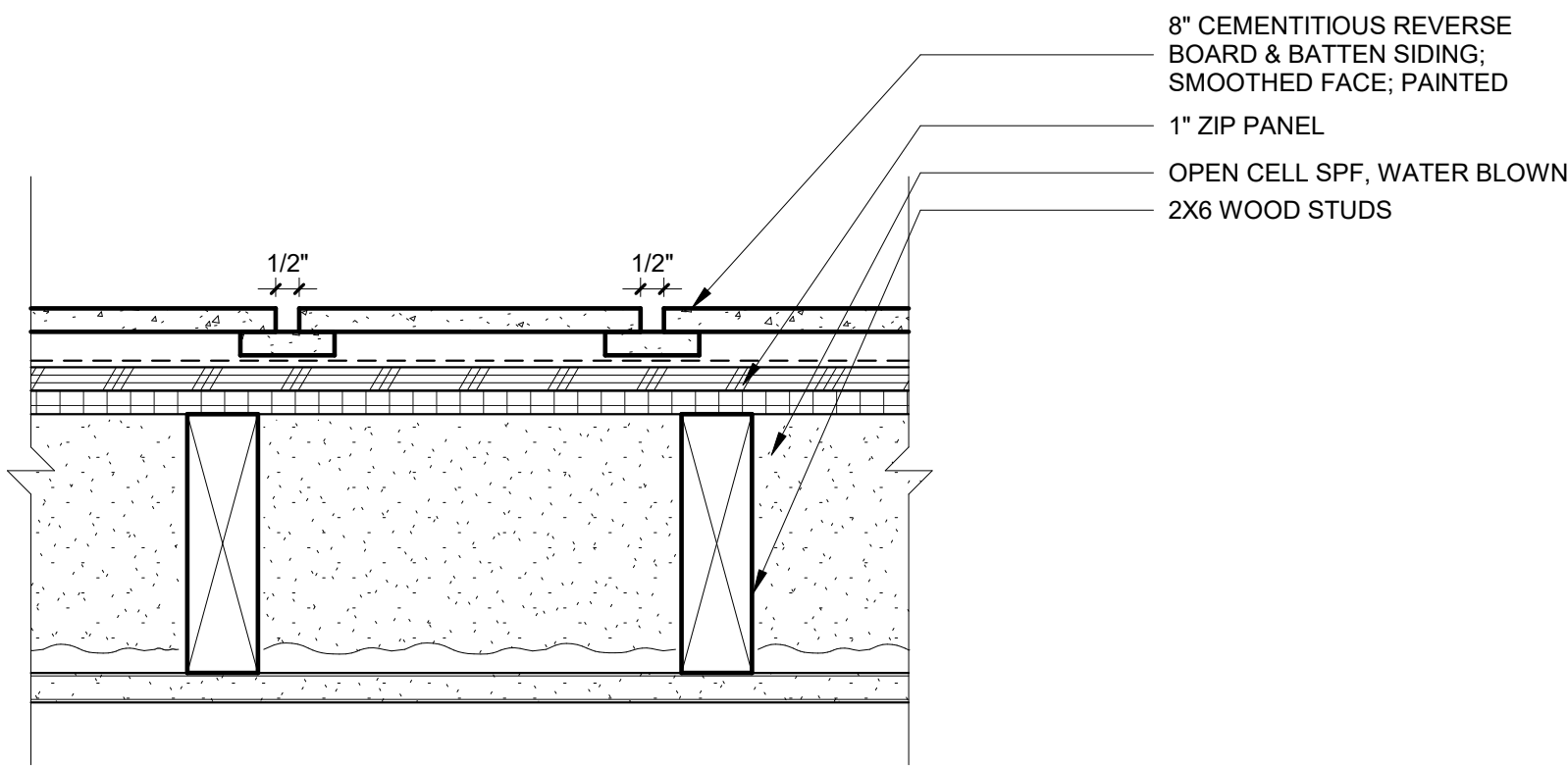
SNYDER RESIDENCE
901 N MESQUITE ST., SAN ANTONIO TX, 78202

REVISIONS		
NO.	DATE	DESCRIPTION
1	12/16/2019	PERMIT SET

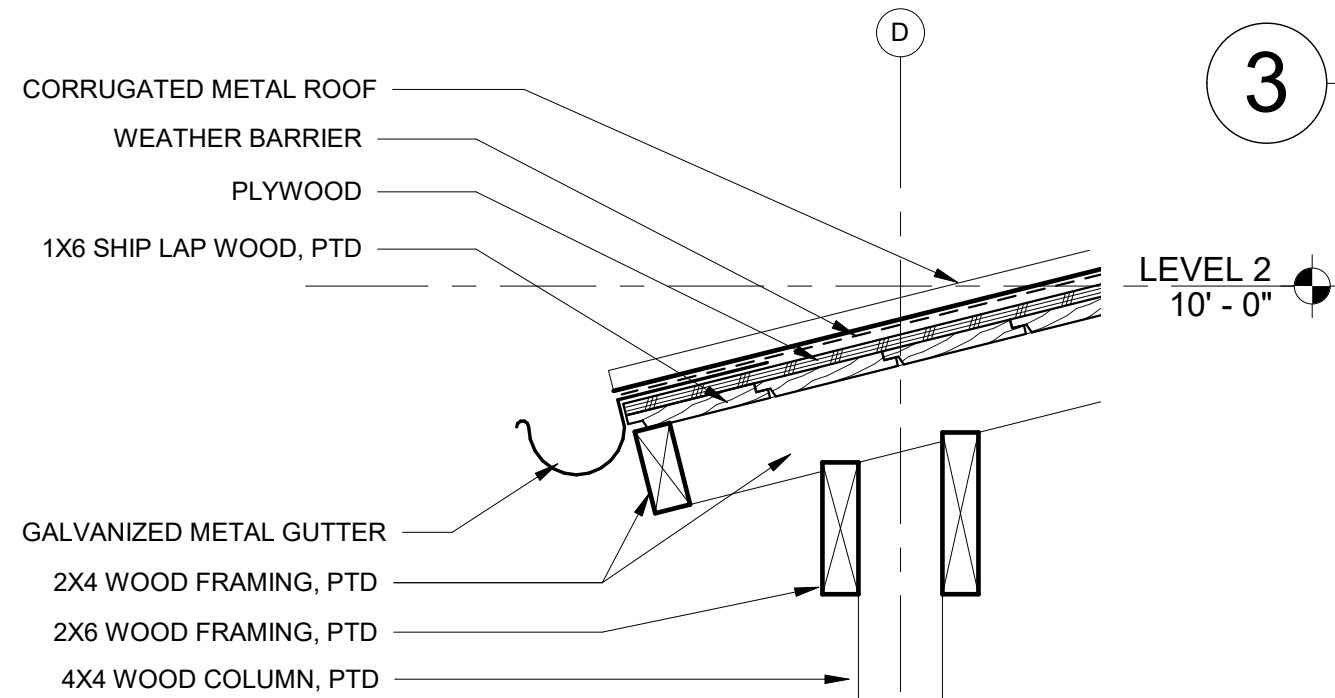
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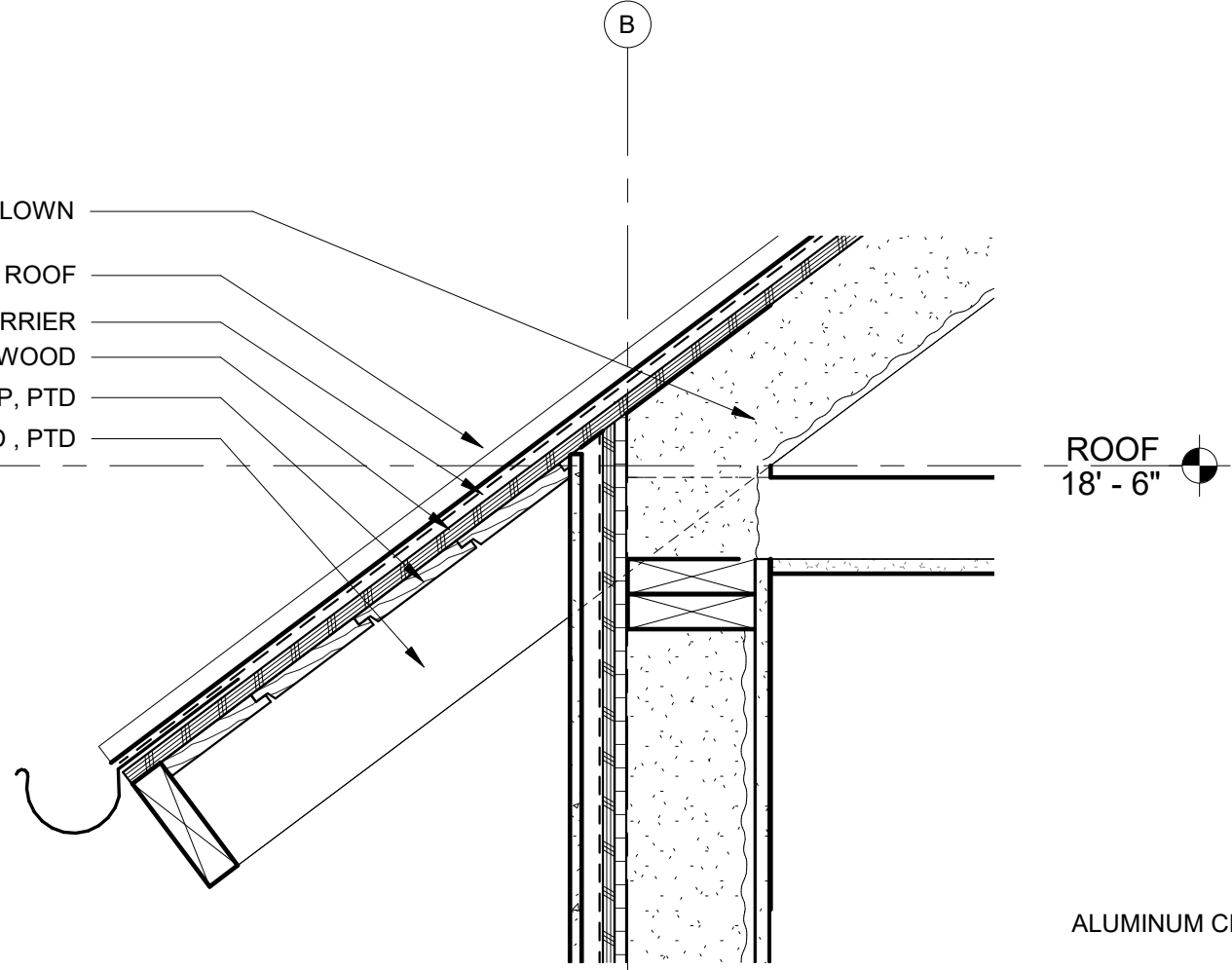
6 METAL SIDING DETAIL
SCALE: 3" = 1'-0"



