

HISTORIC AND DESIGN REVIEW COMMISSION

September 07, 2022

HDRC CASE NO: 2022-457
ADDRESS: 115 GORMAN ST
LEGAL DESCRIPTION: NCB 1666 BLK J LOT E 48.4 FT OF 3 & 4
ZONING: R-5
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Cotton Estes/Cotton Estes Architect PLLC
OWNER: Pryce & Hannah Ancona/ANCONA PRYCE BELDING & HANNAH NOELLE
TYPE OF WORK: New construction of addition and carport
APPLICATION RECEIVED: August 18, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Construct a 660-square-foot addition.
2. Remove the existing attached carport and construct a detached carport with enclosed storage.
3. Replace one door on the existing house with a salvaged double-hung wood window.
4. Add two salvaged double-hung wood windows to the west elevation of the existing house.
5. Infill a one-over-one wood window on the north elevation.
6. Add a deck-mounted skylight to the existing house.
7. Replace metal columns with wood columns on the front porch of the existing house.
8. Replace the existing chain-link fence with horizontal wood fencing.
9. Construct an 8' masonry wall at the rear of the parcel.
10. Partially demolish the existing full-width concrete driveway to create a concrete ribbon driveway.
11. Add pervious pavers to the west edge of the driveway.
12. Add pervious pavers to the backyard

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.

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

12. Increasing Energy Efficiency

A. MAINTENANCE (PRESERVATION)

- i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.
- ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.
- iii. *Windows*—Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.
- iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.
- v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.
- vi. *Shutters*—Reinstall functional shutters and awnings with elements similar in size and character where they existed historically.
- vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.
- viii. *Cool roofs*—Do not install white or —cool roofs when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet.
- ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.
- x. *Green Roofs*—Install green roofs when they are appropriate for historic commercial structures.

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

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

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

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

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

B. SCREENING

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

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

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

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative

fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

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

3. Landscape Design

A. PLANTINGS

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

B. ROCKS OR HARDSCAPE

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

C. MULCH

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

D. TREES

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

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

- iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

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

C. CURBING

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

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 house at 115 Gorman is a single-story Craftsman-style residence built c 1915. It features a steeply pitched hipped composition shingle roof with exposed rafter tails and an attached shed-roof carport. It is clad in wood waterfall siding and has two doors on the front porch with transoms and one-over-one wood windows. There is a full-width concrete driveway and concrete walkway to the front porch.

- b. **MASSING, FORM, AND FOOTPRINT (ADDITION):** The applicant proposes a 660-square-foot addition, connected to the existing house via a short, glass-enclosed corridor. The existing house is 960 square feet on a 5,090-square-foot lot. Historic Design Guidelines for Additions 1.A.i states that residential additions should be sited at the side or rear of the existing building. The proposed addition is behind a proposed screened carport and fully blocked from the view of the public right-of-way. Guideline 1.b.i states that the addition should be subordinate to the principal façade in scale and mass; the proposed addition is 12' shorter than the existing house and about 1/3 smaller in footprint. Guideline 1.B.v states that residential additions should not be so large as to double the existing building footprint, regardless of lot size. The existing house is 690 square feet, and with the proposed addition would total 1,620 square feet. Staff finds the proposed addition conforms to these guidelines.
- c. **ROOF (ADDITION):** The applicant proposes a pyramidal standing seam metal roof with a flat membrane roof for the addition. The existing house has a composition shingle roof. Guideline 3.A.i states that materials introduced to a site as a result of an addition must be compatible with the architecture style and materials of the original structure. Staff finds the proposed addition does not conform to this guideline in terms of materials. Additionally, the applicant proposes a roof form with no eaves. Historic Design Guidelines for Additions 1.A.ii says to utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions. The applicant should introduce eaves in keeping with the roof form on the existing house.
- d. **MATERIALS: CLADDING (ADDITION):** The applicant proposes stucco cladding for the addition. The existing house is clad in wood waterfall siding. Guideline 3.A.i states that materials introduced to a site as a result of an addition must be compatible with the architecture style and materials of the original structure. Staff finds the proposed addition does not conform to this guideline. While a stucco clad addition would be appropriate for a house of masonry construction or cladding, staff finds a wood-clad addition would be more appropriate for this site.
- e. **WINDOWS AND DOORS (ADDITION):** The applicant proposes aluminum-clad wood windows and doors for the addition, including a glass corridor connecting the existing house and the addition. The north elevation (rear) of the addition is dominated by central sliding glass doors flanked by fixed glass windows, with a sliding window to the east under the flat roof. The south elevation has a glass door with a full-height lite to the left. The east elevation has a tripartite window with sliding panes. Staff finds the doors in their locations on the addition generally appropriate. Windows in the existing home are primarily one-over-one wood windows. Standard Specifications for Windows in Additions and New Construction state that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Staff finds the addition does not conform to these stipulations.
- f. **CARPORT:** The applicant proposes removal of the existing attached carport and construction of a new detached wood- and stucco-clad carport. The proposed carport is set back 6' from the primary elevation and includes a rear storage area that also screens the proposed addition from the public right-of-way. Staff finds the proposed carport generally appropriate.
- g. **DOOR (PRIMARY):** The applicant proposes to remove the east-facing door on the front porch and replace it with a double-hung wood window while retaining the transom. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.1 says to preserve historic window and door openings, and 12.A.i says to preserve elements of historic buildings that are energy efficient. Two doors leading to a front porch is a character-defining feature of historic homes of this era, and as the configuration as it appears on this structure represents a method of passive cooling via ventilation. Staff finds the proposed door removal does not conform to guidelines.
- h. **FENESTRATION CHANGES (PRIMARY: NEW WINDOWS AND SKYLIGHT):** The applicant proposes to add two double-hung wood windows to the west elevation and a skylight to the roof. The proposed west windows are salvaged and match the historic windows in materials and dimensions. Historic Design Guidelines for Additions 5.A.i advises against locating utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way. The proposed skylight is located behind the existing chimney on the back half of the east side of the roof. Staff finds the proposed additional windows and skylight generally appropriate.
- i. **FENESTRATION CHANGES (PRIMARY: INFILL):** The applicant proposes to infill a small one-over-one wood window on the north elevation. Staff finds this generally appropriate. The removed window should be salvaged and retained on site.

- j. COLUMNS (PRIMARY): The applicant proposes to replace the metal front porch columns with 6"x6" wood posts. The material change is appropriate and represents a return to a more historically accurate column form, but columns proposed for Craftsman-style homes must feature a traditional cap and base and chamfered corners.
- k. SITE ELEMENTS: FENCE: The applicant proposes to replace the existing chain-link fence in the side and rear yards with a horizontal-slat wood fence 4' tall from the front corners of the parcel to the primary elevation and then transitioning to 6" to the back corners of the parcel. While the design and materials of the fence are generally appropriate, the 4' portion of the fence should begin where the front porch meets the house on the east elevation and behind the frontmost window on the west elevation. Additionally, front-yard fences must be transparent.
- l. SITE ELEMENTS: MASONRY WALL: The applicant proposes to construct an 8' tall masonry wall at the rear of the property. Guidelines for Site Elements 2.B.vi says alternate fence heights and materials may be considered for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses. The property abuts a commercial property with a stage for live music in the backyard. Staff finds the proposed masonry wall appropriate.
- m. DRIVEWAY: The applicant proposes partial demolition of the existing full-width concrete driveway to create a ribbon driveway. Historic Design Guidelines for Site Elements 5.B.i states that driveway configurations similar in materials, width, and design to those found on the site should be incorporated. Staff finds the proposed ribbon driveway conforms to guidelines.
- n. SITE ELEMENTS: PERVIOUS PAVERS (FRONT YARD): The applicant proposes to add pervious pavers on the west edge of the driveway between the house and the driveway. Historic Design Guidelines for Site Elements 3.B.ii states that new pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. Staff finds that the front-yard pavers do not conform to guidelines.
- o. SITE ELEMENTS: PERVIOUS PAVERS (BACKYARD): The applicant proposes to add pervious pavers in the backyard. The backyard is currently about 1/3 covered in crushed stone. Historic Design Guidelines for Site Elements 3.B.ii states that new pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. Staff finds that permeable pavers in the backyard conform to guidelines.

RECOMMENDATION:

Staff recommends approval of item 1, construction of a 660-square-foot addition, based on findings a through f, with the following stipulations:

- i. That the applicant use composition shingle on the pyramidal roof form in keeping with the architecture style and materials of the original structure.
- ii. That the applicant use wood cladding in keeping with the architecture style and materials of the original structure.
- iii. That the applicant use windows that relate to those found on the primary historic structure, namely one-over-one windows.
- iv. That the applicant introduce eaves in keeping with the roof form on the existing house.

Staff recommends approval of item 2, removal of the existing carport and construction of a detached carport with enclosed storage, based on finding f.

Staff recommends denial of item 3, replacement of one door on the existing house with a salvaged double-hung wood window, based on finding g.

Staff recommends approval of items 4 through 6 based on findings h.

Staff recommends approval of item 6, infill of a one-over-one wood window on the north elevation, based on finding i, with the following stipulation:

- i. That the window be salvaged and retained on site.

Staff recommends approval of item, 7, replacing metal columns with wood columns on the front porch of the existing house, based on finding j, with the following stipulation:

- i. That the columns feature a traditional cap and base and chamfered corners.

Staff recommends approval of item 8, replacing the existing chain-link fence with horizontal wood fencing, based on finding k, with the following stipulation.

- i. That the 4' fence begin where the front porch meets the house on the east elevation and behind the frontmost window on the west elevation.
- ii. That the 4' front-yard fence be transparent.
- iii. That a final measured drawing of the fence design be submitted to staff for approval.

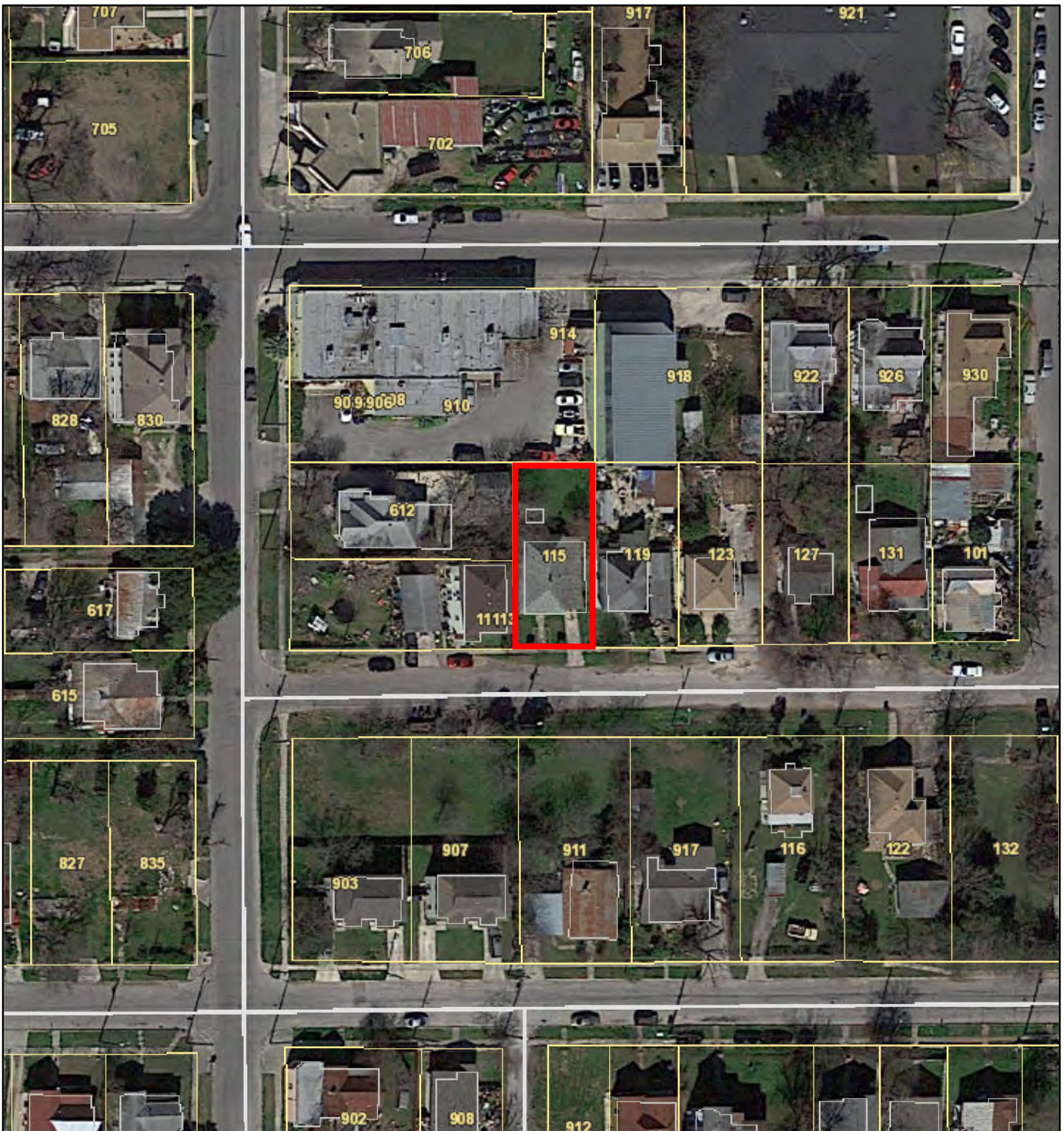
Staff recommends approval of item 9, construction of an 8' masonry wall at the rear of the parcel, based on finding l.

Staff recommends approval of item 10, partial demolition of the existing full-width concrete driveway to create a concrete ribbon driveway, based on finding m.

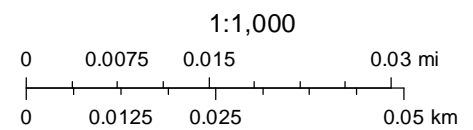
Staff recommends denial of item 11, adding pervious pavers to the west edge of the driveway, based on finding n.

Staff recommends approval of item 12, adding pervious pavers to the backyard, based on finding o.

City of San Antonio One Stop



August 31, 2022



115 GORMAN STREET

The existing residence located at 115 Gorman consists of a 960 square foot single-story Craftsman style home built in 1935. Its exterior features original double-hung and transom windows with teardrop wood siding, and an asphalt hipped roof that was likely once standing seam metal. There is a recently constructed carport along the eastern property line, and the interior was renovated circa 2019.

Gorman Street demonstrates a pattern of similarly modest Craftsman-style homes built in the 1930's, many of which feature hipped roofs and rear additions as well as detached out buildings. The property is approximately 5,090 square feet.

Our hope is to make this small home suitable for a growing a family to age in place while respectfully responding to the historic fabric of the block. The proposed scope of work includes a 660 square foot addition, replacement of the carport, fencing, and minor alterations to the original home. Please see the following page for a detailed description of the proposed scope of work. Landscape is not included in this proposal and will be submitted at a later date.

Please note, a zoning variance request for 115 Gorman Street is pending approval. The variance request is to reduce the rear yard setback from 20' to 10' to allow for better utilization of the small back yard and respectful breathing room between the historic home and the new addition. We understand that a COA approval will be conditional upon the variance request.

Thank you for your consideration!



CONCEPTUAL SITE PLAN

(for general reference only, please see architectural drawings)

ADDITION:

The addition is sited at the rear of the property to minimize its visual impact from the street. Its roof form matches that of the original home, and the addition is separated from the home by a glazed corridor that marks the transition between old and new. The proposed floor height of the addition is 12" lower than the existing home, yet important datum lines of the original home (such as the skirt height and window head height) are translated in the detailing and proportions of the addition.

Proposed materials are intended to be subtly distinct from but compatible with the original home. The new hand-crimped standing seam metal roof will be a dark grey color so as not to compete with the existing dark grey/black shingle roof. Like the metal roof, cement-based stucco is a historically appropriate material for craftsman style homes found in the area. The proposed off-white cementitious (non-synthetic) stucco siding is intended to complement the painted white horizontal clapboards of the original home. The two materials will be very similar in color and tone but distinct in texture. For new windows and doors within the addition (not visible from the street), we propose aluminum-clad wood frames.

CARPORT:

The existing carport is poorly attached to the original home and does not relate to the massing or detailing of the home. We proposed to replace this structure with a detached carport. The proposed carport is set back 6' from the front of the home to align with the existing recessed front porch. The flat roof aligns with the front door head height. The columns and roof detailing are understated in deference to the original home. The storage unit (for recycling & trash bins) is located at the rear, set back 60' from the sidewalk, and doubles as privacy fence for the backyard. The storage unit is clad with horizontal wood slats like the proposed fence cladding to make this structure read more as a landscape element than a structure.

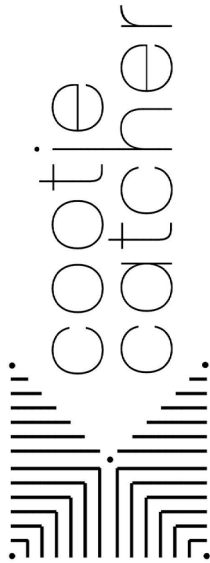
FENCING:

For fencing, we proposed replacing all existing chain link side and rear yard fencing with slatted horizontal wood fencing following the maximum allowable heights according to the HDRC guidelines. On the back property line we propose an 8' tall solid masonry wall to provide improved safety, acoustical separation and privacy from the outdoor elevated stage and bar located at 910 Nolan Street. This wall will be planted with vines and is concealed from view of the street. Following the advice of CoSA senior planners, our building permit application will include a Special Exception request for an 8' fence height. We have also been collaborating with the owners of 910 Nolan on the details and shared requirements for this wall.

MINOR ALTERATIONS:

Proposed alterations to the existing fenestration include replacing a secondary, side-facing front door with a double-hung wood window, and the addition of two double-hung windows on the west elevation. The primary street-facing front door will remain. All new windows within the footprint of the existing home will be salvaged wood double-hung windows to match the sizing and detailing of the original windows. We also propose the addition of a small skylight that is set back 60' from the sidewalk. This skylight provides needed daylight deep into the interior of the home and will be deck-mounted to minimize visibility from the street.

Other proposed minor alterations include a column replacement and driveway alteration. We propose replacing two non-original metal columns with painted wood column as commonly found on similar stylistically similar historic homes. We propose reducing impervious cover by converting the existing the concrete driveway into a ribbon strip driveway and replacing secondary solid concrete walkways with pervious pavers. The front door concrete walkway will remain.



PROJECT:
ANCONA RESIDENCE/
THE COOTIE CATCHER HOUSE
115 GORMAN STREET
SAN ANTONIO TX 78202

OWNER:
HANNAH & PRYCE ANCONA
115 GORMAN STREET
SAN ANTONIO TX 78202

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MECHANICAL
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LANDSCAPE

SET ISSUE DATES:
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CONSTRUCTION
DOCUMENTS