4 CEM. SIDING DETAIL PLAN DETAIL
SCALE: 3" = 1'-0"

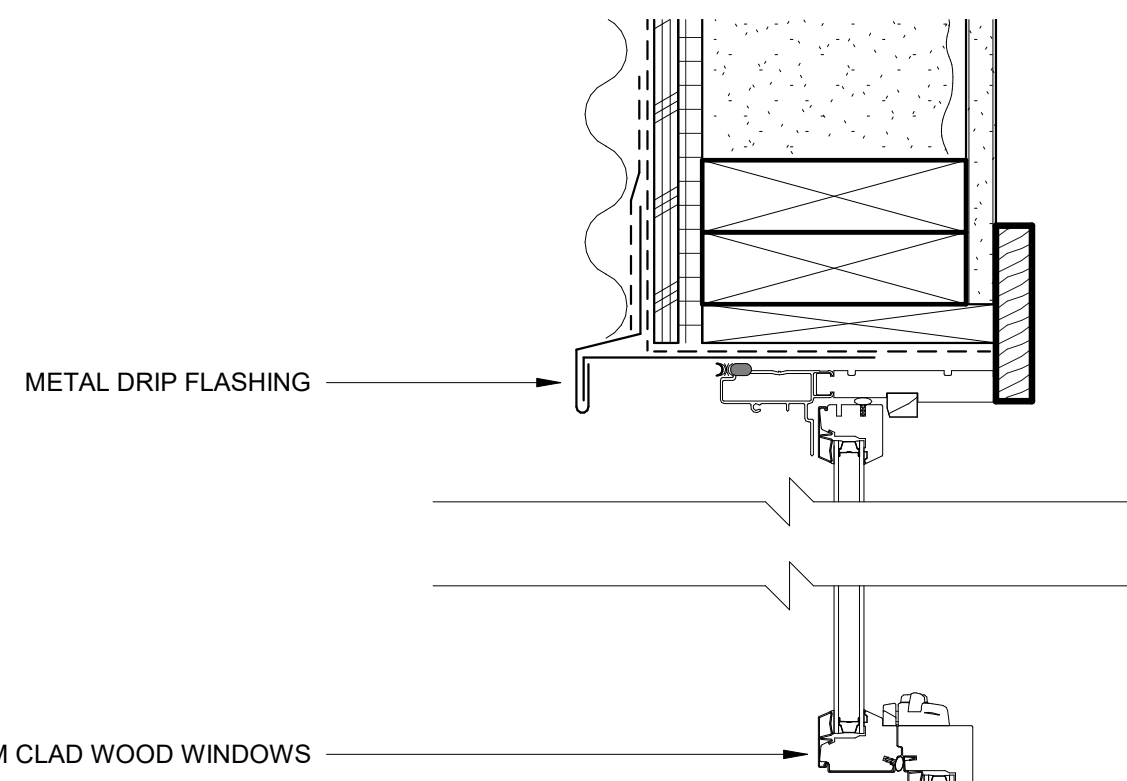


5 PORCH ROOF DETAIL
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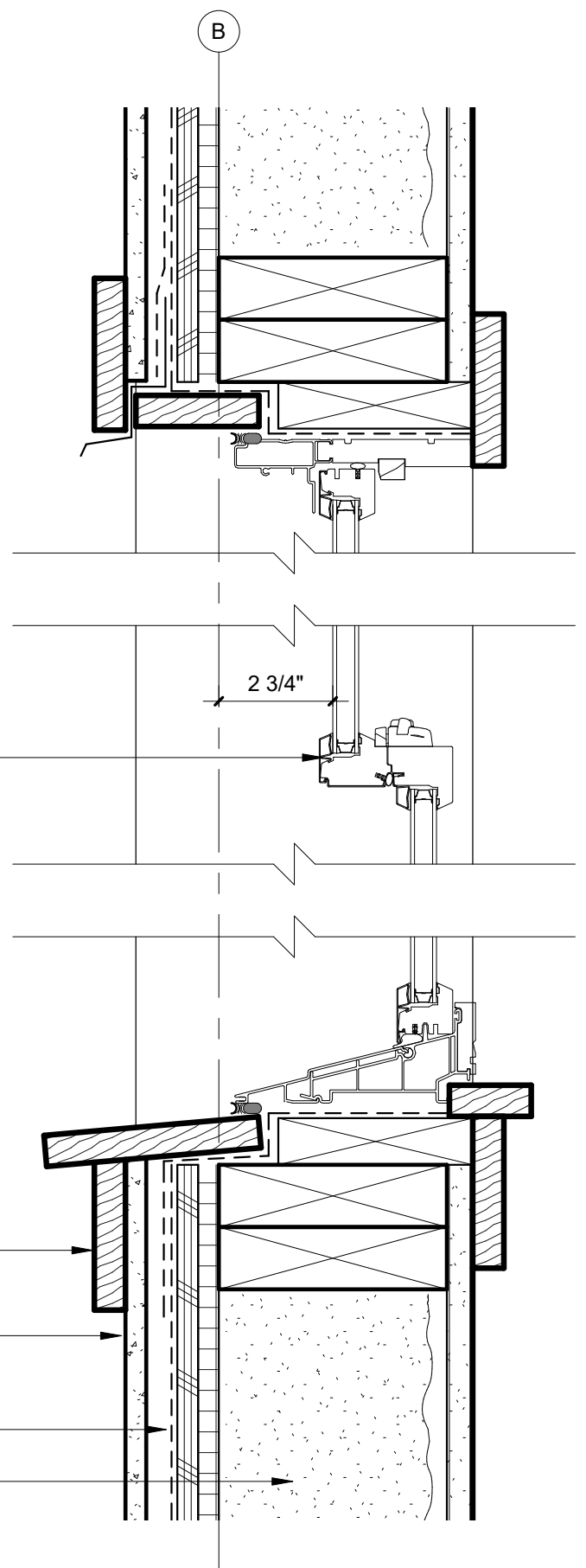
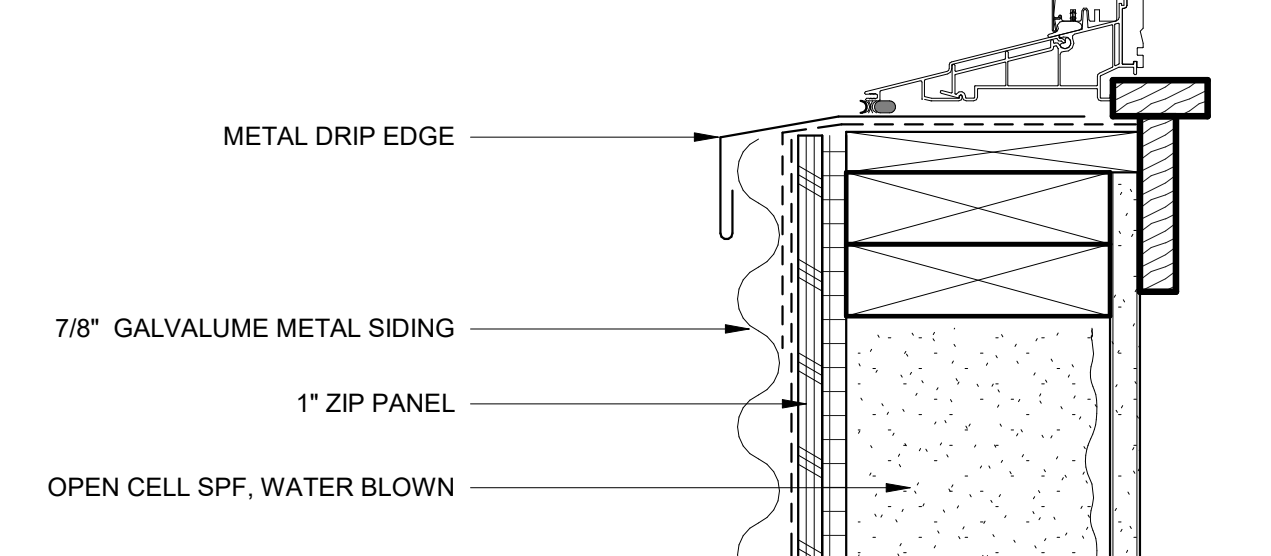


7 EAVE DETAIL
SCALE: 1 1/2" = 1'-0"

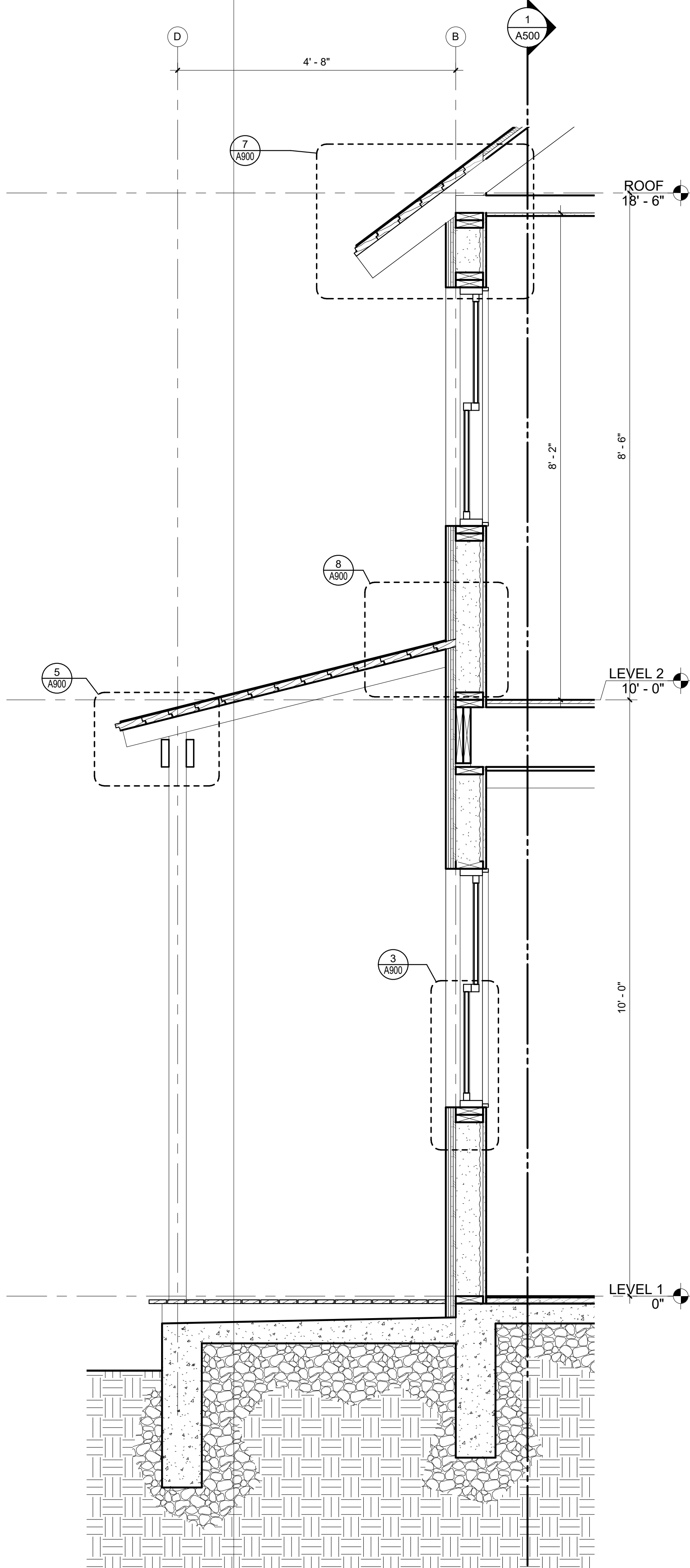
3 TYP. WINDOW DETAIL - CEM. SIDING
SCALE: 3" = 1'-0"



2 TYP. WINDOW DETAIL - METAL PANEL
SCALE: 3" = 1'-0"



1 WALL SECTION
SCALE: 3/4" = 1'-0"



901 N MESQUITE

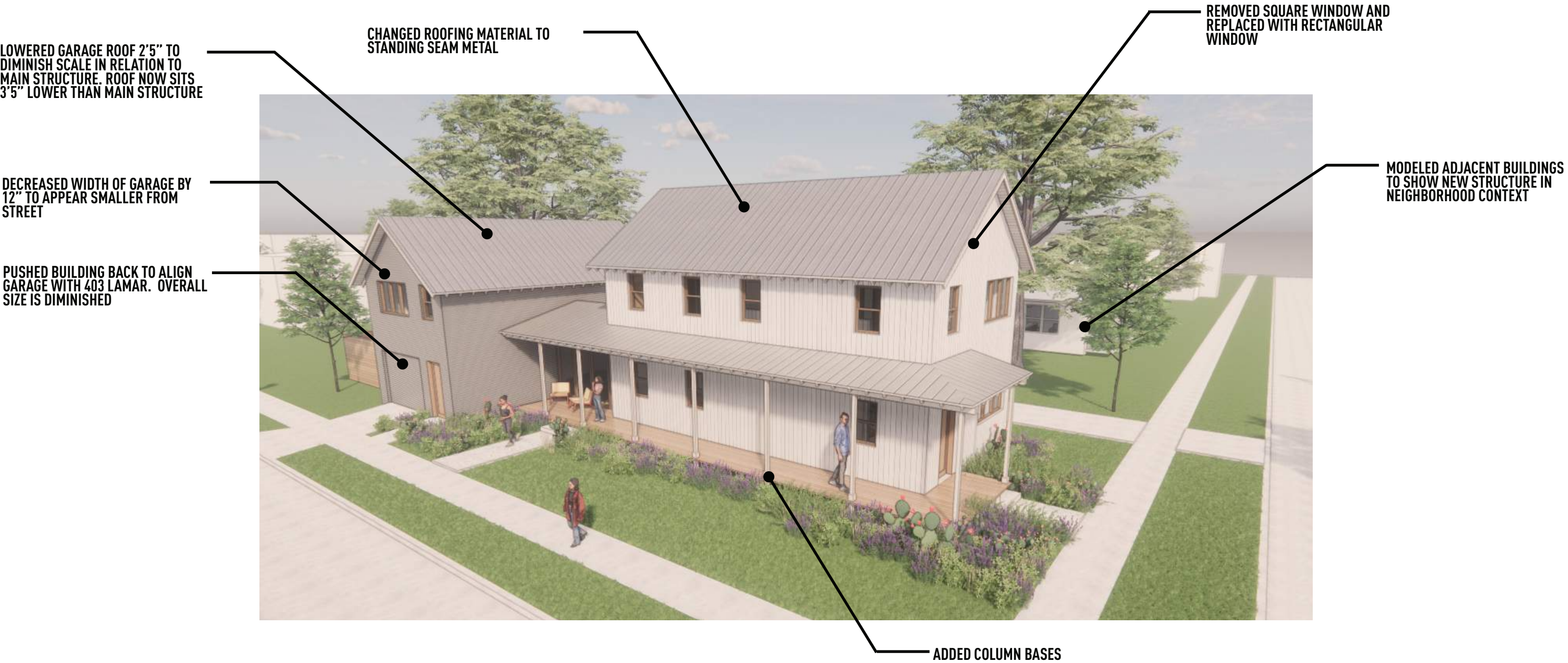
DIGNOWITY HILL HISTORIC DISTRICT- FINAL APPROVAL REQUEST - 17 AUGUST, 2022

THE FOLLOWING DOCUMENTS HAVE BEEN UPDATED TO ADDRESS COMMENTS FROM THE DESIGN REVIEW COMMITTEE AND OHP STAFF. THESE REVISIONS ARE NOT REFLECTED IN OHP STAFF'S REPORT.

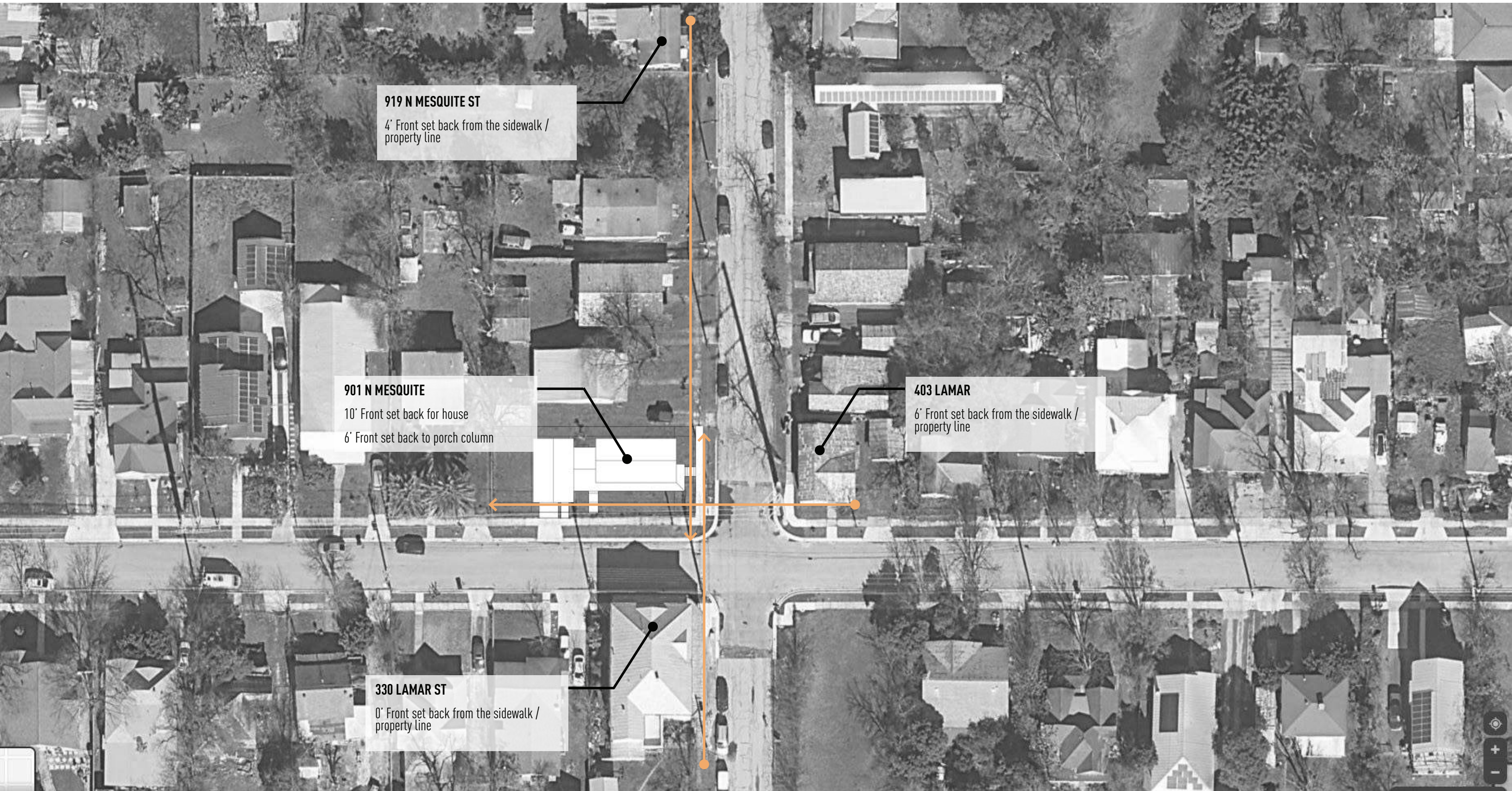


EXISTING PHOTOS

SUMMARY OF CHANGES BASED ON DRC



NEIGHBORHOOD PRECEDENTS





METAL ROOF

DOUBLE HUNG WINDOWS

SIDING COLOR & FORM

WRAP AROUND PORCH

MINIMAL STREET SET BACK



- METAL ROOF
- DOUBLE HUNG WINDOWS
- CORRUGATED METAL SIDING
- GARAGE ACCESS OFF FROM THE SIDE
- SIMPLE GABLE FORMS, ORIENTED 90 DEGREES TO ONE ANOTHER