SITE PLAN

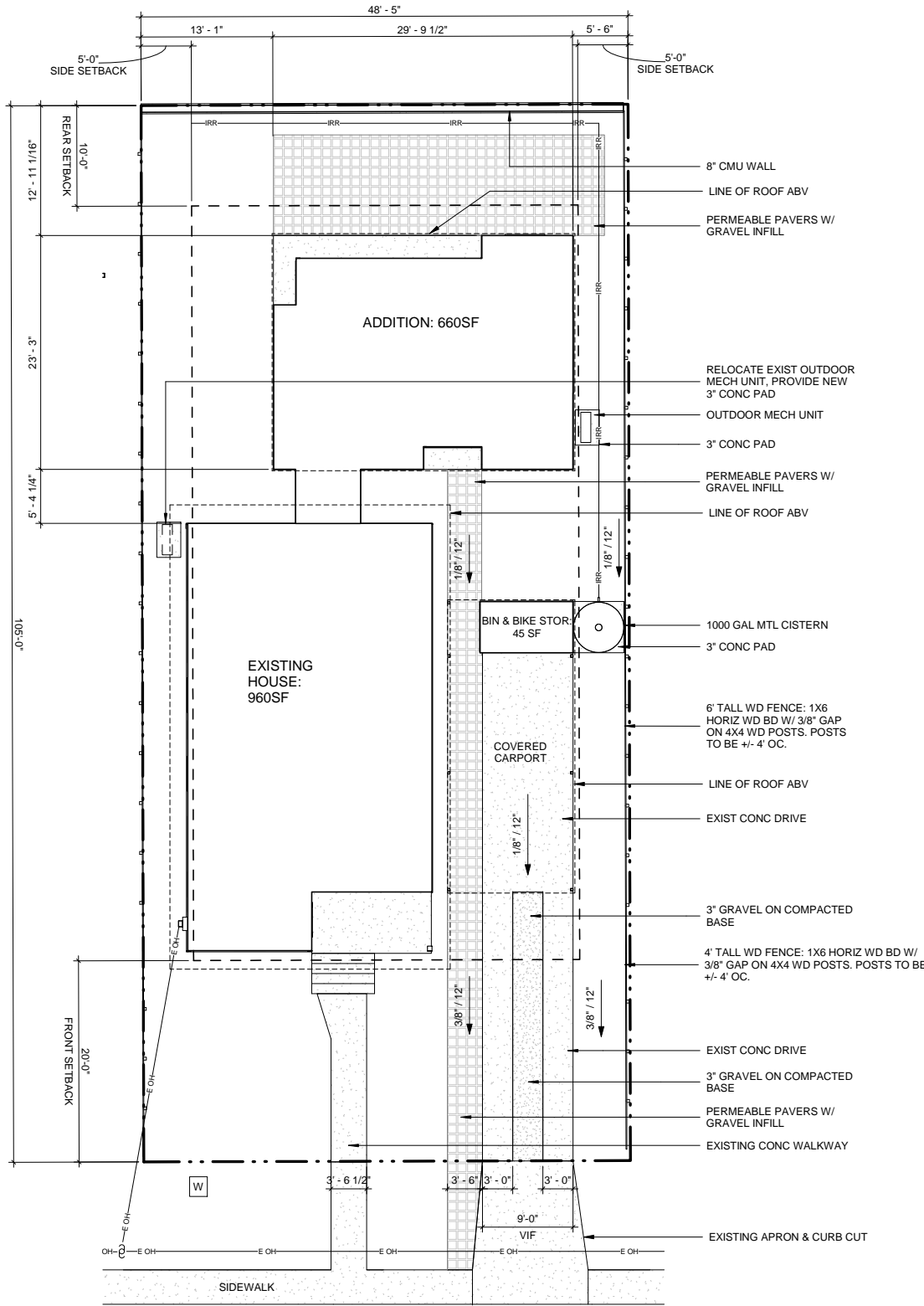
A2.00



1 CONTEXT PLAN
SCALE: 1" = 30'-0"



2 STREET VIEW
SCALE:

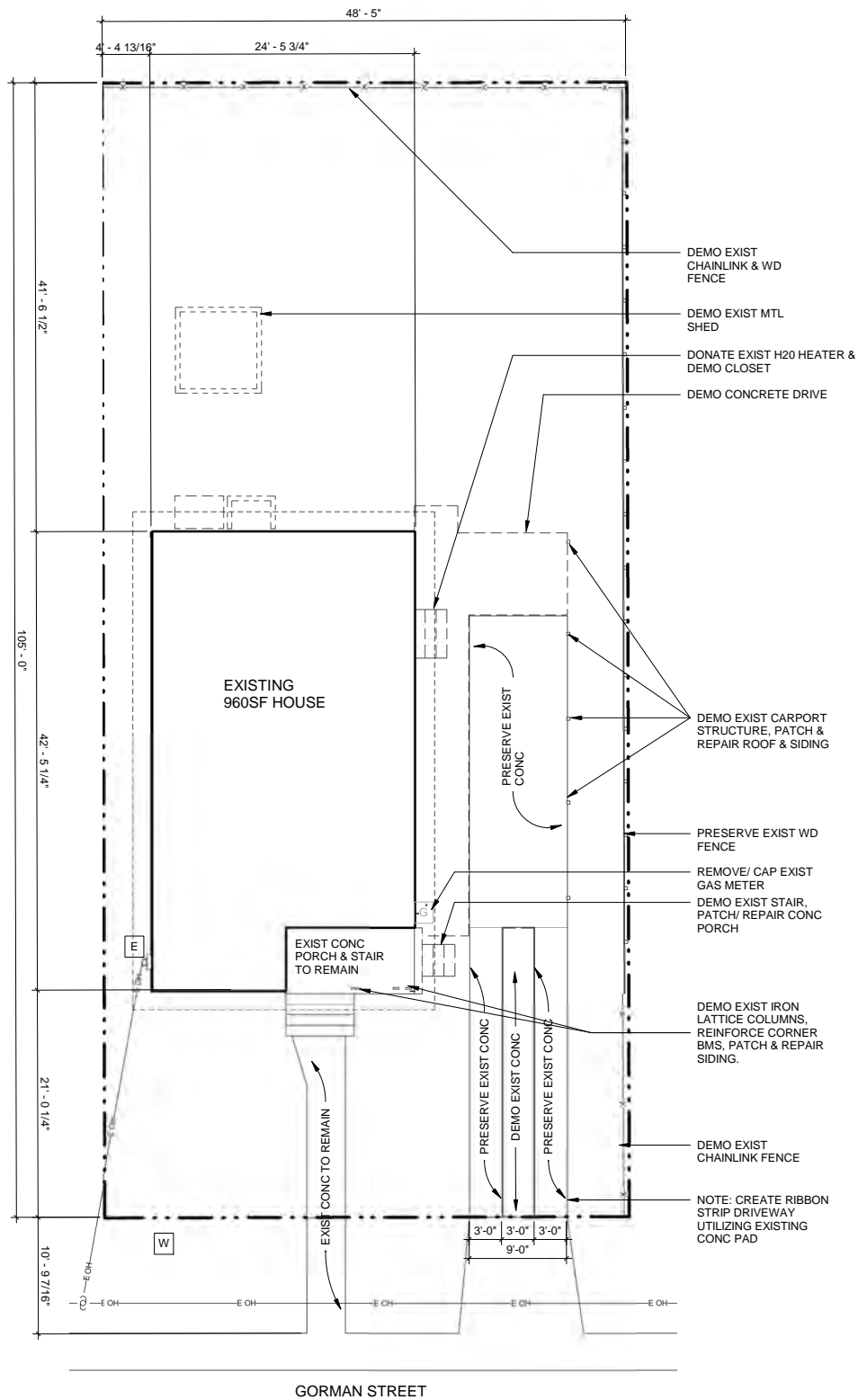


3 SITE PLAN
SCALE: 1/8" = 1'-0"

UTILITY SYMBOLS			
—IRR—	IRRIGATION LINE (BY OTHERS)	⊙	UTILITY POLE
—SS—	SANITARY	G	GAS METER
—E OH—	OVERHEAD ELECTRIC	E	ELEC METER
—E UG—	UNDERGROUND ELECTRIC	W	WATER METER

SITE PLAN GENERAL NOTES

- 1 GRADING PLAN INDICATES ROUGH GRADE ELEVATIONS.
- 2 DIMENSIONS ARE TO OUTSIDE FACE OF SIDING. REFER TO FLOOR PLANS FOR FRAMING DIMENSIONS.
- 3 PROVIDE A MINIMUM OF 2% SLOPE AWAY FROM BUILDING FOUNDATION EXTENDING 2'-0" BEYOND LINE OF ROOF.
- 4 PLANTING AND IRRIGATION SYSTEMS TO BE PROVIDED BY OTHERS.
- 5 COORDINATE WITH DIGSAFE & LOCAL UTILITY PROVIDERS BEFORE DIGGING.



DEMO EXISTING WD COL, TYP

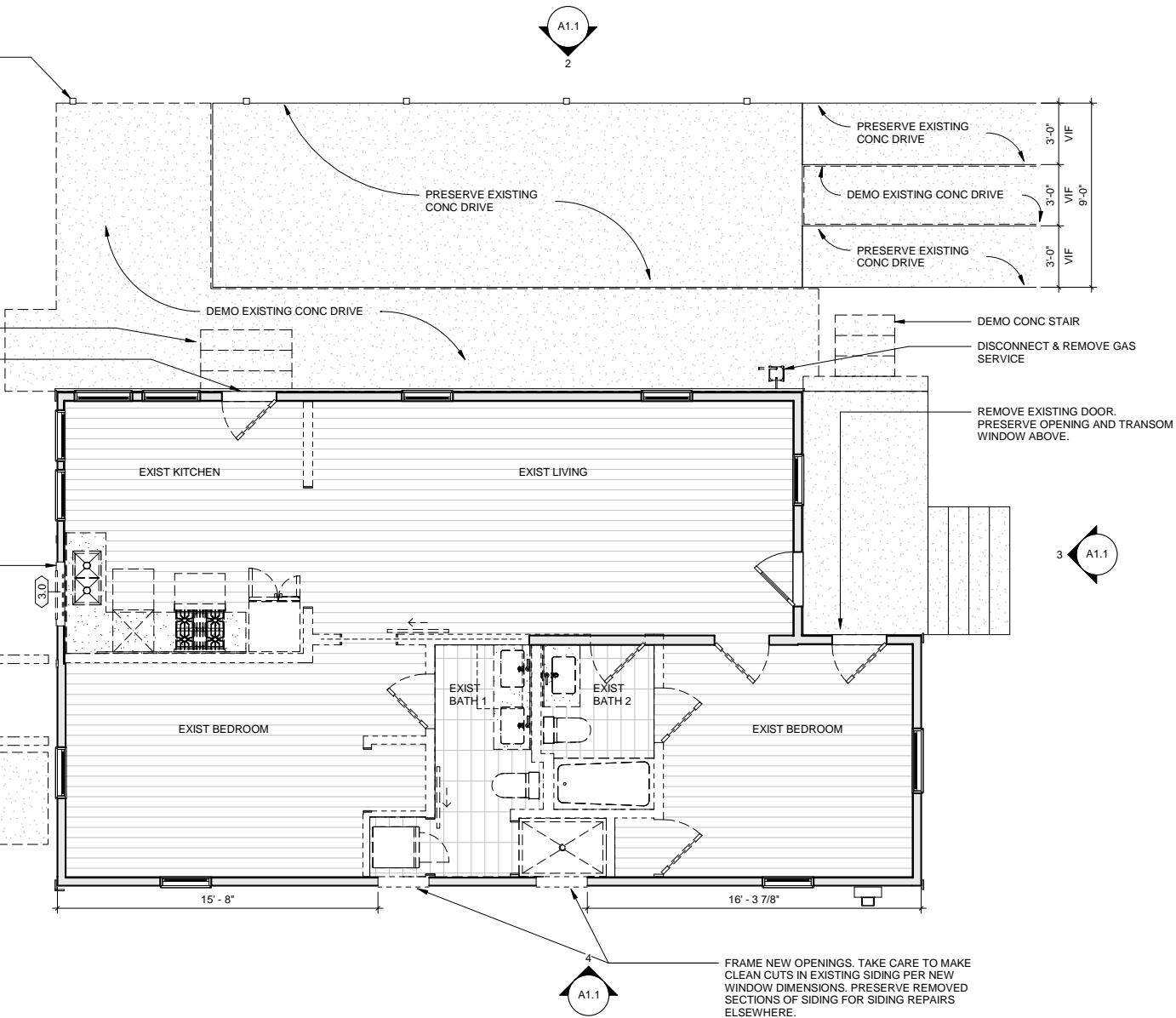
DEMO CONC STAIR, PATCH & REPAIR SKIRT IN KIND

DEMO EXIST DOOR & TRIM, PATCH & REPAIR SIDING & SKIRT IN KIND.

DEMO EXIST WINDOW & TRIM, PATCH & REPAIR SIDING IN KIND

DEMO EXIST H2O HEATER, ENCLOSURE & PAD, PATCH/REPAIR EXISTING SIDING IN KIND.

RE-LOCATE EXISTING CONDENSER UNIT & DEMO PAD



1 DEMO FLOOR PLAN

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

DEMOSITE PLAN

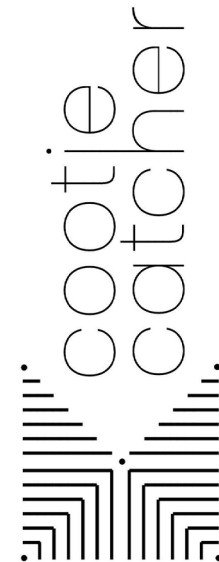
- WALLS & ELEMENTS TO REMAIN
- WALLS & ELEMENTS TO BE REMOVED

DEMOSITE PLAN

- ALL PATCH & REPAIR AREAS TO UTILIZE IN KIND MATERIALS.
- EXTERIOR TRIM DETAILS FOR NEW WINDOWS & DOORS WITHIN EXISTING HOUSE TO MATCH EXISTING.
- SALVAGED WINDOWS TO MATCH DIMENSIONS AND OPERATION OF EXISTING WINDOWS (REFER TO WINDOW & DOOR SCHEDULE).
- ALL OLD-GROWTH LUMBER REMOVED FROM EXISTING HOUSE TO BE DE-NAILED AND STOCKPILED IN DRY, PROTECTED LOCATION ON SITE.
- DEMO'D EQUIPMENT SUCH AS HOT WATER HEATER TO BE DELIVERED TO HABITAT FOR HUMANITY.