- SIMPLE GABLE FORMS
- CORRUGATED METAL SIDING
- THOUGHTFUL USE OF PORCHES

1103 N PINE ST



- METAL ROOF
- OVERHANG DETAIL
- DOUBLE HUNG WINDOWS
- REVERSE BOARD & BATTEN
- SIMPLE GABLE FORMS

814 N PINE ST



CORRUGATED METAL ROOF

SIMPLE GABLE FORMS

CORRUGATED METAL SIDING

SCREENED IN PORCH



METAL ROOF

DOUBLE HUNG WINDOWS

REVERSE BOARD & BATTEN SIDING

USE OF GENEROUS PORCH

HORIZONTAL CEDAR PLANK FENCING

406 N PINE ST

DIGNOWITY HILL HISTORIC DISTRICT- 901 N MESQUITE ST - FINAL APPROVAL REQUEST - 17 AUGUST, 2022

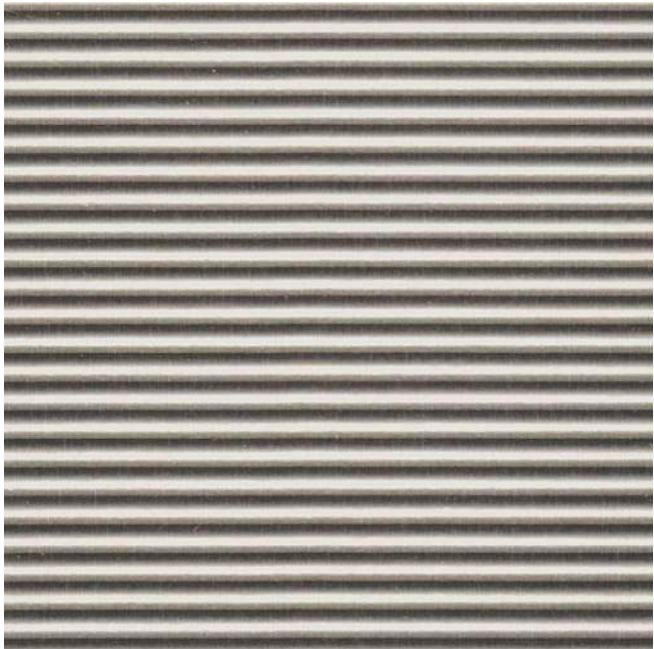
PRIMARY MATERIALS



SIDING: 8" REVERSE BOARD & BATTEN CEMENTITIOUS SIDING WITH 1/2" REVEAL; SMOOTH FINISH, NO WOOD GRAIN; PAINTED SHERWIN WILLIAMS ALABASTER