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PROJECT:
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115 GORMAN STREET
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OWNER:
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SAN ANTONIO TX 78202

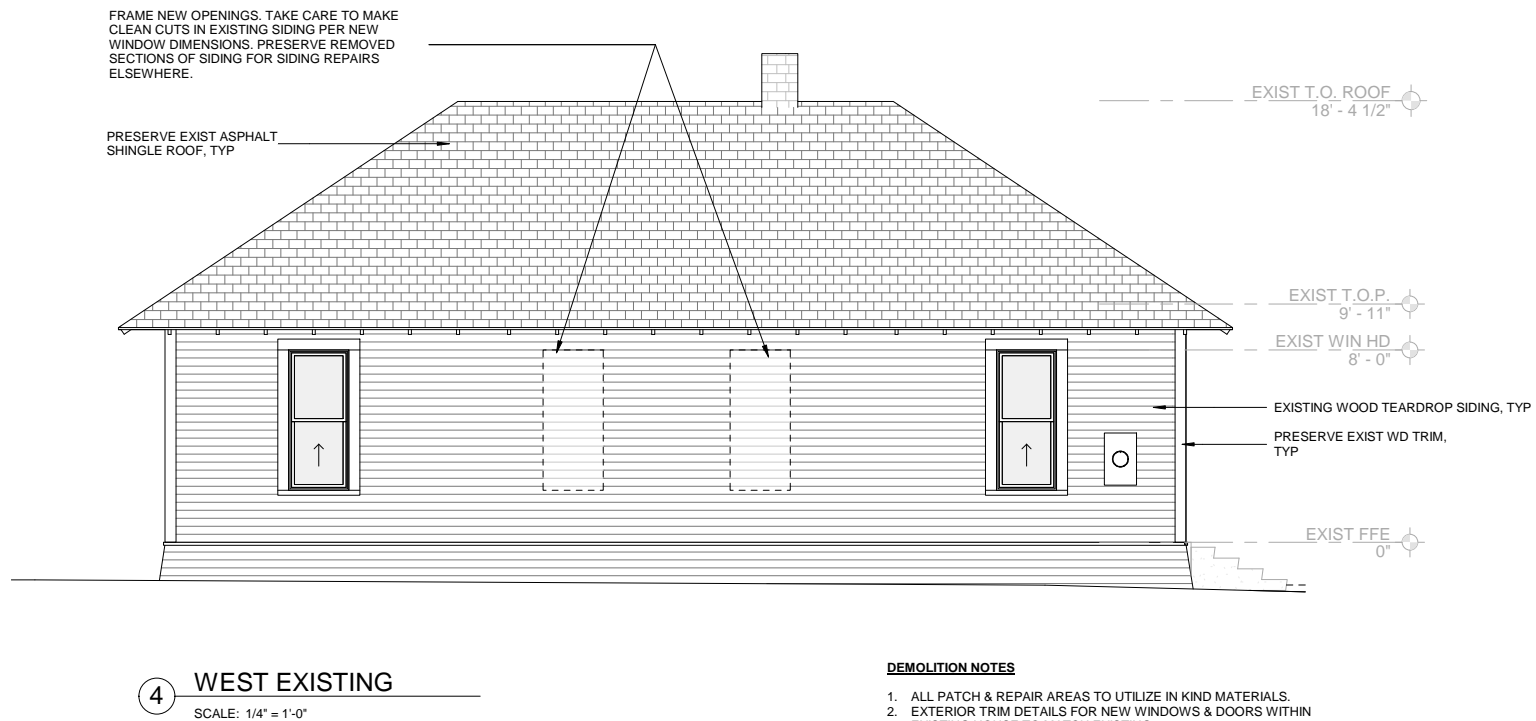
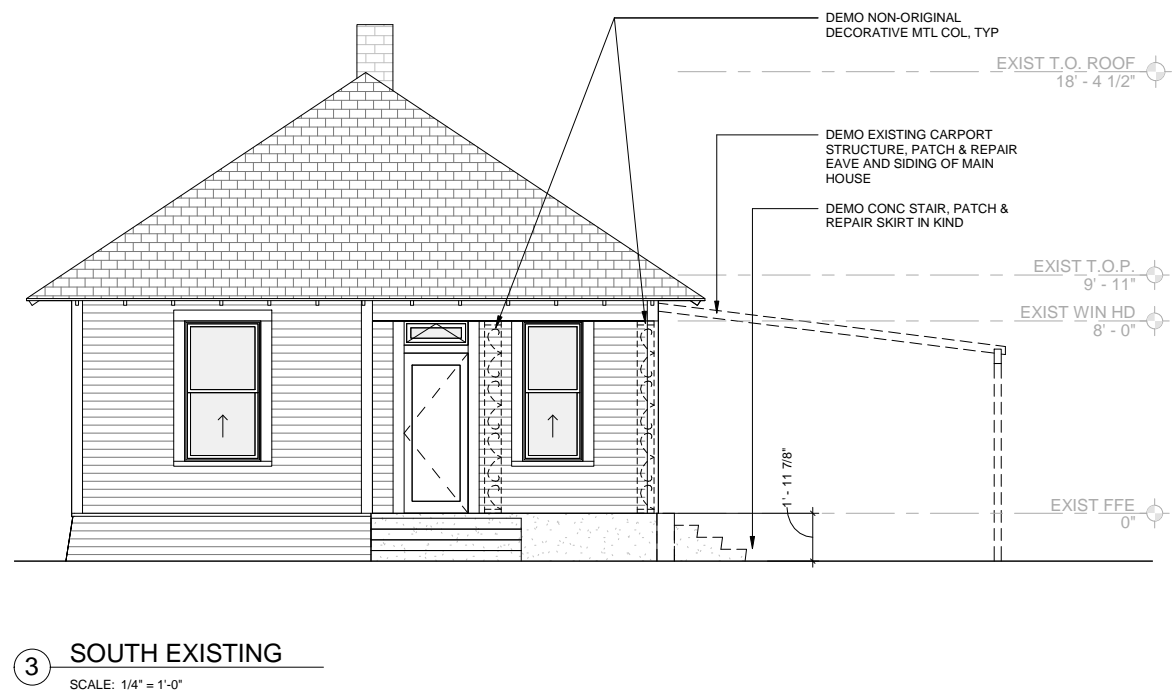
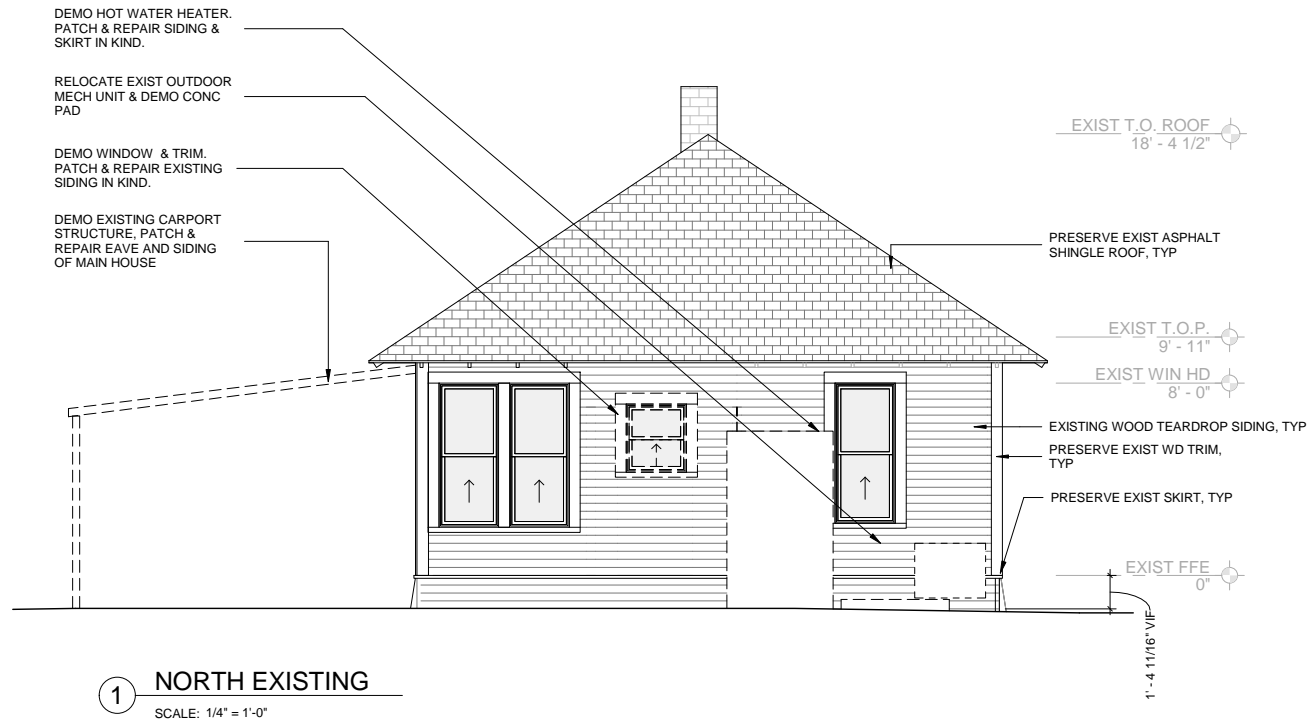
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LANDSCAPE

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CONSTRUCTION
DOCUMENTS

DEMOSITE
PLAN &
FLOOR PLAN

A1.0



DEMOLITION NOTES

1. ALL PATCH & REPAIR AREAS TO UTILIZE IN KIND MATERIALS.
2. EXTERIOR TRIM DETAILS FOR NEW WINDOWS & DOORS WITHIN EXISTING HOUSE TO MATCH EXISTING.
3. SALVAGED WINDOWS TO MATCH DIMENSIONS AND OPERATION OF EXISTING WINDOWS (REFER TO WINDOW & DOOR SCHEDULE).
4. ALL OLD-GROWTH LUMBER REMOVED FROM EXISTING HOUSE TO BE DE-NAILED AND STOCKPILED IN DRY, PROTECTED LOCATION ON SITE.
5. DEMO'D EQUIPMENT SUCH AS HOT WATER HEATER TO BE DELIVERED TO HABITAT FOR HUMANITY.