FENCING: 6" HORIZONTAL CEDAR PLANK FENCING UNFINISHED



SIDING: 7/8" GALVALUME METAL PANEL



ROOFING: STANDING SEAM METAL ROOF 18" WIDE, 1" HIGH SEAMS, LOW PROFILE CAP

RENDERINGS



AERIAL

DIGNOWITY HILL HISTORIC DISTRICT- 901 N MESQUITE ST - FINAL APPROVAL REQUEST - 17 AUGUST, 2022



VIEW FROM LAMAR



VIEW FROM MESQUITE



VIEW FROM LAMAR



VIEW FROM LAMAR



VIEW FROM LAMAR

DIGNOWITY HILL HISTORIC DISTRICT- 901 N MESQUITE ST - FINAL APPROVAL REQUEST - 17 AUGUST, 2022



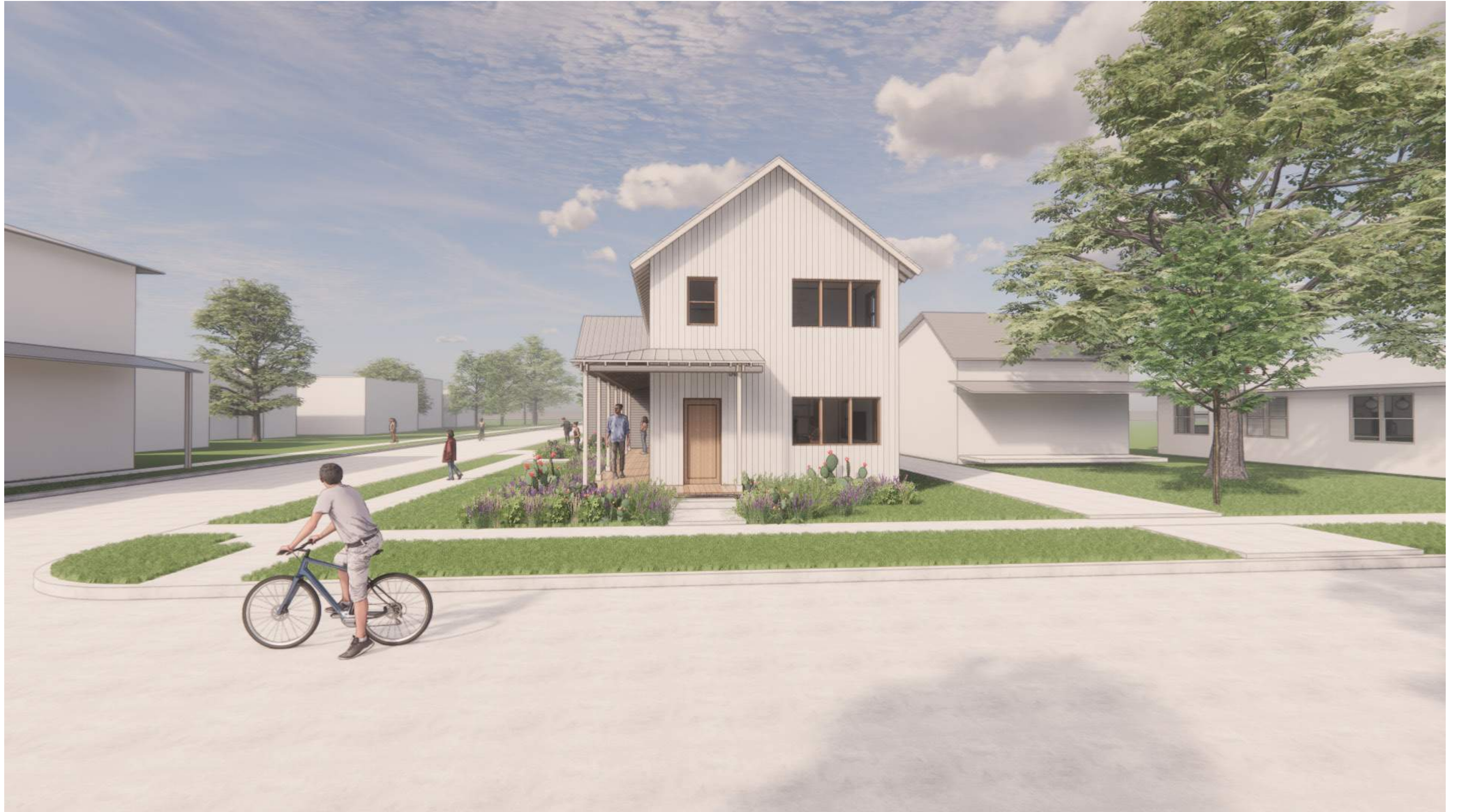
VIEW FROM LAMAR

DIGNOWITY HILL HISTORIC DISTRICT- 901 N MESQUITE ST - FINAL APPROVAL REQUEST - 17 AUGUST, 2022



VIEW FROM LAMAR

DIGNOWITY HILL HISTORIC DISTRICT- 901 N MESQUITE ST - FINAL APPROVAL REQUEST - 17 AUGUST, 2022

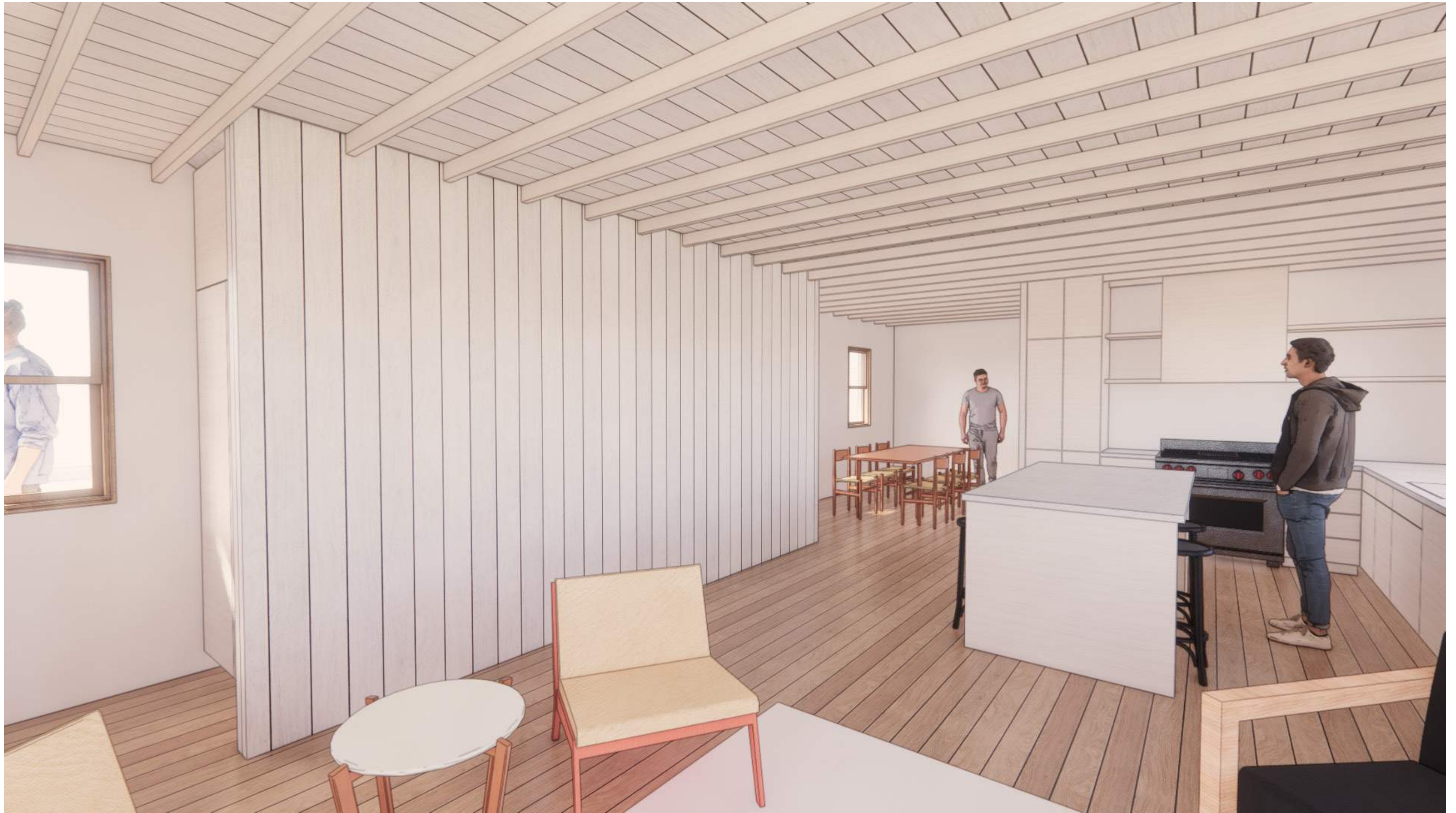


VIEW FROM MESQUITE

DIGNOWITY HILL HISTORIC DISTRICT- 901 N MESQUITE ST - FINAL APPROVAL REQUEST - 17 AUGUST, 2022



INTERIOR



INTERIOR



INTERIOR

901 N MESQUITE ST., SAN ANTONIO TX, 78202

DESIGN ASSISTANCE

JEF SNYDER, AIA
1303 W KOENIG LN APT 177 AUSTIN, TX 78758
SNYDER.JEF@GMAIL.COM

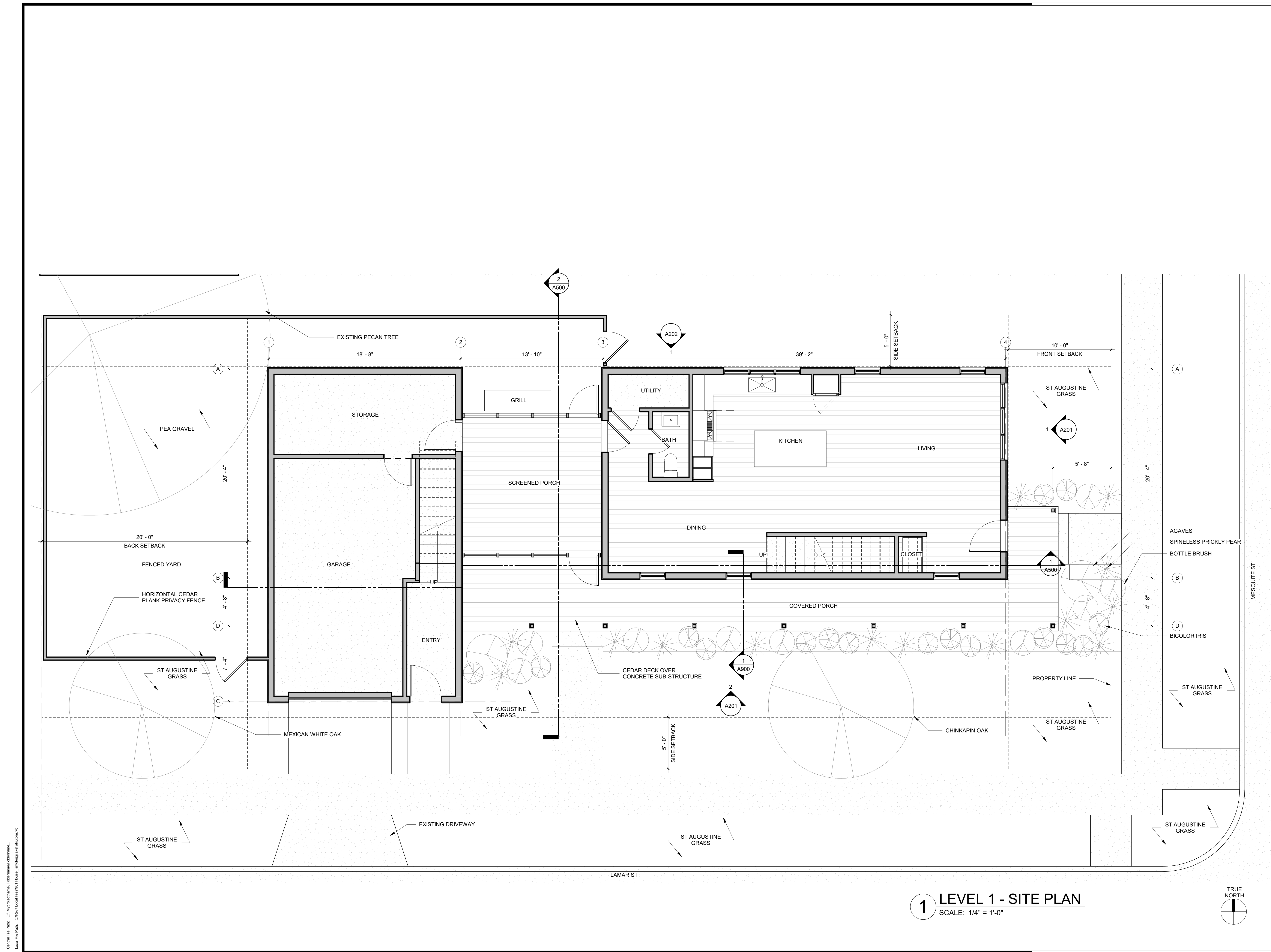
STRUCTURAL SERVICES

MLA ENGINEERING, LLC
JEFF THOMPSON, PE
1424 4TH AVE #815, SEATTLE, WA 98101
JTHOMPSON@MLAENGINEERING.COM

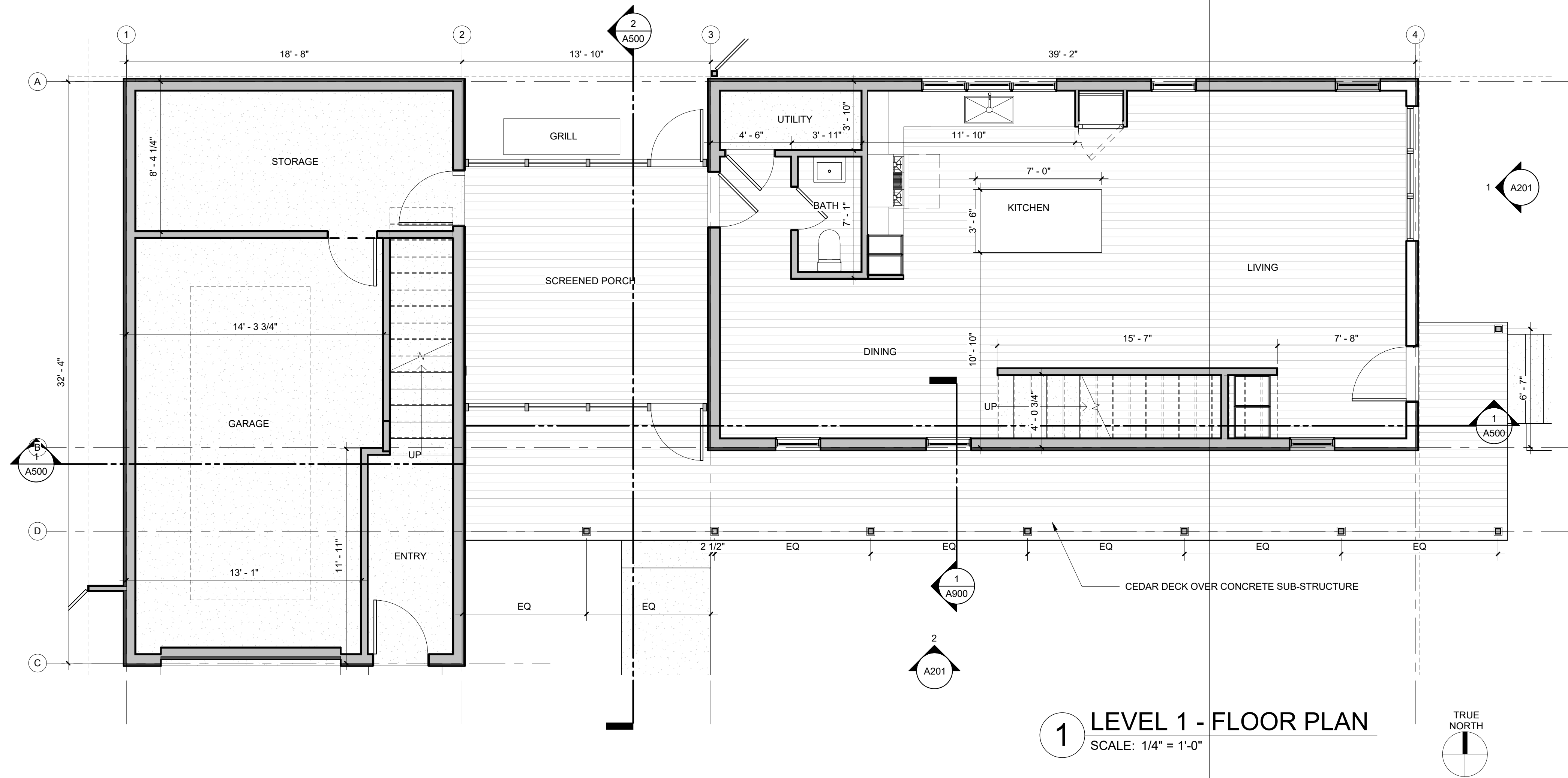
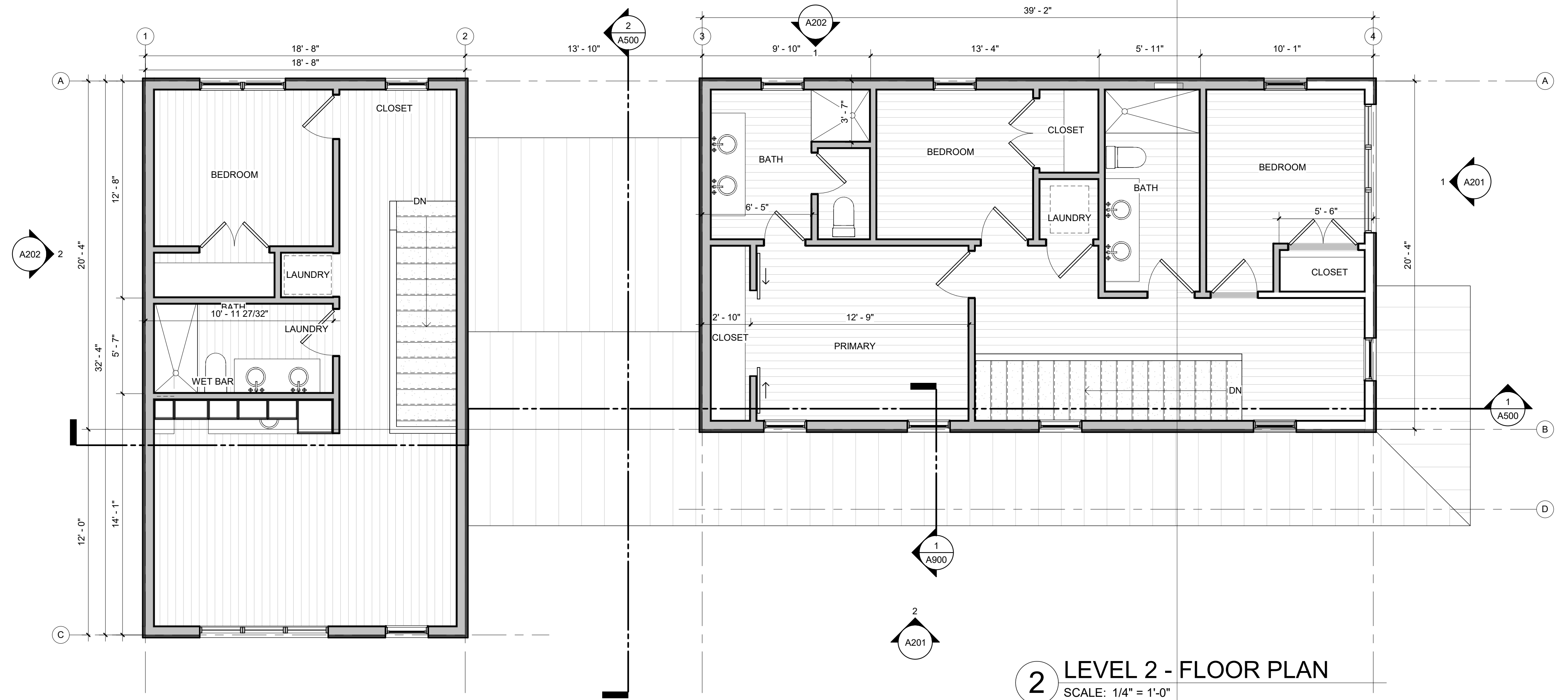
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SITE PLAN

A100



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SNYDER RESIDENCE

901 N MESQUITE ST., SAN ANTONIO TX, 78202

Issue Date

DESIGN ASSISTANCE
JEFF SNYDER, AIA
1323 W. KENNEDY BLVD., SUITE 100
AUSTIN, TX 78705
318.518.1824
jsnyder@jstarchitect.com

STRUCTURAL SERVICES
MJA ENGINEERING, LLC
JEFF THOMPSON, PE, AIA, LEED AP
11111 RICHMOND AVE., SUITE 100
HOUSTON, TX 77042
281.244.7191
jthompson@mjaengineering.com

REVISIONS		
NO.	DATE	DESCRIPTION
1	12/16/2019	PERMIT SET

901 N MESQUITE ST., SAN ANTONIO TX, 78202

DESIGN ASSISTANCE

JEF SNYDER, AIA
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STRUCTURAL SERVICES

STRUCTURAL SERVICES
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JEFF THOMPSON, PE
4424 4TH AVE #815, SEATTLE, WA 98101
JEFFTHOMPSON@MLAENGINEERING.COM
206.204.7400

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A202

8/11/2022 9:54:54 AM



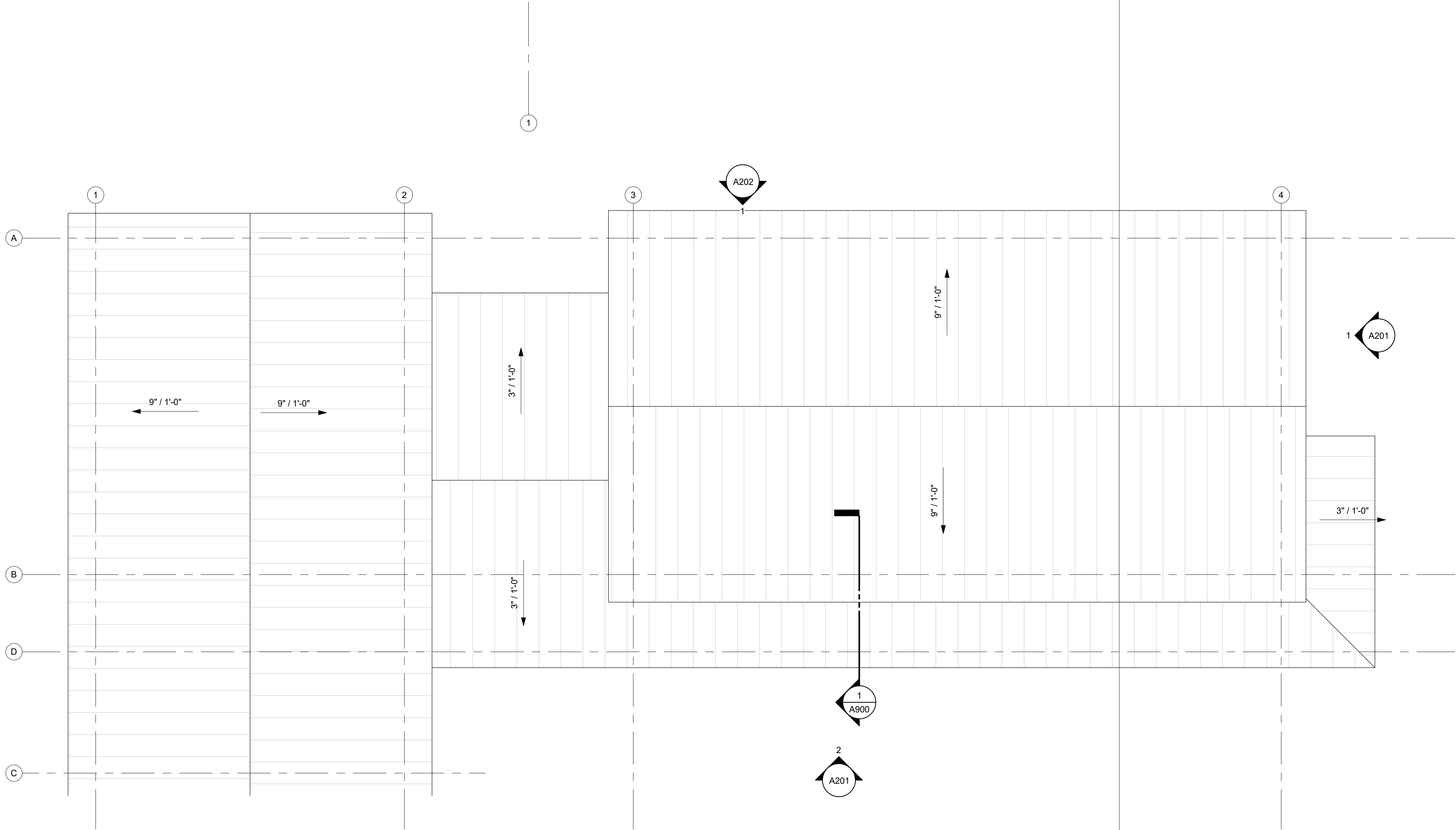
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SCALE: 1/4" = 1'-0"

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

ROOF PLAN

A240

Issue Date

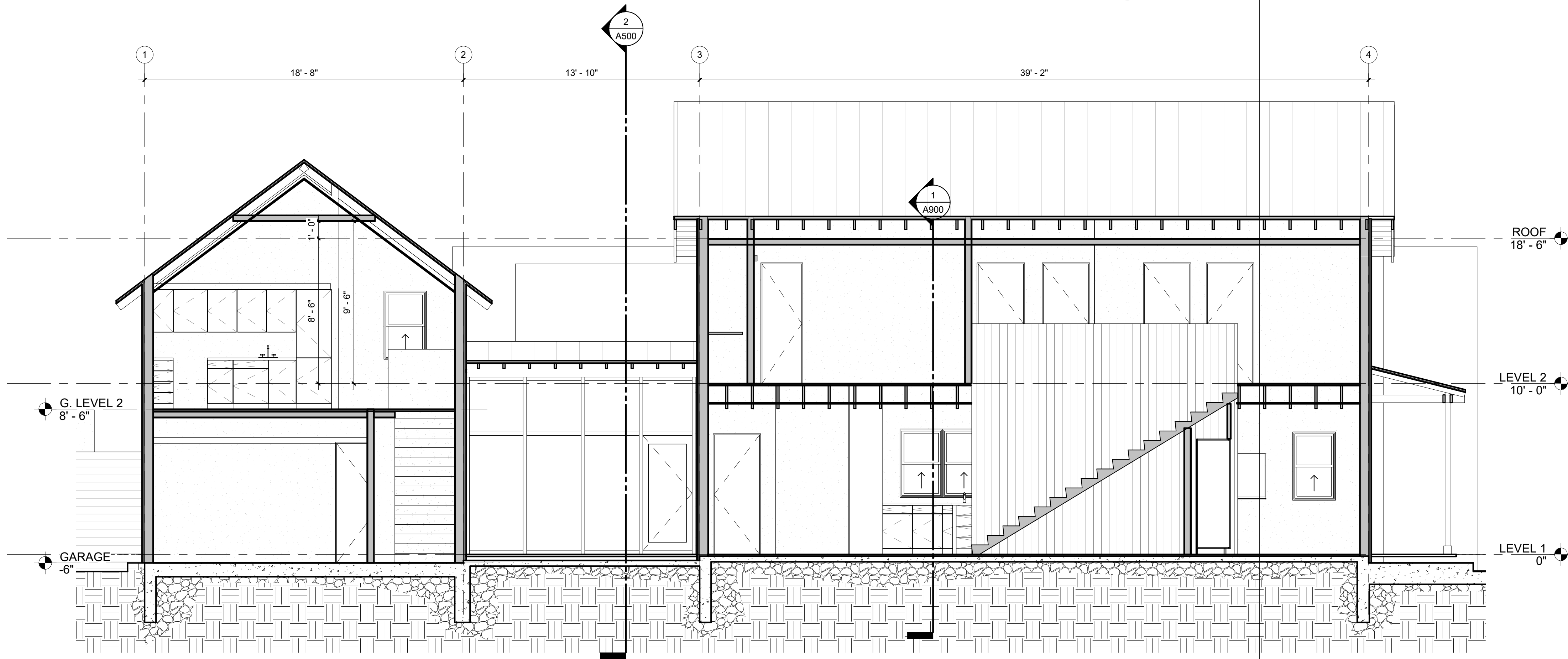
DESIGN ASSISTANCE
JEFF SNYDER, AIA
1323 W. KENNELMAN PT. 777 AUSTIN, TX 78706
JTSN@JTSNENGINEERING.COM
318.518.1824

STRUCTURAL SERVICES
MIA ENGINEERING, LLC
JEFF THOMPSON, PE
11000 1ST AVE. SEATTLE, WA 98101
JTHOMPSON@MIAENGINEERS.COM
206.264.7191

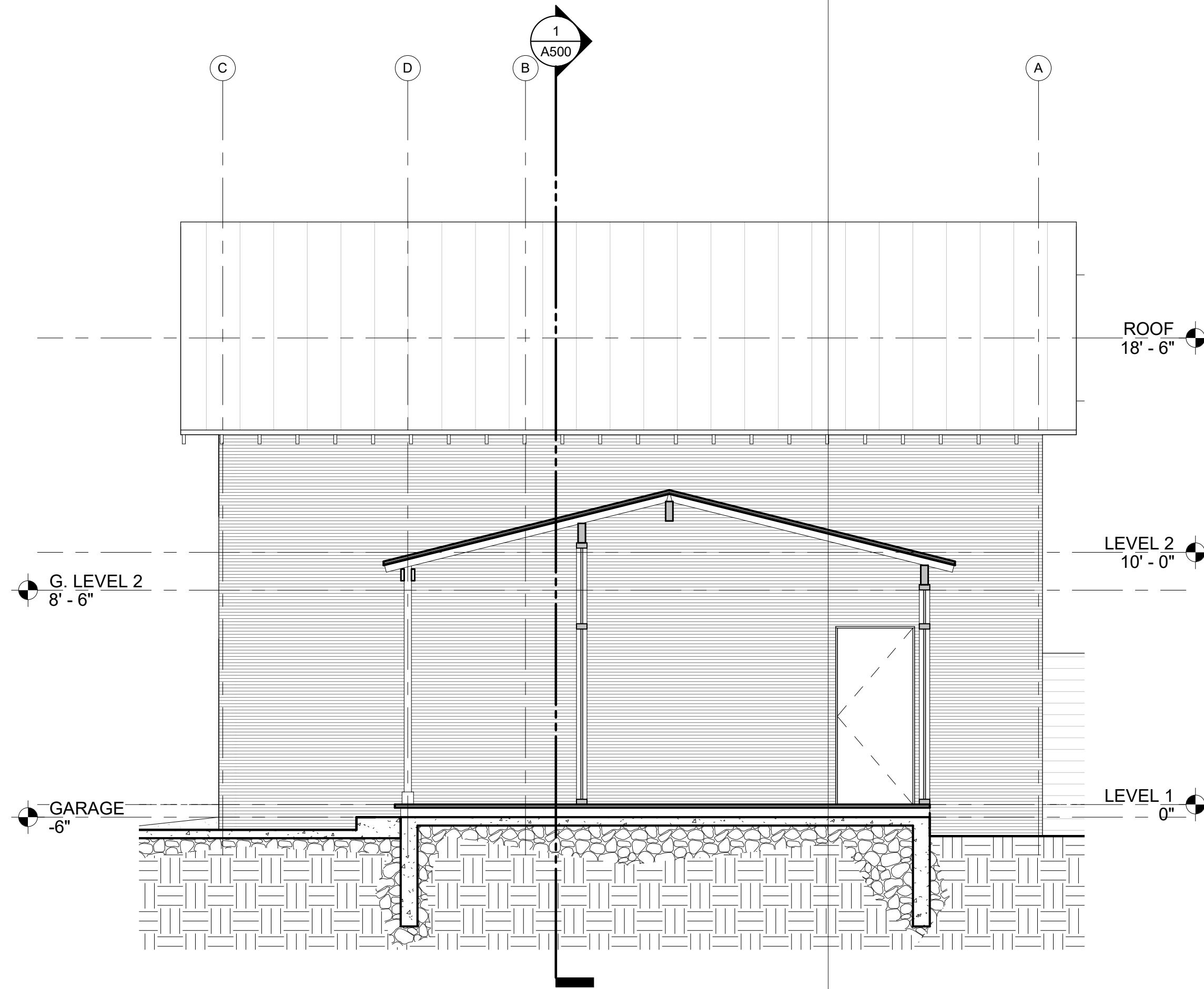
REVISIONS		
NO.	DATE	DESCRIPTION
1	12/16/2019	PERMIT SET

SNYDER RESIDENCE
901 N MESQUITE ST., SAN ANTONIO TX, 78202

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1 LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"



2 TRANSVERSE SECTION
SCALE: 1/4" = 1'-0"

BUILDING SECTIONS

A500

Issue Date

DESIGN ASSISTANCE
JEFF SNYDER, AIA
1323 W. KOENIG LN, PT. 777 AUSTIN, TX 78758
JEFF@JEFFSNYDER.COM
318.510.1824

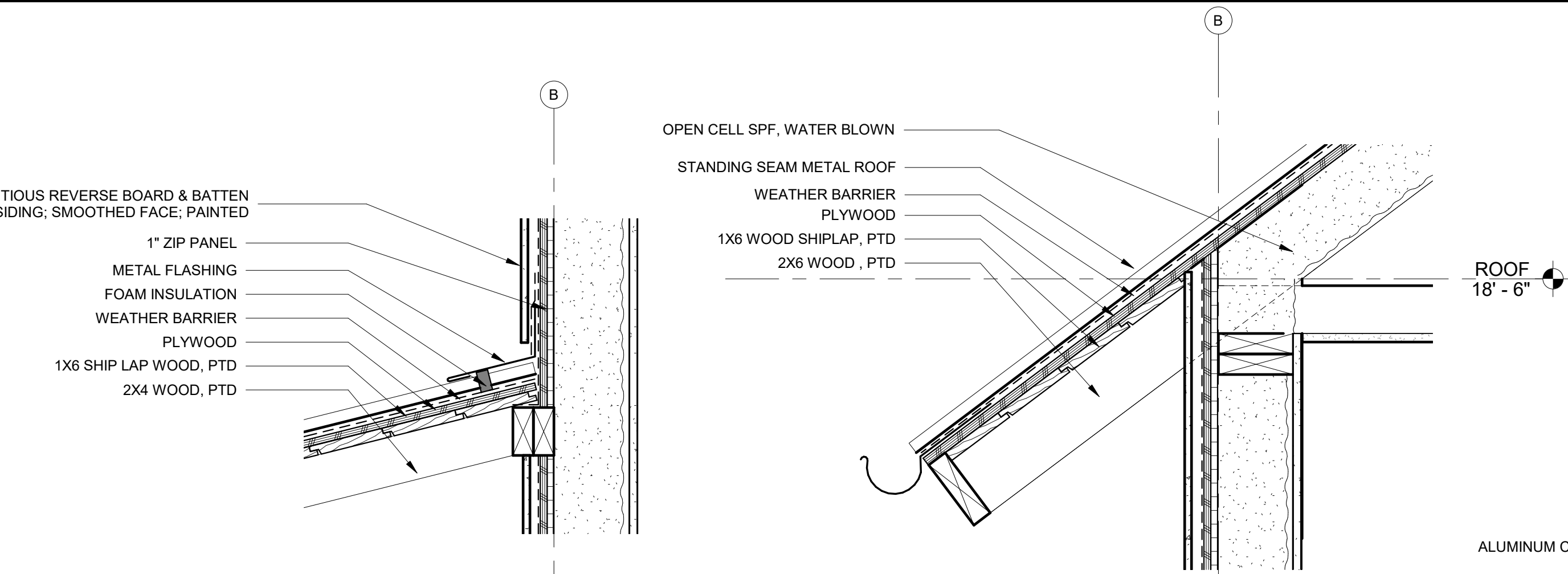
STRUCTURAL SERVICES
MIA ENGINEERING, LLC
JEFF THOMPSON, PE
11000 1st Avenue, NE, Seattle, WA 98101
JTHOMPSON@MIAENGINEERS.COM
206.244.7191

REVISIONS		
NO.	DATE	DESCRIPTION
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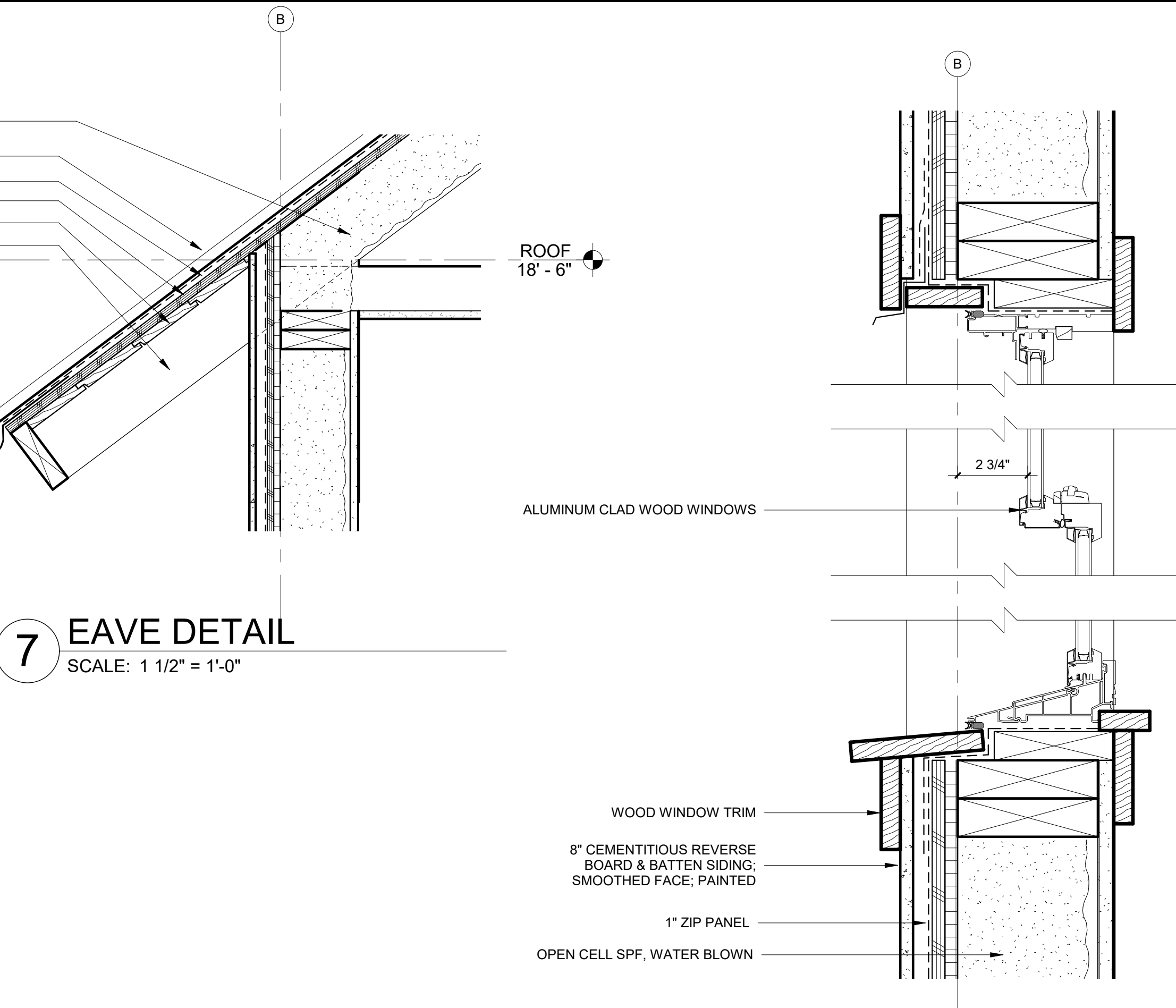
SNYDER RESIDENCE
901 N MESQUITE ST., SAN ANTONIO TX, 78202

REVISIONS		
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1	12/16/2019	PERMIT SET

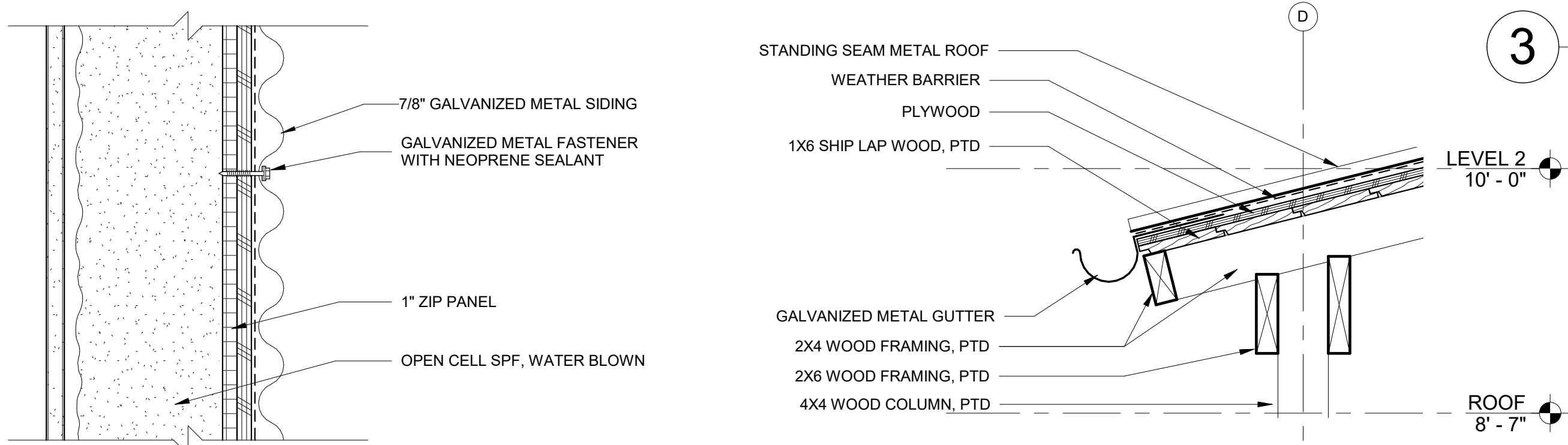
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8 PORCH ROOF @ CEM. SIDING
SCALE: 1 1/2" = 1'-0"