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the
cotton
catcher

PROJECT:

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115 GORMAN STREET
SAN ANTONIO TX 78202

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LANDSCAPE

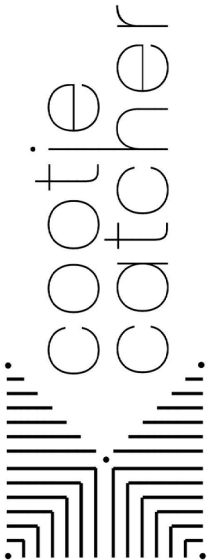
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CONSTRUCTION DOCUMENTS

EXISTING & DEMO ELEVATIONS

A1.1



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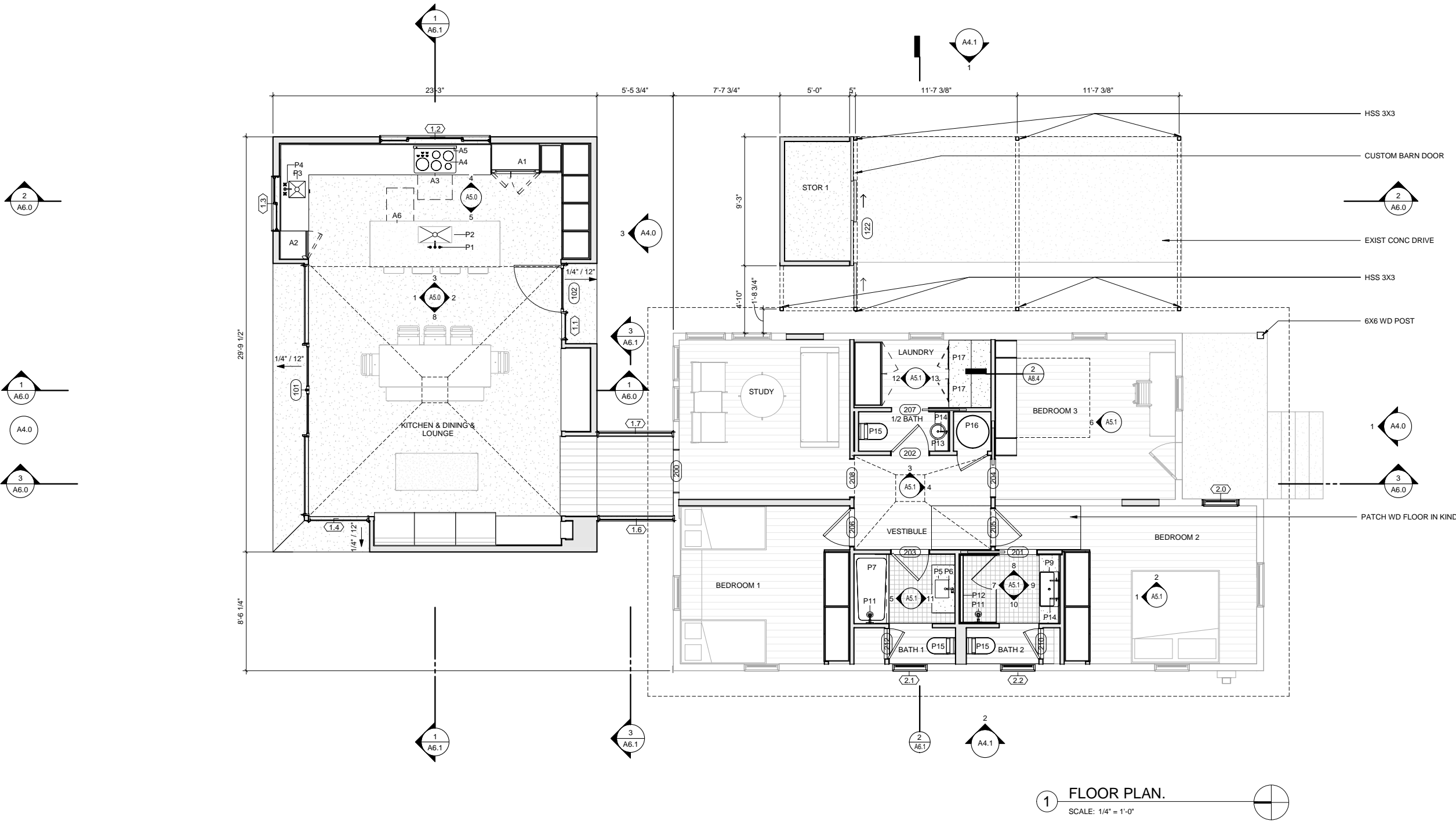
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CONSTRUCTION DOCUMENTS

FLOOR PLAN LEVEL 1

A2.1





PROJECT:
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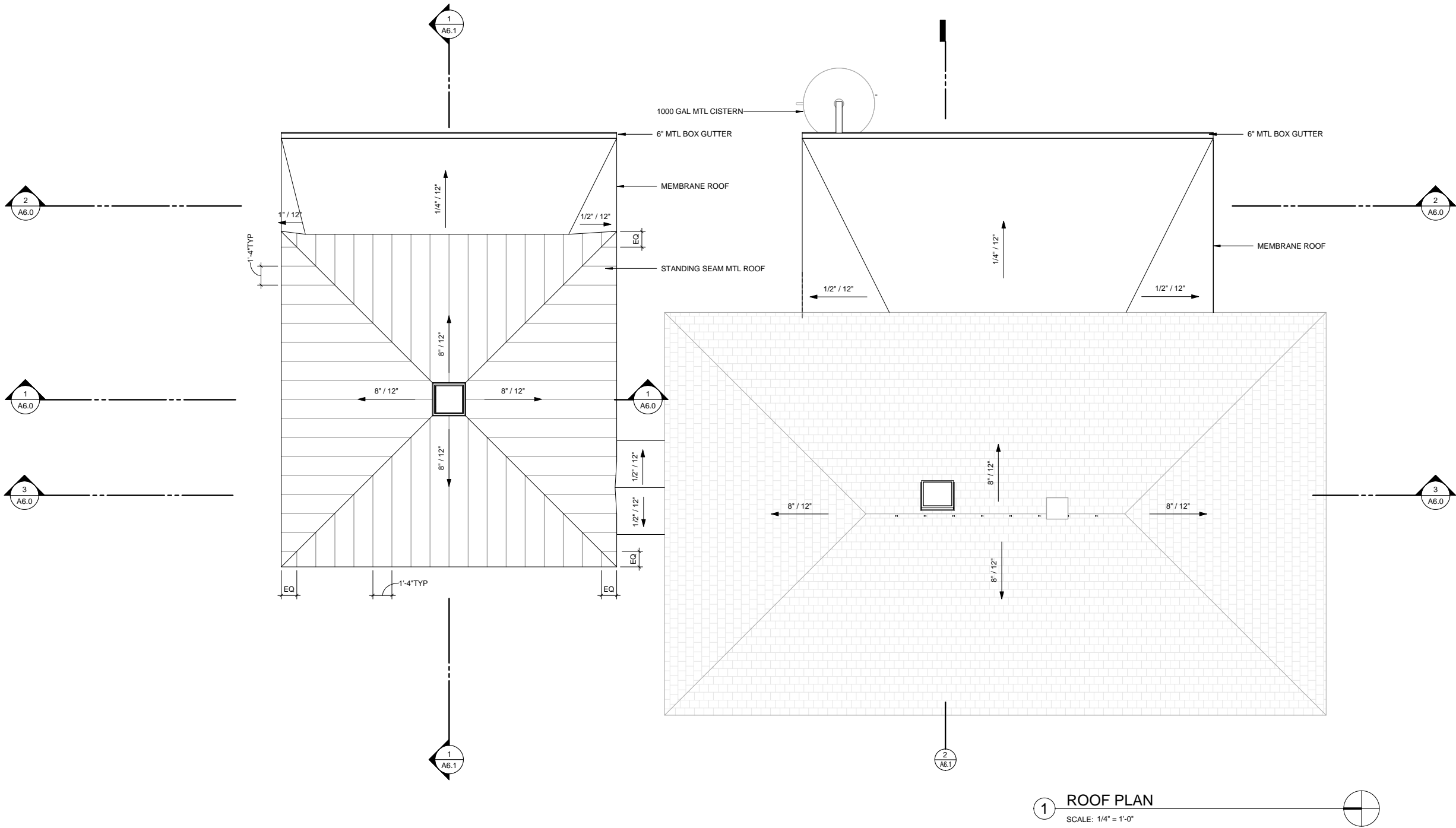
LANDSCAPE

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CONSTRUCTION
DOCUMENTS

ROOF PLAN

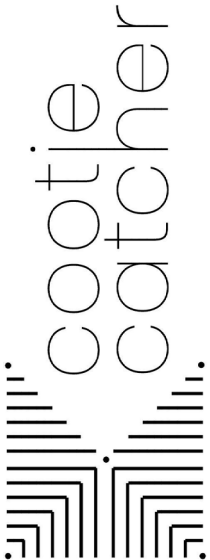
A2.4



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

ROOF PLAN NOTES

- 1 REFER TO MECHANICAL, PLUMBING AND ELECTRICAL FOR LOCATIONS OF PIPING, CURBS, VENTS, DUCTS, FANS, AND OTHER ITEMS ON THE ROOF SURFACE.
- 2 PAINT EXPOSED ROOF MOUNTED EQUIPMENT, PIPING, ETC., EXCEPT THOSE ITEMS WHICH ARE ALUMINUM OR STAINLESS STEEL COLORED AS SELECTED BY ARCHITECT.
- 3 ALL ROOF FLASHING TO BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- 4 REFER TO PLUMBING DRAWINGS FOR ROOF DRAIN SIZES.
- 5 OVERFLOW ROOF DRAIN INLETS SHALL BE 2" ABOVE THE PRIMARY DRAIN INLETS.
- 6 STANDING SEAM MTL ROOF TO BE MECHANICALLY CRIMPED AT SEAMS AND RIDGES. RIDGE CAPS WILL NOT BE ACCEPTED.



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LANDSCAPE

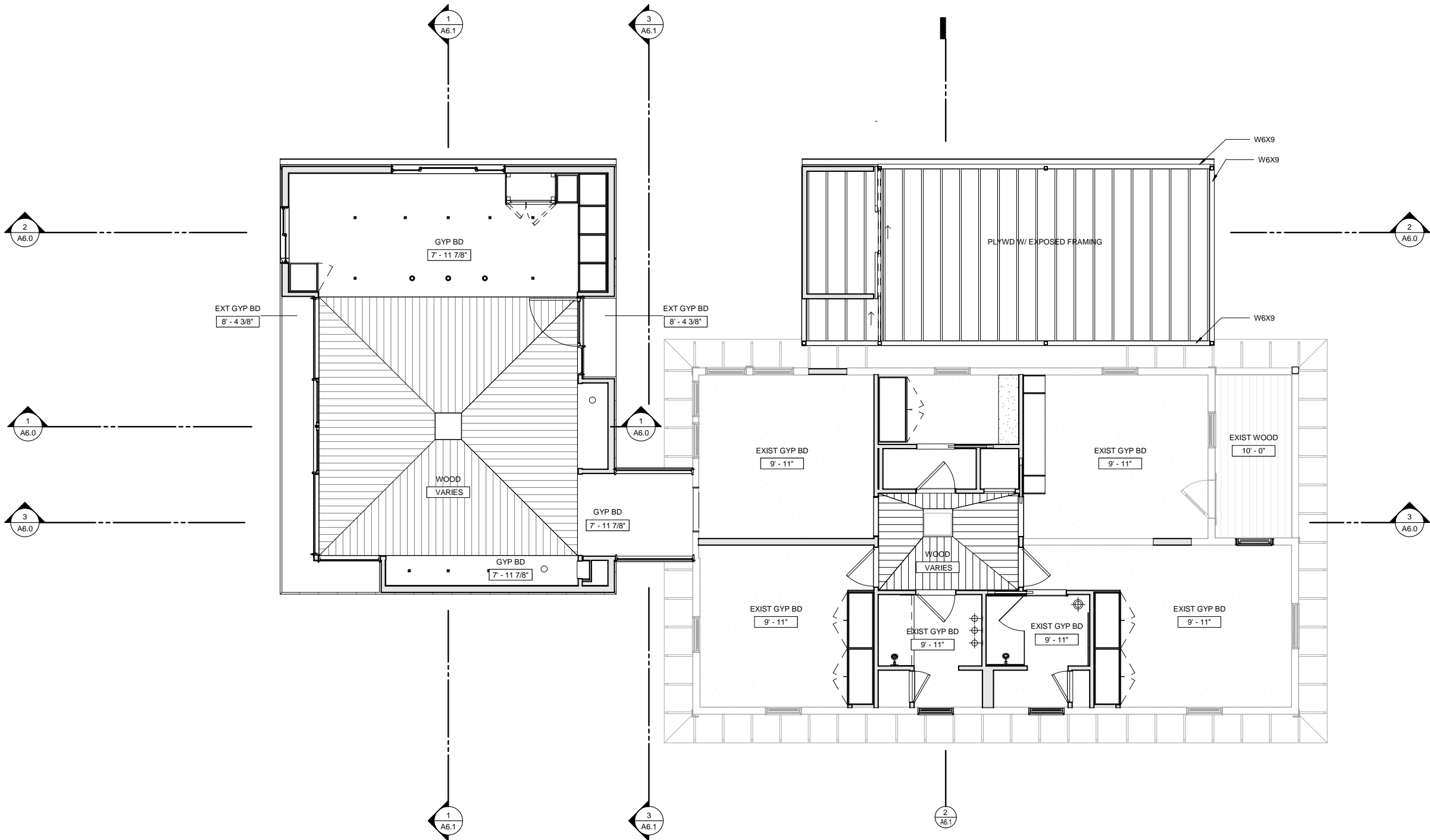
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**CONSTRUCTION
DOCUMENTS**

RCP LVL 1

A3.0



MECHANICAL SYMBOLS

----	ALIGN CENTERS
☐	CEILING EXHAUST FAN
☒	SUPPLY GRILLE
☐	RETURN GRILLE
☐	ACCESS PANEL
Ⓢ	THERMOSTAT

ELECTRICAL FIXTURE SYMBOLS

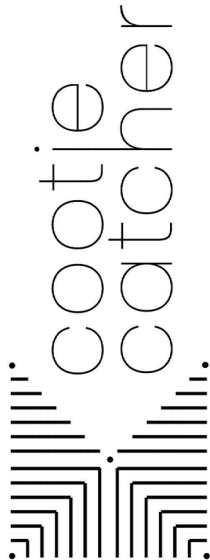
○	RECESSED CEILING FIXTURE
●➔	RECESSED WALL WASHER CEILING FIXTURE
⊕	WALL SCONCE
⊕	PENDANT
—	LINEAR PENDANT
✱	CEILING FAN
—	LED STRIP LIGHTING
---	ALIGN CENTER OF FIXTURE

1 REFLECTED CEILING PLAN

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

REFLECTED CEILING PLAN NOTES

- DIMENSIONS ON REFLECTED CEILING PLANS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
- LIGHT FIXTURES ARE INDICATED FOR LOCATION ONLY, SEE ELECTRICAL FOR TYPES.
- NOT ALL ACCESS DOORS ARE SHOWN, REFER TO MECHANICAL AND ELEC DRAWINGS FOR ADDITIONAL ACCESS DOOR REQUIREMENTS.
- THE CONTRACTOR SHALL COMPARE THIS REFLECTED CEILING PLAN WITH ELECTRICAL LIGHTING PLANS, MECHANICAL SUPPLY, RETURN, AND EXHAUST PLANS. THE CONTRACTOR SHALL REPORT ANY OMISSIONS OR INCONSISTENCIES TO THE ARCHITECT.
- RELOCATE SUPPLY DRAIN AND VENT PIPES TO MAINTAIN SCHEDULED CEILING HEIGHTS. COORDINATE RELOCATIONS WITH MEP ENGINEERS.



PROJECT:

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LANDSCAPE

SET ISSUE DATES:

08/18/2022 HDRC COA APPLICATION

CONSTRUCTION DOCUMENTS

WINDOW & DOOR SCHEDULE

A2.6

WINDOW SCHEDULE												
MARK	TYPE	FRAME WIDTH	FRAME HEIGHT	SILL HEIGHT AFF	DETAIL		FRAME		GLAZING TYPE	MANU.	HARWARE GROUP	MARK
					HEAD/ SILL	JAMB	MATERIAL	FINISH				
1.1	MULLED SIDELITE	2' - 0"	8' - 2"	-1 1/2"			ALUM CLAD WD	ANO BLACK/PINE	DOUBLE PANE W/ ARGON, LOW-E	Weather Shield Mfg, Inc.		1.1
1.2	SLIDING	7' - 11 1/2"	3' - 11 1/2"	3' - 5 1/2"			ALUM CLAD WD	ANO BLACK/PINE	DOUBLE PANE W/ ARGON, LOW-E	Weather Shield Mfg, Inc.		1.2
1.3	SLIDING	3' - 11 1/2"	3' - 11 1/2"	3' - 5 1/2"			ALUM CLAD WD	ANO BLACK/PINE	DOUBLE PANE W/ ARGON, LOW-E	Weather Shield Mfg, Inc.		1.3
1.4	DIRECT SET	4' - 4"	8' - 2"	-1 1/2"			ALUM CLAD WD	ANO BLACK/PINE	DOUBLE PANE W/ ARGON, LOW-E	Weather Shield Mfg, Inc.		1.4
1.6	DIRECT SET	5' - 6"	7' - 0"	0"			ALUM CLAD WD	ANO BLACK/PINE	DOUBLE PANE W/ ARGON, LOW-E	Weather Shield Mfg, Inc.		1.6
1.7	DIRECT SET	5' - 6"	7' - 0"	0"			ALUM CLAD WD	ANO BLACK/PINE	TEMPERED DOUBLE PANE W/ ARGON, LOW-E	Weather Shield Mfg, Inc.		1.7
1.8	FIXED DECK MOUNT SKYLIGHT	2' - 2"	2' - 2"				ALUM	DARK GREY	TEMPERED DOUBLE PANE W/ ARGON, LOW-E	Generic		1.8
1.9	FIXED DECK MOUNT SKYLIGHT	2' - 2"	2' - 2"				ALUM	DARK GREY	TEMPERED DOUBLE PANE W/ ARGON, LOW-E	Generic		1.9
2.0	NEW HISTORICAL DOUBLE HUNG	2' - 6"	4' - 8 1/2"	2' - 2"	MATCH EXIST	MATC H EXIST	WD	PAINT WHITE TO MATCH EXIST TRIM	SINGLE PANE CLR	SALVAGE	C	2.0
2.1	NEW HISTORICAL DOUBLE HUNG	2' - 6"	5' - 10"	2' - 2"	MATCH EXIST	MATC H EXIST	WD	PAINT WHITE TO MATCH EXIST TRIM	SINGLE PANE CLR, INTERIOR TO RECEIVE FROSTED FILM	SALVAGE	C	2.1
2.2	NEW HISTORICAL DOUBLE HUNG	2' - 6"	5' - 10"	2' - 2"	MATCH EXIST	MATC H EXIST	WD	PAINT WHITE TO MATCH EXIST TRIM	SINGLE PANE CLR, INTERIOR TO RECEIVE FROSTED FILM	SALVAGE	C	2.2
3.0	EXISTING TO BE DEMO'D	2' - 6"	2' - 10"	4' - 3 1/2"			WD	PAINT WHITE	SINGLE PANE CLR	EXISTING		3.0

EXTERIOR DOOR SCHEDULE												
MARK	TYPE	HEIGHT	WIDTH	PANEL THICKNESS	PANEL		FRAME		GLASS TYPE	MANU.	HARDWARE GROUP	MARK
					MATERIAL	FINISH	MATERIAL	FINISH				
101	BI-PARTING SLIDER	8' - 2"	18' - 0"		ALUM CLAD WD		ANO BLACK/ PINE		LOW-E	Weather Shield Mfg. Inc.		101
102	INSWING ENTRY, MULLED	8' - 2"	3' - 6"		ALUM CLAD WD		ANO BLACK/ PINE		LOW-E	Weather Shield Mfg. Inc.		102
103	FRAMELESS SHOWER DOOR	6' - 11 5/16"	2' - 6"		3/8 TEMPERED GLASS					Weather Shield Mfg. Inc.		103
120	CUSTOM BARN DOOR	8' - 0"	4' - 0"	2 1/4"	SLATTED WD ON STL FRAME					CUSTOM		120
121	CUSTOM BARN DOOR	8' - 1"	3' - 2"	2 1/4"	SLATTED WD ON STL FRAME					CUSTOM		121
122	CUSTOM BARN DOOR	8' - 1"	3' - 0"	2 1/4"	SLATTED WD ON STL FRAME					CUSTOM		122

INTERIOR DOOR SCHEDULE														
MARK	FRAME HEIGHT	FRAME WIDTH	DETAILS		PANEL THICKNESS	PANEL		FRAME		GLASS TYPE	MANU.	COMMENTS	HARDWARE GROUP	MARK
			HEAD/ THRESH	JAMB		MATERIAL	FINISH	MATERIAL	FINISH					
200	7' - 0"	3' - 0"												200
201	8' - 0"	2' - 8"												201
202	8' - 0"	2' - 8"												202
203	8' - 0"	2' - 8"												203
204	8' - 0"	2' - 8"												204
205	8' - 0"	2' - 8"												205
206	8' - 0"	2' - 8"												206
207	7' - 11 5/8"	2' - 8"			1 3/4"									207
208	8' - 0"	2' - 8"												208
210	7' - 6"	2' - 2"			1"						CUSTOM			210
211	7' - 6"	2' - 2"			1"						CUSTOM			211
212	7' - 6"	2' - 2"			1"						CUSTOM			212

EXISTING WINDOWS FOR REPLACEMENT

Exterior (left) and interior (right) photos of existing Window 3.0. See Sheet A1.0 Demo Site Plan & Floor Plan for location of Window 3.0. All other existing windows to remain.