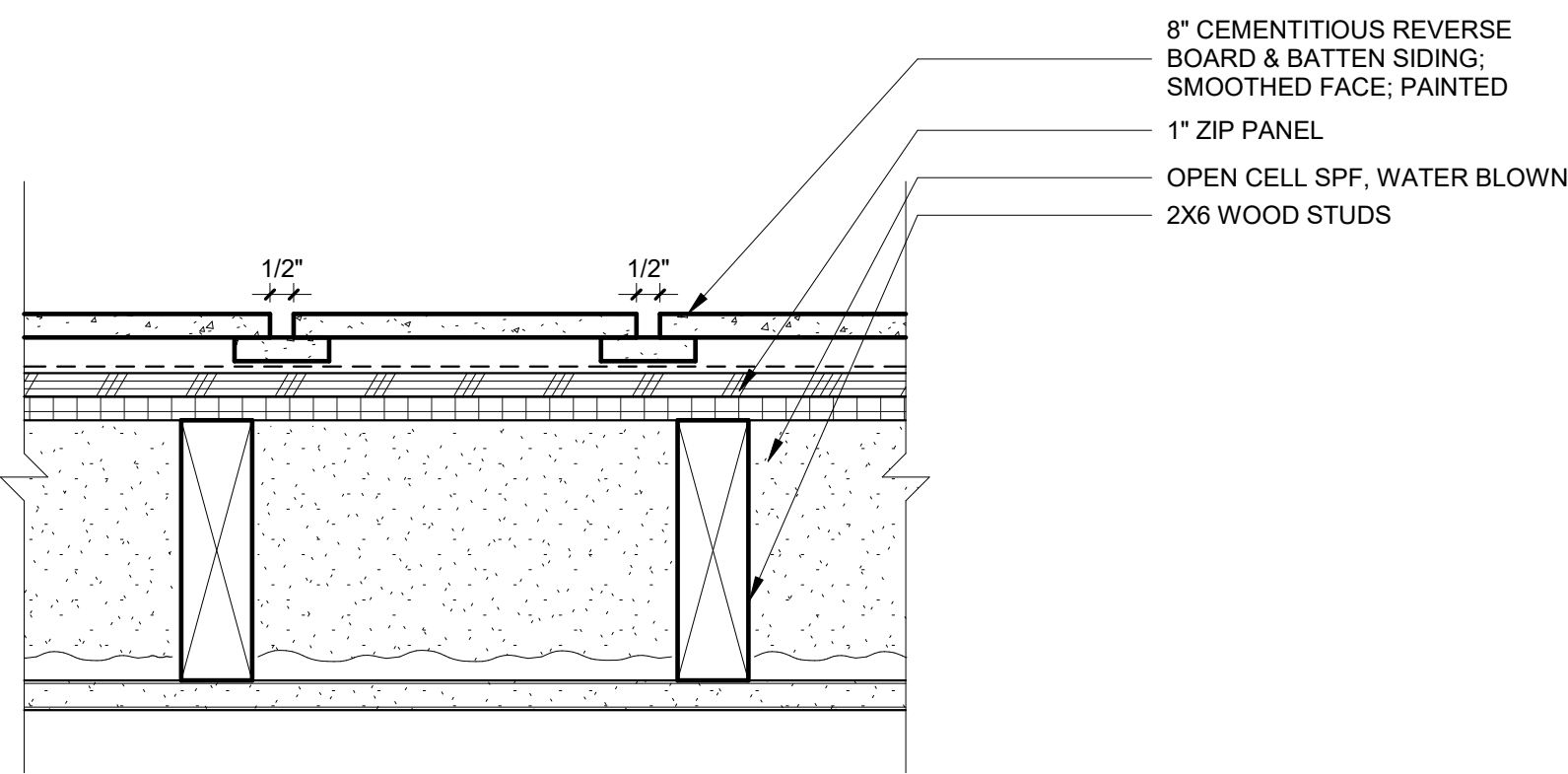


7 EAVE DETAIL
SCALE: 1 1/2" = 1'-0"

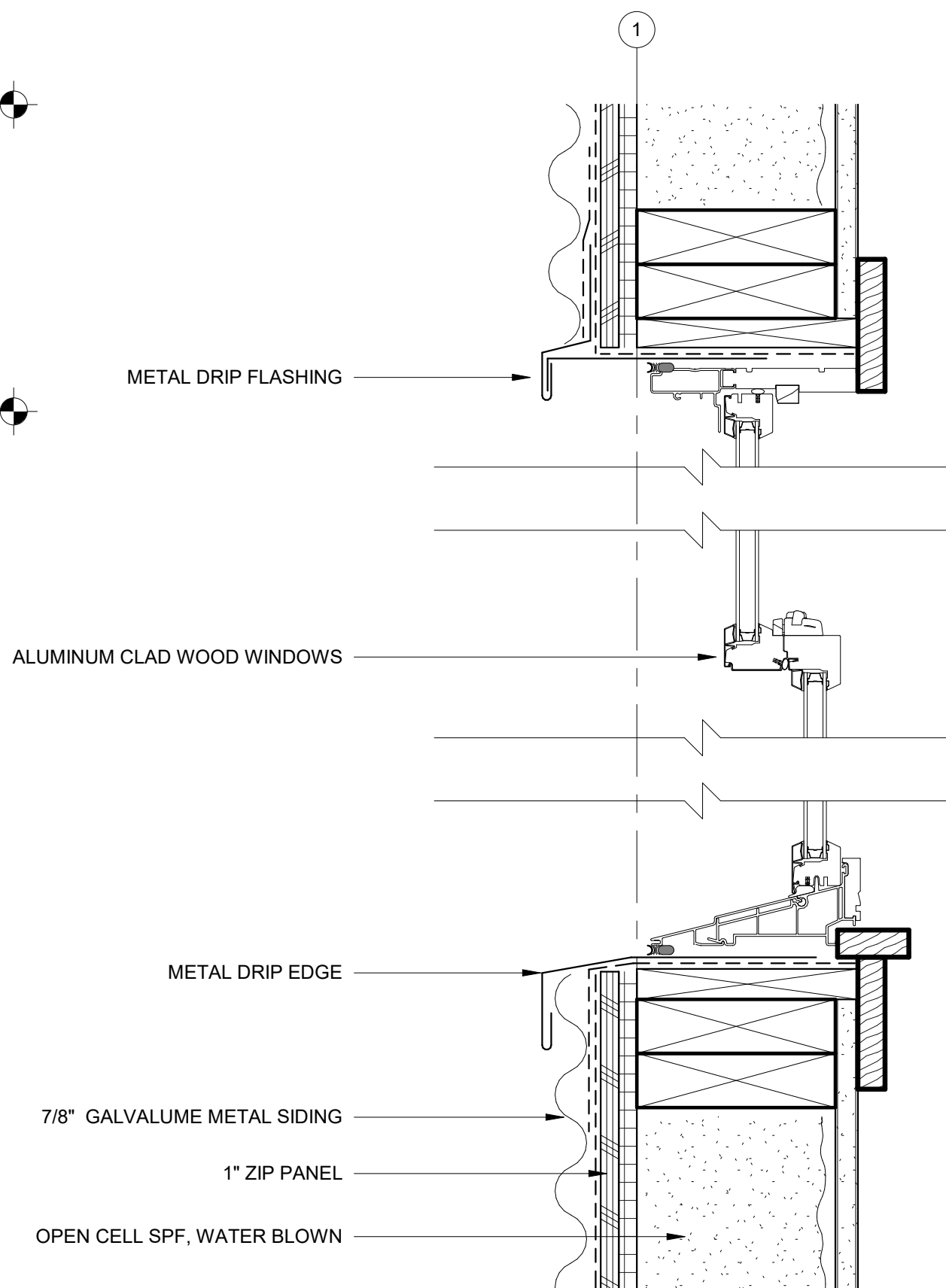


6 METAL SIDING DETAIL
SCALE: 3" = 1'-0"

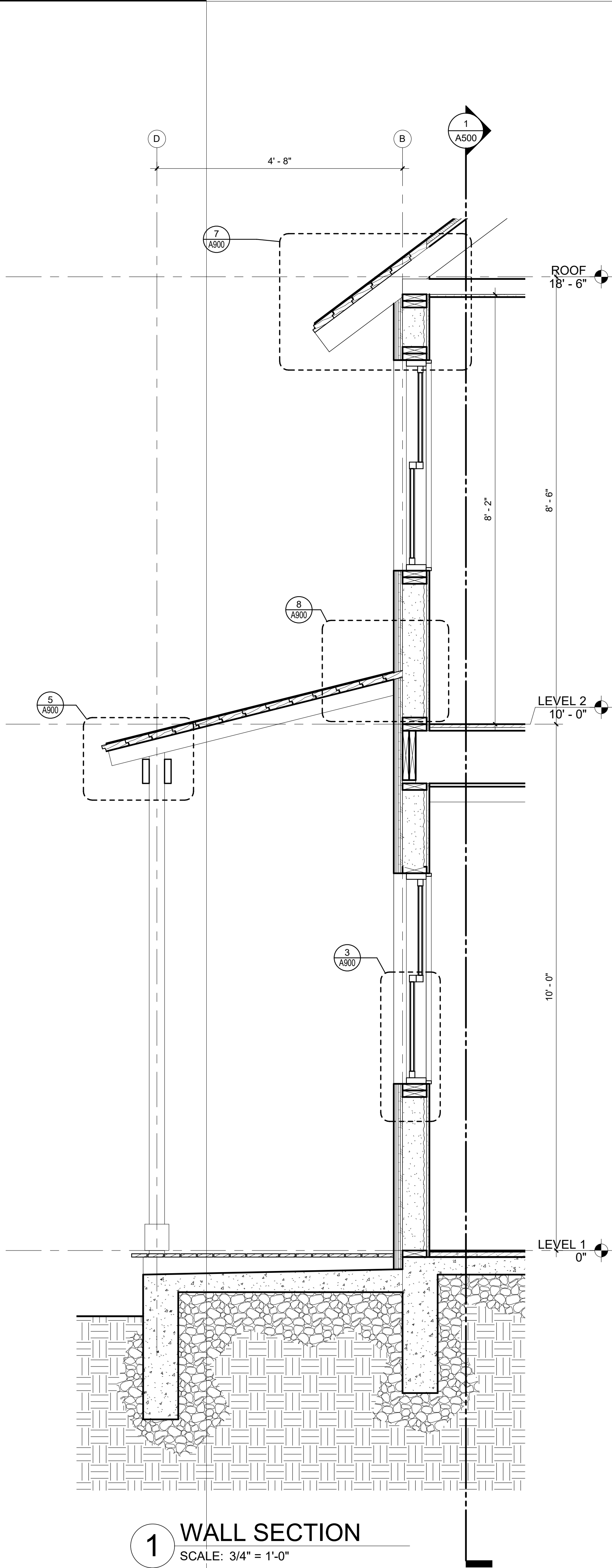
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SCALE: 1 1/2" = 1'-0"



4 CEM. SIDING DETAIL PLAN DETAIL
SCALE: 3" = 1'-0"



2 TYP. WINDOW DETAIL - METAL PANEL
SCALE: 3" = 1'-0"







DOWNSPOUT

ROUND DOWNSPOUTS

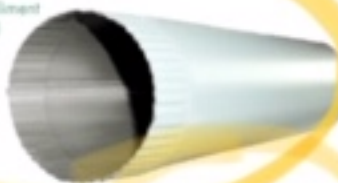
Packaged 5 Units/Box

Available in every Senox color, Senox round downspouts are the perfect compliment to our Half Round gutters (and offer a different option for K-Style gutters, too!)

3" x 10' Round
part # 41532500X

4" x 10' Round
part # 41542500X

Available in: 26 Traditional, 1 Duel Tone® (129), 3 Armor Tough®,
16 oz. Solid Copper (890), 26 ga. Galvalume Plus Steel (920)



ROUND ELBOWS

3" Round, 75°
10 units/box
part # 42532700X

4" Round, 75°
10 units/box
part # 42542700X

3" Round, 22.5°
12 units/box
part # 42532200X

4" Round, 22.5°
12 units/box
part # 42542200X

3" Round, 45°
12 units/box
part # 42532400X

4" Round, 45°
10 units/box
part # 42542400X

Available in: 26 Traditional, 1 Duel Tone®, 3 Armor Tough®,
16 oz. Solid Copper (890), 26 ga. Galvalume Plus Steel

3" Round, 90°
8 units/box
part # 42532900X

4" Round, 90°
8 units/box
part # 42542900X

Available in: 30° White (001), 16 oz. Solid Copper (890), 26 ga. Galvalume Plus Steel (920)



ROUND OFFSETS

3" Round x 2"
6 pcs/box
part # 43532200X

3" Round x 4"
6 pcs/box
part # 43532400X

3" Round x 6"
4 pcs/box
part # 43532600X

4" Round x 2"
4 pcs/box
part # 43542200X

4" Round x 4"
4 pcs/box
part # 43542400X

4" Round x 6"
4 pcs/box
part # 43542600X

Available in: 26 Traditional, 1 Duel Tone® (129), 3 Armor Tough®,
16 oz. Solid Copper (890), 26 ga. Galvalume Plus Steel (920)



DOWNSPOUT ACCESSORIES

"Y" Cutoff Diverter 3", 4"
1 unit/box
3" - part # 0N449993001
4" - part # 0N449994001

"Y" Funnel 3", 4"
1 unit/box
3" - part # 0N449983001
4" - part # 0N449984001

Oval Funnel 3", 4"
1 unit/box
3" part # 0N449973001
4" part # 0N449974001



2" Round Elbow
1 unit/box
part # 0542537001

Scupper
1 pcs/box
part # 496770001



Available in: 30° White (001)

SENEX 2019 CATALOG | www.senox.com



HALF ROUND

REVERSE BEAD HALF ROUND INTERNAL HANGERS

5000 Series for 6"HR
 Aluminum .060 with or without clip
 100 pcs/box - Aluminum
 6", w/clip - part # 2450631099
 6", no clip - part # 2450611099



Designed specifically for Half Round internal hangers, includes an extended wedge clip that sits against the fascia, preventing the gutter from tipping forward.

5100 Series w/ Wedge for 6"
 Aluminum .060, with clip
 Copper .050, with clip
 Galvalume Plus .060, with clip



100 pcs/box
 part # 245163100X

Available in: Aluminum (099), Solid Copper (890),
 Galvalume Plus (920)

5300 Series w/ Wedge for 6"
 Aluminum .060, with or without clip, #12 x 3" screw with T17 point,
 hi-low thread, 1000 hour black ruspet
 Copper .050, with or without clip, #12 x 3" screw with T17 point, hi-low
 thread, stainless steel
 Galv. Steel .050, with or without clip, #12 x 3" screw with T17 point,
 hi-low thread, 1000 hour black ruspet

100 pcs/box
 part # 2453661890

Available in: Aluminum (099), Solid Copper (890),
 Galvanized Steel (920)



HALF ROUND EXTERNAL HANGERS

6" #10 Combo w/Spring
 50 pcs/box
 part # 25500400X

6" Circle w/Spring, Nut & Bolt
 50 pcs/box
 part # 25522400X

Extra Spring
 50 pcs/box
 part # 25522600X



Available in: White (001), Brown (002), Dark Bronze (025),
 Solid Copper (890), Galvanized Steel (920)

Available in: White (001), Brown (002),
 Dark Bronze (025), Brass (870),
 Galvanized Steel (920)

**#6 Shank
 for OG Crown
 Molding**
 50 pcs/box
 part # 25510600X



**#10 Shank
 for Flat Fascia Mounting**
 50 pcs/box
 part # 25511000X



**#25 Shank
 Sheeting 1/3 Pitch**
 50 pcs/box
 part # 25511500X



Available in: Solid Copper (890), Galvanized Steel (910)

**#11 Shank
 Exposed Rafter 1/3 Pitch**
 50 units/box
 part # 25511100X



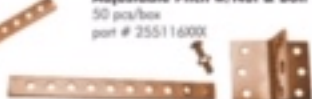
**#12 Shank
 Sheeting 1/3 Pitch**
 50 pcs/box
 part # 25511200X



7" Extension
 50 pcs/box
 part # 25511700X



**#30 Shank
 Adjustable Pitch w/Nut & Bolt**
 50 pcs/box
 part # 25511600X



Available in: White (001), Brown (002), Solid Copper (890), Galvanized Steel (910)

Available in: White (001), Brown (002),
 Dark Bronze (025), Solid Copper
 (890), Galvanized Steel (910)

5800 Series
 25 units/box
 part # 255872100X



Available in: White (001), Royal Brown (002), Black (004), Mustard Brown (011), Dove
 Gray (014), Light Bronze (018), Tweed Gray (019), Dark Bronze (025),
 Paint Grip Metallic (028), Solid Copper (890), Galvalume Plus Steel (920)

**Extra Bolt w/Nut
 #10/24 x 1/4"**
 50 units/box
 part # 25522800X



Available in: Brass (870)
 Galvanized Steel (910)

HALF ROUND

Wrap Around w/Strap for 6"

50 units/box
part # 245063100X

Available in: Solid Copper (890), Galvanized Steel (910)

Bar w/End for 6"

50 units/box
part # 245064100X

REVERSE BEAD HALF ROUND GUTTER SECTIONS

Packaged 3 Units/Box

Offer your customers specialty gutters without the investment of a dedicated half round machine.