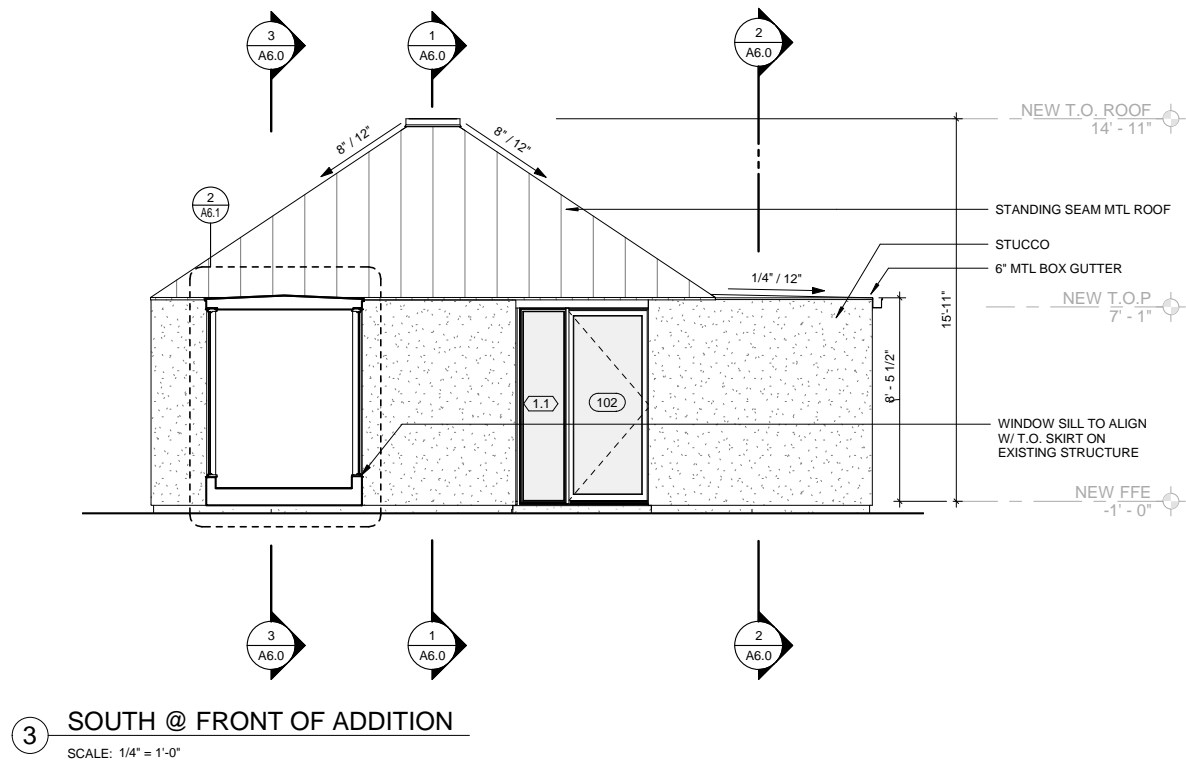
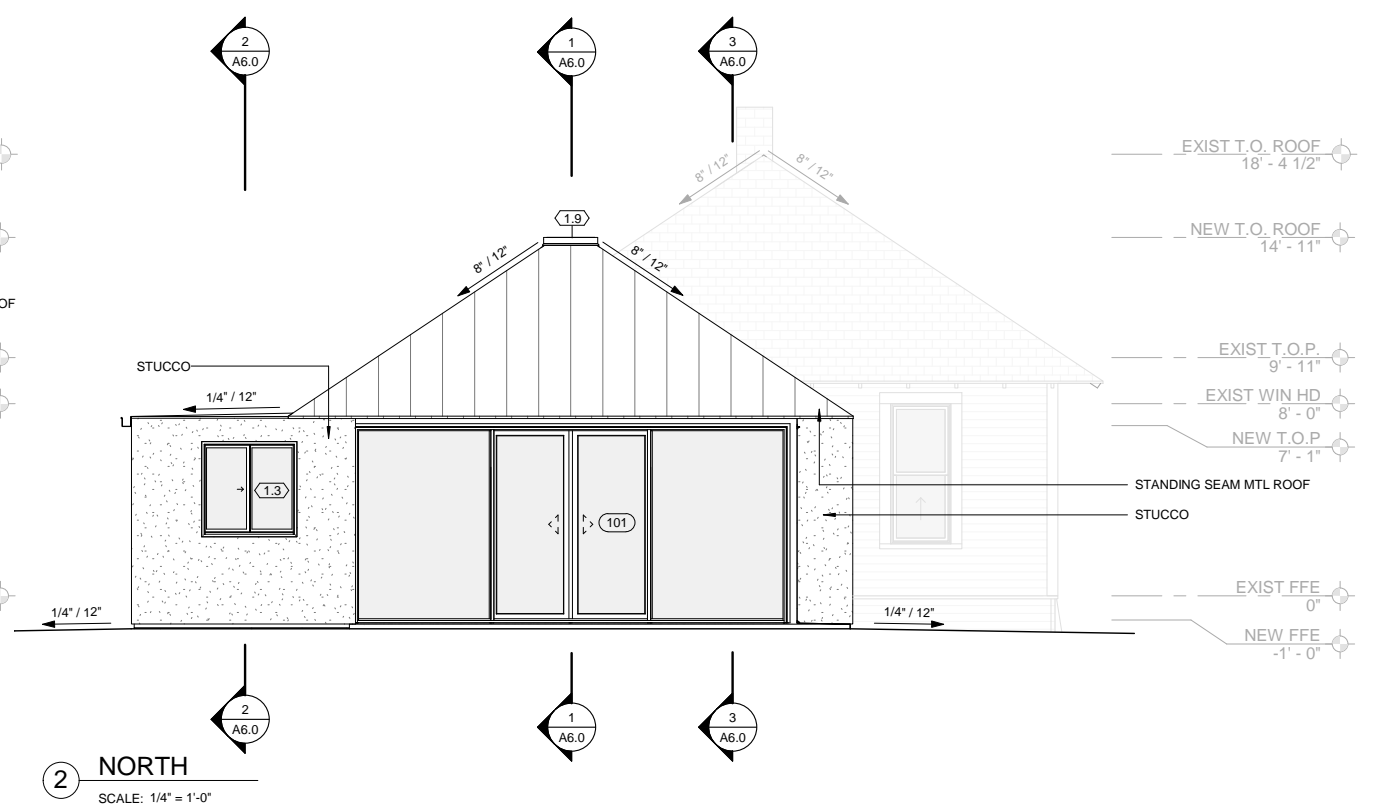
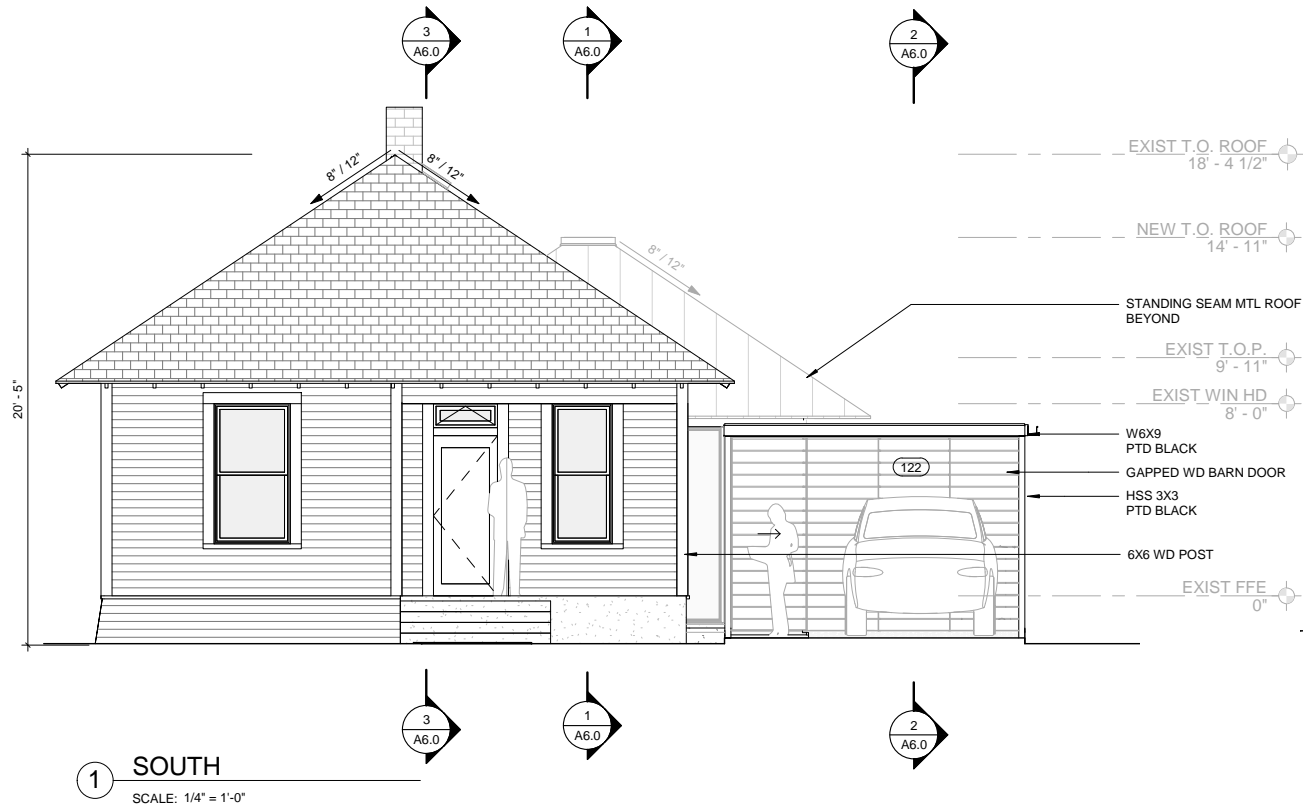


WINDOW 3.0 EXTERIOR

WINDOW 3.0 INTERIOR

GENERAL NOTES ON WINDOWS & DOORS

- THE WINDOW AND DOOR SCHEDULE IS NOT TO BE CONSIDERED AN ORDER FORM. CONTRACTOR SHALL CONFIRM ALL DIMENSIONS AND NOTATIONS TO ENSURE THEY CONFORM TO SIZES AND TYPES NOTED IN THE DRAWINGS. VERIFY ALL DIEMENSIONS IN FIELD.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL WINDOWS AND DOORS TO BE REVIEWED BY ARCHITECT PRIOR TO FABRICAITON.
- PROVIDE TEMPERED GLAZING AT ALL LOCATIONS REQUIRED BY CODE
- PROVIDE GANGED UNITS WHERE INDICATED IN ELEVATION.
- ALL STICKING PROFILES TO BE SQUARE UNLESS NOTED OTHERWISE. HISTORIC WINDOW PROFILES TO MATCH EXISTING HISTORIC WINDOWS.
- REFER TO SPECIFICATIONS FOR HARDWARE GROUPS.