6" x 10"

part # 2166051890

Available in: 16 oz. Solid Copper

Available in: 26 Traditional, 1 Dual Tone* (129), 3 Armor Tough*,
16 oz. Solid Copper (890), 26 ga. Galvalume Plus Steel (910)

END CAPS FOR HALF ROUND

Packaged 25 Units/Box

6" Right or Left

right - part # 22660300X

left - part # 22660500X

Available in: 26 Traditional, 1 Dual Tone* (129), 3 Armor Tough*, 16 oz. Solid Copper (890), 26 ga. Galvalume Plus Steel (910)

MITERS FOR HALF ROUND

Packaged 20 Units/Box

6", 90°, Strip, O/S or I/S

O/S - part # 23661100X

I/S - part # 23661300X

Available in: 26 Traditional, 1 Dual Tone* (129), 3 Armor Tough*, 16 oz. Solid Copper (890), 26 ga. Galvalume Plus Steel (910)

OUTLETS FOR HALF ROUND

Packaged 50 Units/Box

3" Round

part # 265364000X

Available in: White (001), Solid Copper (890),
Galvanized Steel (910)

4" Half Round

part # 265444000X

Available in: 30" White (001), Black (004),
Solid Copper (890), Galvanized Steel (910)

BLACK MAX® MINI PUNCH PAK FOR HALF ROUND

Everything you need to install half round outlets; the Mini Punch Pak includes Punch, 1 1/8" Hole Saw, 1/4" Driver Power Bit, and bulk savings on the outlets you need.

4" Half Round

10 Outlets

part # 2654448004

Includes: Punch, 1 1/8" Hole Saw, 1/4" Driver Power Bit, Outlets

GUTTER WEDGES FOR REVERSE BEAD HALF ROUND

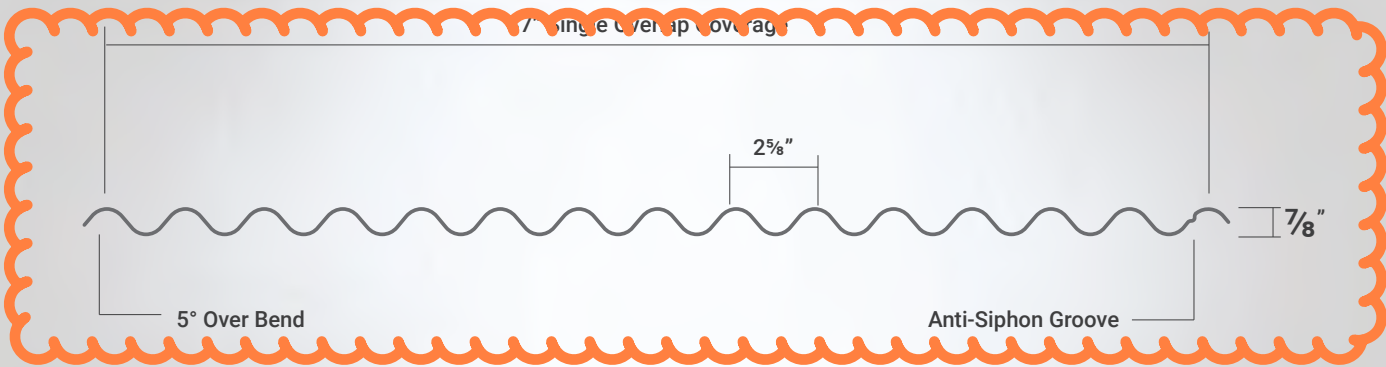
Gutter Bumper® HB

100 pcs/box

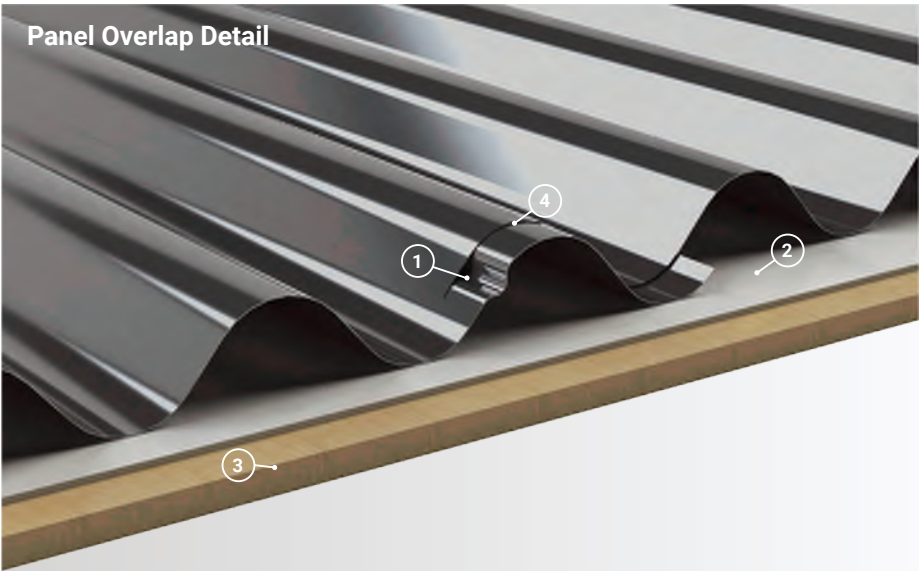
part # 292866000X

Available in: 30" White (001), Black (004),
16 oz. Solid Copper (890),
26 ga. Galvalume Plus Steel (910)





Panel Overlap Detail



1. Anti-Siphon Groove:

In order to help prevent water from penetrating the overlap, the anti-siphon groove creates an internal air gap at the panel overlap.
2. Underlayment:

High Temp Ice & Water shown. For use at eaves and valleys.
3. Substrate:

Plywood substrate material shown. Can be used over open framing with a max span width of 60".
4. Overlap:

Single Overlap with Anti-Siphon Shown.

Roof Coverage37"

Wall Coverage37"

Radius PanelYes

Panel Gauges22*, 24*

Fastener OptionsExposed

Panel Length3' to 43'+
Longer lengths available. Contact a Product Specialist.

Rib Height7/8" at 2.67" Centers

Roof SlopeMinimum 1:12 or Greater with Mastic

Impact RatingUL 2218

Wind Uplift RatingASTM 1592

WarrantyBased on Paint System



Vented/Non Vented Ridge Cap



Hip Ridge



W Valley



Transition - High to Low



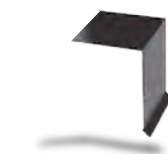
Transition - Low to High



Open Prow Gable



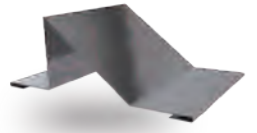
Closed Prow Gable



4" Mini Gable



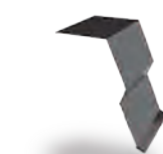
6" Gable



Snowbreak



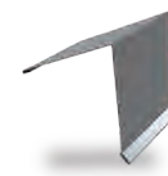
4" Eave



6" Eave



Style D Eave



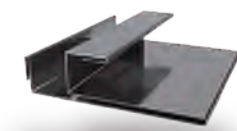
4" Mini Top Cap



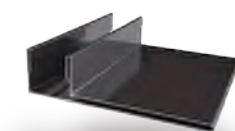
J Trim



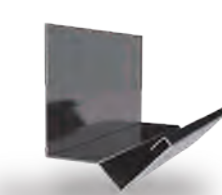
Double J Trim *



F & J Trim



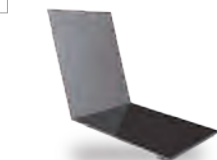
F Trim



Head Trim



Side Wall



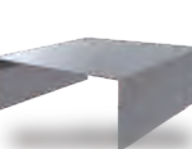
End Wall



Outside Corner



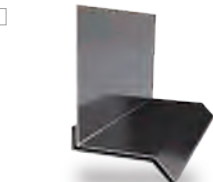
Inside Corner



Door Cap



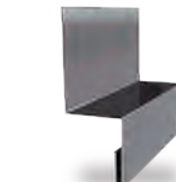
Base Drip



Double Base Drip *



Broom Base



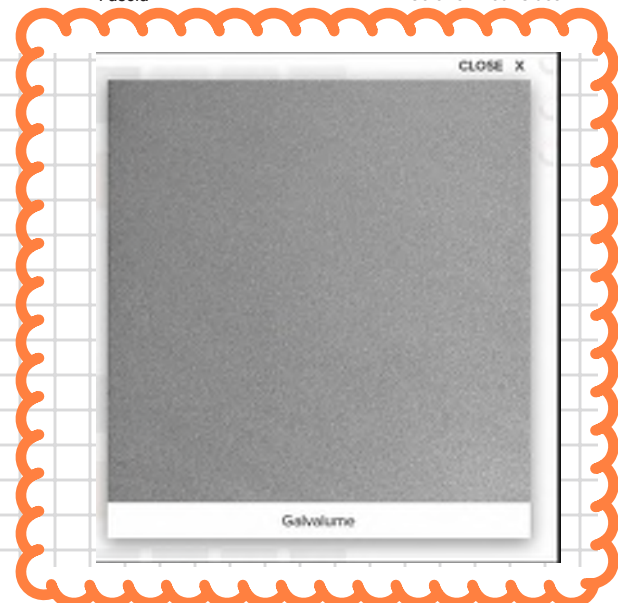
Wainscot



Fascia

**Additional Trim
Profiles Available
By Request**

* Color On Both Sides



ADVANCED DURABILITY FOR LONGER LASTING BEAUTY.®



ADVANCED DURABILITY FOR LONGER LASTING BEAUTY®

Siding plays a big role in a home’s curb appeal. That’s why LP® SmartSide® Trim & Siding is built to last and designed to make any home’s design vision come to life. Because of its engineered wood strand technology and variety of textures, styles and colors, LP SmartSide products elevate any structure, from traditional homes to modern masterpieces. LP SmartSide products are also available in ExpertFinish® color to add another element of versatile design to your projects.



CEDAR TEXTURE LAP



SMOOTH FINISH LAP

CEDAR

SMOOTH



Featured: LP SmartSide Lap, Panel, Trim & Fascia

DURABLE SIDING TO COMPLEMENT ANY HOME

Create the look you want with a versatile selection of LP® SmartSide® products. Engineered to stand up to extreme weather, LP SmartSide Lap Siding is a natural, durable choice for structures in any region. Plus, it's the perfect companion cladding for structures partially finished in stucco, stone and brick.



CEDAR TEXTURE LAP



SMOOTH FINISH LAP



Featured: LP SmartSide Cedar Texture Shakes (straight), Trim & Fascia

CRAFTED TO STAND THE TEST OF TIME

When you use LP® SmartSide® Shakes on your projects, people will notice your attention to every detail. The beautiful aesthetic can be used for accents, gables or siding walls and will take curb appeal to the next level. It's a must-have product for when you want your craftsmanship to stand out on any home or shed.



CEDAR TEXTURE SHAKES



Featured: LP SmartSide Panel & Trim (Board & Batten), Fascia and Soffit

PANELS THAT BOAST CONSISTENCY AND TOUGHNESS

Tough to the core, LP® SmartSide® Panel Siding is a treated engineered wood product that’s more durable, stable and consistent than traditional wood panels. It’s easy to recommend for multifamily, shed and residential applications that require a premium look and the toughness to combat extreme weather.



CEDAR TEXTURE PANEL



NEW SMOOTH FINISH PANEL

A CHARMING LOOK WITH THE DURABILITY TO LAST

LP SmartSide Vertical Siding lets you re-create the charming appearance of board and batten while providing the added protection of the SmartGuard® process.



CEDAR TEXTURE VERTICAL SIDING



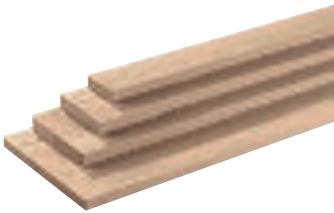
SMOOTH FINISH VERTICAL SIDING



Featured: LP SmartSide Lap Siding, Panel & Trim (Board and Batten), Trim & Fascia

CREATE A LASTING IMPRESSION WITH A FINISHING TOUCH

LP® SmartSide® Trim & Fascia are the finishing touch that’s the first to get noticed. With its smooth finish or deep cedar-grain texture and variety of widths and thicknesses, you can add custom design accents that take curb appeal to the next level. LP SmartSide Trim is a must-have product for when you want your craftsmanship to stand out on any home or shed.



CEDAR TEXTURE TRIM



SMOOTH FINISH TRIM



NEW OUTSIDE CORNER (PRIMED)



Featured: LP SmartSide Soffit & Trim

AN INNOVATIVE WAY TO COVER EVERY DETAIL

When you use LP® SmartSide® Soffit on your projects, people will notice your attention to every detail. You’ll get the same woodgrain or smooth look that matches other LP SmartSide products in a soffit that’s pre-cut to the width you need. Vented soffits are also available with precisely cut, bug-resistant vents.



CEDAR TEXTURE SOFFIT



SMOOTH FINISH SOFFIT



VENTED SOFFIT

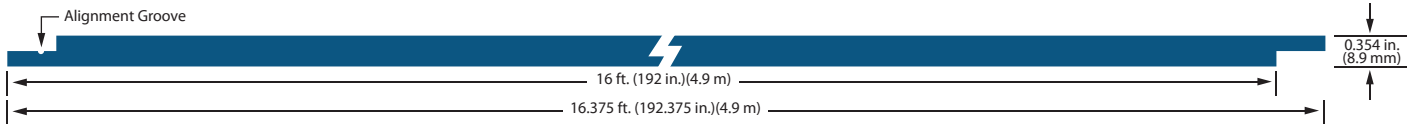
SNOWSCAPE WHITE

DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series ExpertFinish Lap - Cedar Texture	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.354 in. (8.9 mm)	41715	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.354 in. (8.9 mm)	42271	1.5 PSF
38 Series ExpertFinish Lap - Smooth Finish	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.354 in. (8.9 mm)	41722	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.354 in. (8.9 mm)	41729	1.5 PSF
190 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	2.50 in. (64 mm)	0.578 in. (14.6 mm)	42311	2 PSF
440 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.675 in. (17.1 mm)	42324	2 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.675 in. (17.1 mm)	42328	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.675 in. (17.1 mm)	41747	2 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.675 in. (17.1 mm)	42332	2 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.675 in. (17.1 mm)	42333	2 PSF
440 Series Smooth Finish Trim	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.675 in. (17.1 mm)	41726	2 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.675 in. (17.1 mm)	41718	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.675 in. (17.1 mm)	41717	2 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.675 in. (17.1 mm)	41725	2 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.675 in. (17.1 mm)	41716	2 PSF
540 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	1.50 in. (38 mm)	0.970 in. (24.6 mm)	41733	3 PSF
	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.970 in. (24.6 mm)	42312	3 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.970 in. (24.6 mm)	42316	3 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.970 in. (24.6 mm)	42320	3 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.970 in. (24.6 mm)	41731	3 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.970 in. (24.6 mm)	41732	3 PSF
540 Series Smooth Finish Trim	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.970 in. (24.6 mm)	41728	3 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.970 in. (24.6 mm)	41719	3 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.970 in. (24.6 mm)	41720	3 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.970 in. (24.6 mm)	41727	3 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.970 in. (24.6 mm)	41724	3 PSF
38 Series Cedar Texture Shakes	4 ft. (48.56 in.)(1.2 m)	11.69 in. (297 mm)	0.354 in. (8.9 mm)	42093	2 PSF
38 Series 4' x 8' Cedar Texture Panel No Groove Shiplap	8 ft. (96 in.)(2.4 m)	48.56 in. (1 234 mm)	0.354 in. (8.9 mm)	41741	2 PSF
38 Series 4' x 10' Cedar Texture Panel No Groove Shiplap	10 ft. (120 in.)(3 m)	48.56 in. (1 234 mm)	0.354 in. (8.9 mm)	41714	2 PSF
38 Series Cedar Texture Vertical Siding	16 ft. (192 in.)(4.9 m)	15.94 in. (405 mm)	0.354 in. (8.9 mm)	41730	1.5 PSF
38 Series Cedar Texture 4' x 8' Soffit	8 ft. (96 in.)(2.4 m)	47.88 in. (1 216 mm)	0.354 in. (8.9 mm)	41742	-
38 Series Cedar Texture 12" x 16' Closed Soffit	16 ft. (192 in.)(4.9 m)	11.94 in. (303 mm)	0.354 in. (8.9 mm)	42284	-
38 Series Cedar Texture 12" x 16' Vented Soffit	16 ft. (192 in.)(4.9 m)	11.94 in. (303 mm)	0.354 in. (8.9 mm)	42280	-
38 Series Cedar Texture 16" x 16' Closed Soffit	16 ft. (192 in.)(4.9 m)	15.94 in. (405 mm)	0.354 in. (8.9 mm)	41738	-
38 Series Cedar Texture 16" x 16' Vented Soffit	16 ft. (192 in.)(4.9 m)	15.94 in. (405 mm)	0.354 in. (8.9 mm)	41740	-
540 Series Cedar Texture Outside Corners	10 ft. (120 in.)(3 m)	3.50 in. (89 mm)	0.970 in. (24.6 mm)	42005	-
	10 ft. (120 in.)(3 m)	5.50 in. (140 mm)	0.970 in. (24.6 mm)	42006	-
Cedar Texture 7.25" x 7.25" J-Block	7.21 in. (183 mm)	7.21 in. (183 mm)	0.970 in. (24.6 mm)	41972	-
Cedar Texture 7.25" x 6.75" Mini Split	6.75 in. (171 mm)	7.21 in. (183 mm)	0.970 in. (24.6 mm)	41973	-
Touch-Up Kits	-	-	-	42043	-

SHORELINE CREAM

DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series ExpertFinish Lap - Cedar Texture	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.354 in. (8.9 mm)	41836	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.354 in. (8.9 mm)	42292	1.5 PSF
38 Series ExpertFinish Lap - Smooth Finish	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.354 in. (8.9 mm)	41867	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.354 in. (8.9 mm)	41880	1.5 PSF
190 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	2.50 in. (64 mm)	0.578 in. (14.6 mm)	41801	2 PSF
440 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.675 in. (17.1 mm)	43269	2 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.675 in. (17.1 mm)	43270	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.675 in. (17.1 mm)	43260	2 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.675 in. (17.1 mm)	43271	2 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.675 in. (17.1 mm)	43272	2 PSF
540 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	1.50 in. (38 mm)	0.970 in. (24.6 mm)	41868	3 PSF
	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.970 in. (24.6 mm)	43266	3 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.970 in. (24.6 mm)	43267	3 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.970 in. (24.6 mm)	43268	3 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.970 in. (24.6 mm)	43254	3 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.970 in. (24.6 mm)	43255	3 PSF
38 Series Cedar Texture Shakes	4 ft. (48.56 in.)(1.2 m)	11.69 in. (297 mm)	0.354 in. (8.9 mm)	43378	2 PSF
38 Series 4' x 8' Cedar Texture Panel No Groove Shiplap	8 ft. (96 in.)(2.4 m)	48.56 in. (1 234 mm)	0.354 in. (8.9 mm)	43374	2 PSF
38 Series 4' x 10' Cedar Texture Panel No Groove Shiplap	10 ft. (120 in.)(3 m)	48.56 in. (1 234 mm)	0.354 in. (8.9 mm)	43252	2 PSF
38 Series Cedar Texture Vertical Siding	16 ft. (192 in.)(4.9 m)	15.94 in. (405 mm)	0.354 in. (8.9 mm)	43253	1.5 PSF
38 Series Cedar Texture 4' x 8' Soffit	8 ft. (96 in.)(2.4 m)	47.88 in. (1 216 mm)	0.354 in. (8.9 mm)	43375	-
38 Series Cedar Texture 12" x 16' Closed Soffit	16 ft. (192 in.)(4.9 m)	11.94 in. (303 mm)	0.354 in. (8.9 mm)	43265	-
38 Series Cedar Texture 12" x 16' Vented Soffit	16 ft. (192 in.)(4.9 m)	11.94 in. (303 mm)	0.354 in. (8.9 mm)	43264	-
38 Series Cedar Texture 16" x 16' Closed Soffit	16 ft. (192 in.)(4.9 m)	15.94 in. (405 mm)	0.354 in. (8.9 mm)	43256	-
38 Series Cedar Texture 16" x 16' Vented Soffit	16 ft. (192 in.)(4.9 m)	15.94 in. (405 mm)	0.354 in. (8.9 mm)	43257	-
540 Series Cedar Texture Outside Corners	10 ft. (120 in.)(3 m)	3.50 in. (89 mm)	0.970 in. (24.6 mm)	43376	-
	10 ft. (120 in.)(3 m)	5.50 in. (140 mm)	0.970 in. (24.6 mm)	43377	-
Cedar Texture 7.25" x 7.25" J-Block	7.21 in. (183 mm)	7.21 in. (183 mm)	0.970 in. (24.6 mm)	41984	-
Cedar Texture 7.25" x 6.75" Mini Split	6.75 in. (171 mm)	7.21 in. (183 mm)	0.970 in. (24.6 mm)	41999	-
Touch-Up Kits	-	-	-	42056	-

*38 SERIES EXPERTFINISH LAP JOINT * Same specs for all 16 colors on pages 31-46.



CEDAR TEXTURE LAP

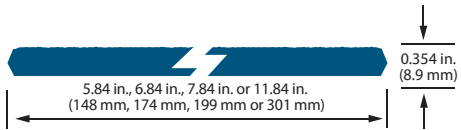
THE BOLD LOOK OF CEDAR WITHOUT MANY OF THE WORRIES

- One of the most durable lap siding options on the market today
- 16’ length can result in faster installation
- May create fewer seams than traditional 12’ siding
- Pre-primed for exceptional paint adhesion
- Self-aligning SmartLock™ option eliminates the need to measure and set lap reveal; eliminating this step in the process is likely to speed up the installation process
- APA-certified lap siding
- Treated engineered wood strand substrate

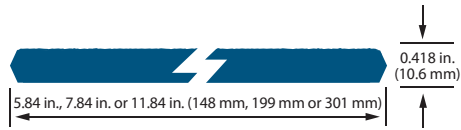


Cedar Texture

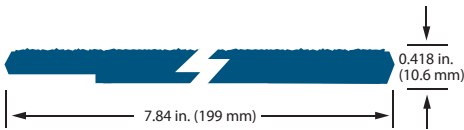
38 SERIES CEDAR TEXTURE LAP



76 SERIES CEDAR TEXTURE LAP



76 SERIES SMARTLOCK CEDAR TEXTURE LAP



DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series Cedar Texture Lap	12 ft. (144 in.)(3.7 m)	7.84 in. (199 mm)	0.354 in. (8.9 mm)	28869	1.5 PSF
	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.354 in. (8.9 mm)	25796	1.5 PSF
	16 ft. (192 in.)(4.9 m)	6.84 in. (174 mm)	0.354 in. (8.9 mm)	40610	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.354 in. (8.9 mm)	25797	1.5 PSF
	16 ft. (192 in.)(4.9 m)	11.84 in. (301 mm)	0.354 in. (8.9 mm)	25799	1.5 PSF
76 Series Cedar Texture Lap	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.418 in. (10.6 mm)	25785 (Discontinued)	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.418 in. (10.6 mm)	25786	1.5 PSF
	16 ft. (192 in.)(4.9 m)	11.84 in. (301 mm)	0.418 in. (10.6 mm)	25787	1.5 PSF
76 Series SmartLock Cedar Texture Lap	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.418 in. (10.6 mm)	30317	1.5 PSF

SMOOTH FINISH LAP

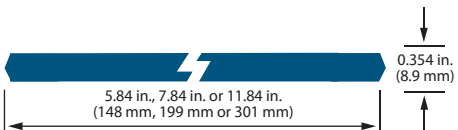
SMOOTH APPEARANCE, ADVANCED DURABILITY OF ENGINEERED WOOD

- Holds up in extreme weather, including moisture, hail, freeze/thaw cycles, and up to 200 mph wind gusts
- Treated with the SmartGuard® process for superior protection against the weather, fungal decay and termites
- 16’ length can result in faster installation and fewer seams
- Pre-primed for exceptional paint adhesion
- Backed by an industry-leading 5/50-year limited warranty
- APA-certified lap siding
- Treated engineered wood strand substrate



Smooth Finish

38 SERIES SMOOTH FINISH LAP



DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series Smooth Finish Lap	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.354 in. (8.9 mm)	41328	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.354 in. (8.9 mm)	41339	1.5 PSF

JELD-WEN®

W-2500™

WOOD WINDOWS AND PATIO DOORS





DOUBLE - HUNG

- Suited to many architectural styles
- Features an upper and lower sash that slide vertically past each other in a single frame
- Both sash tilt for easy cleaning
- Wider sash and stile profile available



Minimum:
19-1/4" x 35-1/4"

Maximum Width:
41-3/8" x 64"

Maximum Height:
37-3/8" x 76"



FIXED, RADIUS, AND GEOMETRIC

- Create intriguing window arrangements with other window types
- Ideal for capturing a scenic view
- Direct-set options available
- Radius interior casing
- Wider sash and stile profile available



Minimum and maximum sizing depends on the shape and configuration of window selected.

2



CHOOSE YOUR GLASS

TEXTURED GLASS



Obscure



Sandblasted*



Glue Chip*



Rain*

TINTED GLASS*



Gray Tinted



Bronze Tinted



Green Tinted



Azurlite Tinted



Bronze Reflective



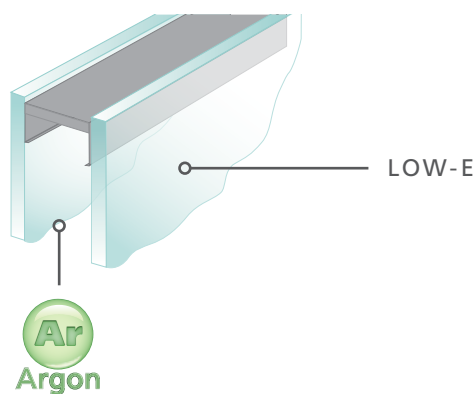
Gray Reflective

*Option available with W-2500™ traditional sash windows only. Please see your JELD-WEN representative.
Actual colors may vary from the samples shown due to printing process and/or differing monitor calibrations.

ENERGY SAVING GLASS OPTIONS

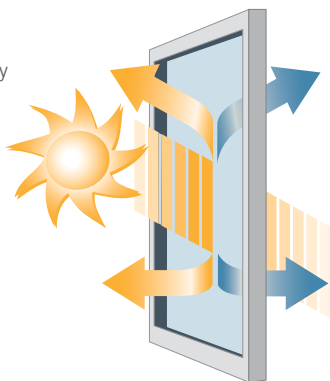
LOW-E INSULATING GLASS

Our standard high-performance Low-E insulating glass enhances energy conservation by helping homes stay cooler in the summer and warmer in the winter. Low-E provides more protection against solar heat gain, reduces condensation, and helps limit fading of interior furnishings.



In cold weather, Low-E glass reduces the amount of heat lost by reflecting it back inside.

In warm weather, Low-E glass reflects the sun's energy and prevents it from entering the home.



HeatSave



Sunflow



SunResist



SunStable

ENERGY STAR®

Many JELD-WEN® windows and patio doors may be ENERGY STAR® certified, which means they exceed the minimum energy efficiency criteria for the climate region in which you live. JELD-WEN has been a proud ENERGY STAR® partner since 1998.



DIRT-RESISTANT GLASS

With this glass option, you gain natural cleaning convenience. By harnessing the sun's UV rays (even when the sky is cloudy) to loosen dirt from the glass, rainwater can easily rinse away grime. No manual activation is required.

DUAL-PANE GLASS

Energy efficiency is built into every JELD-WEN® window and patio door, starting with the dual-pane option. It's a tremendous value in insulating glass, with argon gas between panes as well as higher grade Low-E glass with triple layers of Low-E coating.

PROTECTIVE FILM

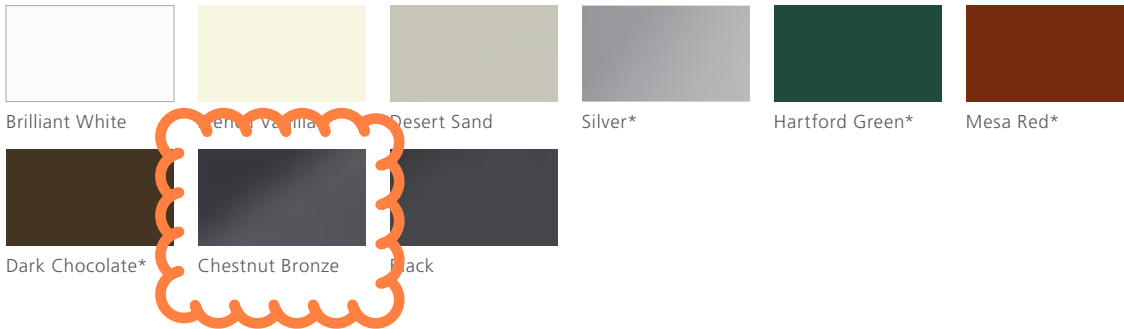
Optional protective film can be factory-applied to both the interior and exterior surfaces of the glass. This means the glass surfaces will be reliably protected from debris and scratches that can occur during shipping and handling or at a construction site. So you won't need to spend extra time cleaning your new windows. What's more, it's easy to remove.

3

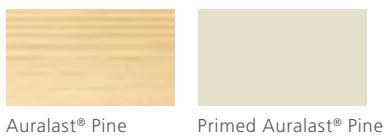


EXTERIOR OPTIONS

CLADDING COLORS



EXTERIOR WOOD OPTIONS*



*Option available with W-2500™ traditional sash windows only. Please see your JELD-WEN representative.
Actual colors may vary from the samples shown due to printing process and/or differing monitor calibrations.

3



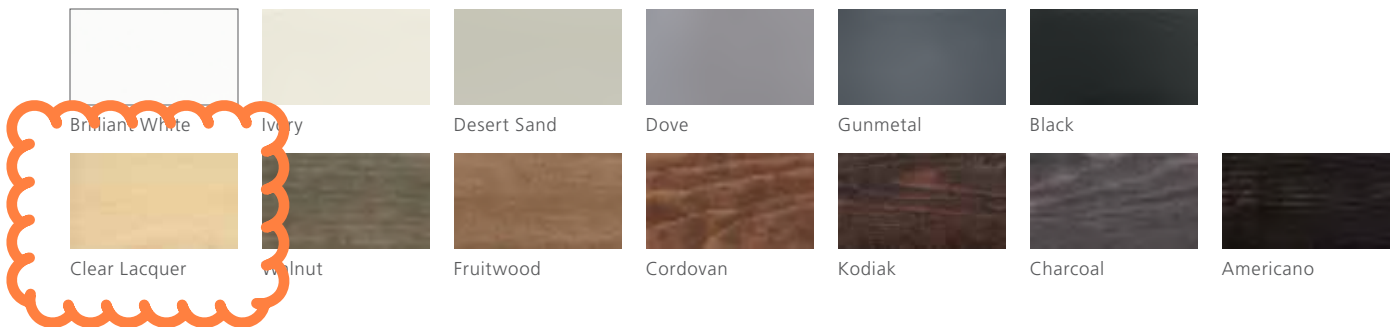
INTERIOR OPTIONS

INTERIOR WOOD OPTIONS



Auralast® Pine

STANDARD INTERIOR FINISHES



Actual colors may vary from the samples shown due to printing process and/or differing monitor calibrations.

4



CHOOSE YOUR WINDOW HARDWARE

CASEMENT AND AWNING



DOUBLE-HUNG



WINDOW HARDWARE FINISHES



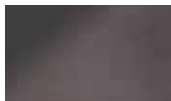
Brushed Chrome



Polished Brass



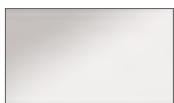
Antique Brass



Oil-Rubbed Bronze



Chestnut Bronze



White



Powder-Coat Black



Desert Sand