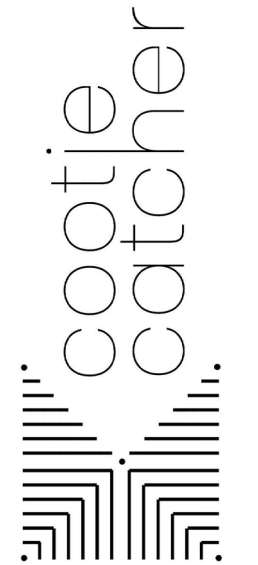


ELEVATION NOTES

- 1 REFER TO EXISTING & DEMO ELEVATIONS FOR EXISTING ELEMENTS AND MATERIALS TO BE PRESERVED OR DEMO'D.
- 2 ALL GRADES TO BE VERIFIED IN FIELD. REPORT ANY INCONSISTENCIES TO THE ARCHITECT.
- 3 PROVIDE MIN. 1/4" / 12" SLOPE AWAY FROM ALL FOUNDATIONS EXTENDING 4'-0" BEYOND EXTERIOR WALL.

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PROJECT:
ANCONA RESIDENCE/
THE COOTIE CATCHER HOUSE
115 GORMAN STREET
SAN ANTONIO TX 78202

OWNER:
HANNAH & PRYCE ANCONA
115 GORMAN STREET
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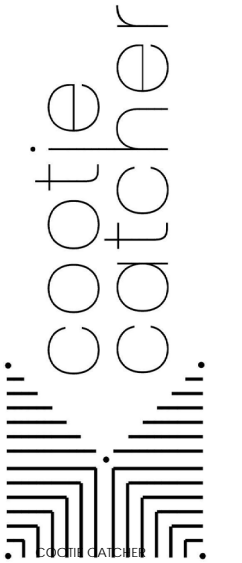
PROJECT TEAM:
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CHESTER SPALDING III, P.E.
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(210) 349-4081
LANDSCAPE

SET ISSUE DATES:
08/18/2022 HDRC COA APPLICATION

CONSTRUCTION
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A4.0



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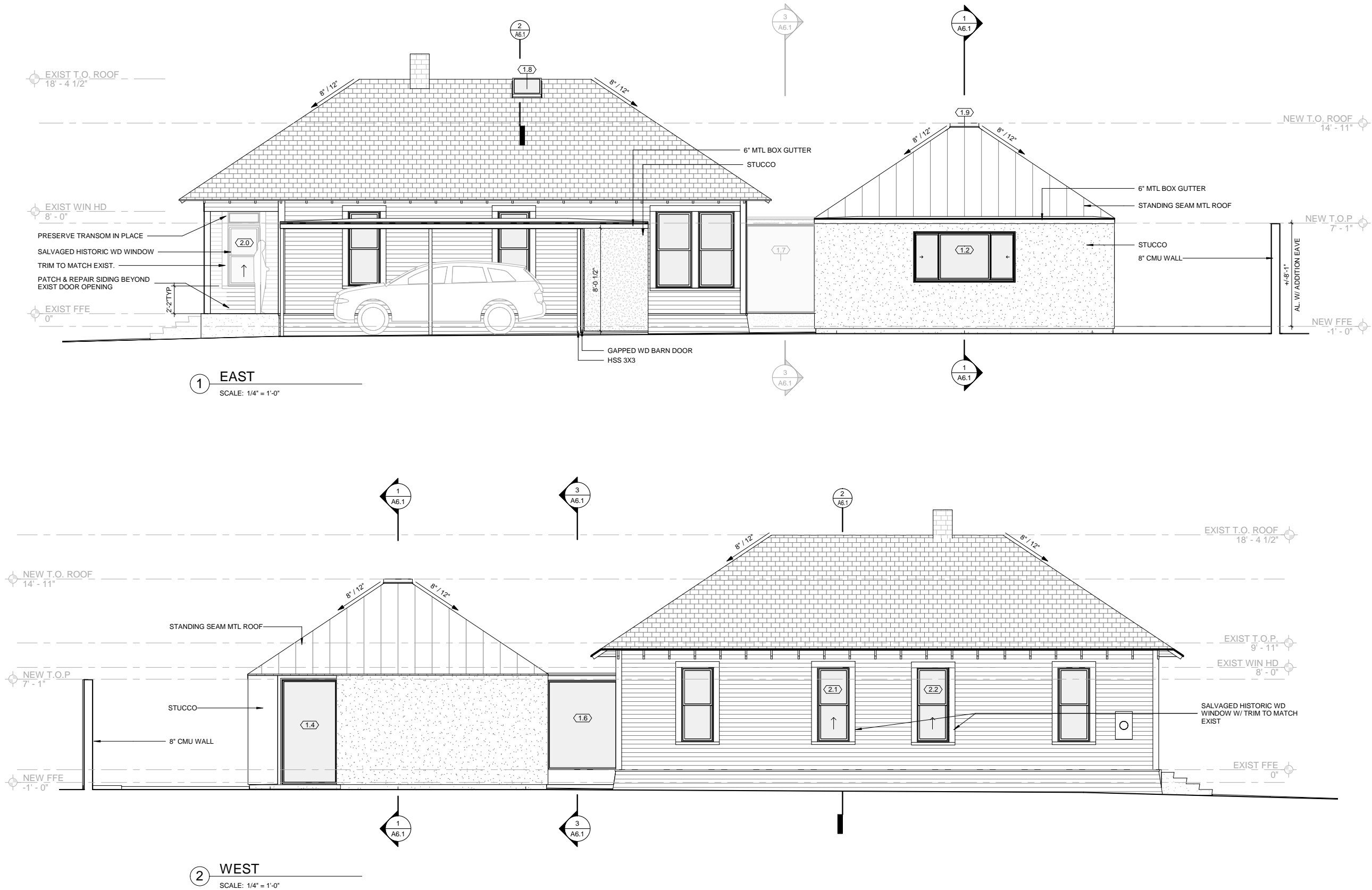
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Proposed exterior materials for the addition are intended to complement the existing home. Patterning and articulation of the new materials are restrained so as not to compete with the historic materials. For instance, the stucco siding will be smooth, in contrast to the horizontal shadow lines of the existing siding, but will be very similar in tone. Proposed pavers are porous, which helps the new paving materials to read as secondary to the existing concrete walkway. All proposed new materials are natural and intended to weather gracefully.

ROOF :

- Bondarized (dark grey) standing seam metal roof
- Mechanical/ hand-crimped seams 16" on center
- Mechanical/ hand-crimped ridges
- Hemmed drip edge

SIDING:

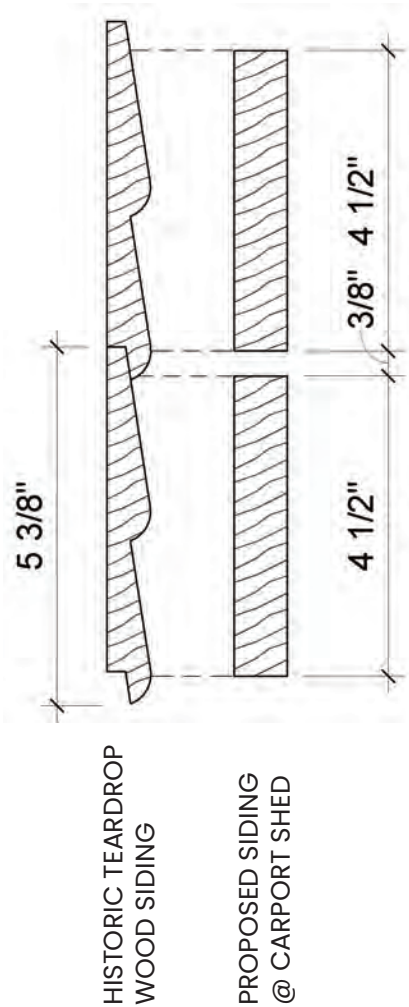
- Traditional tri-coat stucco with cement-based top coat
- Integral color to match wood siding on main house
- Smooth finish

WOOD FENCE:

- Gapped horizontal wood planks
- Species to be Western Red Cedar or thermally treated Pine or Ash by Thermory
- Stain/ sealant to be muted warm grey
- Horizontal coursing to be 2X historic teardrop siding on existing home (see detail). Shadow lines & gaps to align.

PAVERS:

- Driveable Grass© supplied by GeoSolutions, San Antonio
- Permeable paving mat consists of 4" concrete squares with +/- 1-1/2" gaps
- Infill to be 3/8" local limestone gravel, similar in tone to existing concrete.
- Pavers will not be edged, allowing ground cover plantings to bleed in on edges.
- Paver color to match existing concrete front walkway as closely as possible ("Buff/Tan", or "Grey")



PROPOSED



EXISTING



SALVAGED WINDOWS

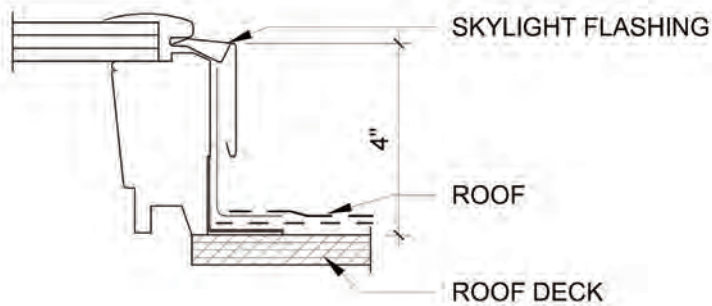
- All new windows within the existing home will utilize salvaged wood double-hung windows to match the original typical window widths, head/sill heights , materials and detailing.
- The new window beside the primary entry door will utilize the existing door opening and preserve the existing transom above the window.

NEW WINDOWS & DOORS

- All new windows and doors (except for salvaged windows on existing home) are not visible from the street except through the 2'-0" gap between rear of carport and the existing home.
- All new windows & doors will be aluminum-clad wood. Exterior color to be black (to match existing front door), and interior finish to be natural pine. Manufacturer is Weathershield Custom Windows & Doors.

SKYLIGHT:

- A deck-mount fixed skylight minimizing visibility from the street with a 4" vertical exposure.
- Frame color will be dark grey to match existing asphalt roof. See detail (right).



SECTION @ SKYLIGHT



The most typical window found throughout the existing home is a 2'-6" wide x 5'-10" tall single-pane double hung wood window. Head heights of all original windows align at 8'-0", and all double hung sills are 2'-2" above the finish floor.

All new, salvaged windows will match this window width and operation, and be glazed with either single-pane historic glass or new single-pane glass. Head/ jamb/ sill details of new windows will be constructed to match those of the original windows, with head/sill heights also matching the original windows.

WEST ELEVATION

* West elevation is difficult to photograph due to narrow setbacks of neighboring building.

1. Backyard metal shed (to be removed)



EAST ELEVATION

1. Carport (to be replaced)
2. Exposed joist hangers & ledgers indicate that carport is not original
3. Concrete walkways abutting building to be replaced with pervious pavers and positive drainage away from foundation.
4. Chain link fence to be replaced with wood slat fencing.



SOUTH ELEVATION

1. Non-original columns (corner post to be replaced with solid wood post to support sagging porch roof)
2. Original concrete walkway to remain
3. We propose replacing secondary, side-facing front door with historical salvaged wood window to match adj. window size and detailing. Transom above to remain.



NORTH ELEVATION

1. Non-original window (to be removed, siding to be patched and repaired)
2. Water heat closet (to be removed, siding and roof to be patched & repaired)
3. Backyard metal shed (to be removed)
4. View from 910 Nolan elevated stage and bar looking south toward 115 Gorman

