

HISTORIC AND DESIGN REVIEW COMMISSION

May 17, 2023

HDRC CASE NO: 2023-163
ADDRESS: 814 LAMAR ST
LEGAL DESCRIPTION: NCB 1654 BLK B LOT 4
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Fernando Botello
OWNER: OMAR BIBIAN/MATER-MAC, LLC
TYPE OF WORK: Addition, fenestration modification, gable modifications, porch modifications
APPLICATION RECEIVED: April 12, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Order
CASE MANAGER: Jessica Anderson
REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Replace the existing standing-seam metal roof with a composition shingle roof.
2. Repair siding and trim or replace it in kind.
3. Replace existing metal columns with 6"x6" wood columns.
4. Add faux timbering to the front-facing gable.
5. Infill three existing wood windows on the east elevation and one existing wood window on the west elevation.
6. Replace an existing one-over-one wood window on the primary elevation with a pair of ganged one-over-one windows.
7. Replace an existing ganged pair of one-over-one wood windows with a fixed-lite window.
8. Infill the street-facing front door.
9. Replace the existing east-facing door.
10. Add fascia boards to enclose the existing exposed rafter tails on the east and west sides of the roof.
11. Construct a 425-square-foot rear addition with porch.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.

- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

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

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

A. MAINTENANCE (PRESERVATION)

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

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

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be

subordinate to the principal façade of the original structure in terms of their scale and mass.

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

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

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

B. INAPPROPRIATE MATERIALS

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

C. REUSE OF HISTORIC MATERIALS

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

4. Architectural Details

A. GENERAL

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

Standard Specifications for Original Wood Window Replacement

- **SCOPE OF REPAIR:** When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- **MISSING OR PREVIOUSLY-REPLACED WINDOWS:** Where original windows are found to be missing or previously replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP

and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.

- **MATERIAL:** If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- **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:** Original trim details and sills should be retained or repaired in kind. If approved, new 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:** Replacement 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:** Replacement 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:** Replacement 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.

Standard Specifications for Windows in Additions and New Construction

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

FINDINGS:

- a. The property at 814 Lamar is a single-story Craftsman-style residence built c. 1938. The property first appears in its current footprint on the 1938 Sanborn Fire Insurance map. The front-gabled metal-clad roof extends into a hip at the rear and then a flat roof over a rear addition. There is an inset front porch below a separate gable with metal columns. The house is clad in wood waterfall siding and has one-over-one wood windows with screens. The roof features exposed rafter tails, and there is a chimney near the southwest corner of core of the house. The property contributes to the Dignowity Hill Historic District.
- b. **ROOF REPLACEMENT (METAL TO SHINGLE):** The applicant proposes to replace the existing standing-seam metal roof with a composition shingle roof. Historic Design Guidelines for Exterior Maintenance and Alterations 3.B.iv says to replace roofing materials in-kind whenever possible when the roof must be replaced, or select materials consistent with the building style, when in-kind replacement is not possible. Staff finds the request conforms to guidelines.
- c. **SIDING AND TRIM REPAIR:** The applicant proposes to repair siding and trim in kind. Historic Design Guidelines for Exterior Maintenance and Alterations 1.B.ii says to use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Staff finds the request conforms to guidelines.
- d. **COLUMNS:** The applicant proposes to replace the existing metal columns with 6"x6" wood columns. Historic Design Guidelines for Exterior Maintenance and Alterations 7.B.v says to design replacement elements based on the architectural style of the building and historic patterns. Staff finds the request conforms to guidelines.
- e. **GABLE TREATMENT:** The applicant proposes to add faux timbering to the front-facing gable. Historic Design Guidelines for Exterior Maintenance and Alterations 7.B.iv says do not add new elements and details that create a false historic appearance. Faux timbering is not historically found on Craftsman-style homes. Staff finds the request does not conform to guidelines.
- f. **WINDOWS (EXISTING):** The applicant proposes to infill three existing wood windows on the east elevation and one existing wood window on the west elevation, replace an existing one-over-one wood window on the primary elevation with a pair of ganged one-over-one windows, and replace an existing ganged pair of one-over-one wood windows with a fixed-lite window. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.i says to preserve existing window and door openings, and to avoid filling in historic door or window openings. Staff finds the requests to modify the existing window patterns do not conform to guidelines.
- g. **FRONT DOORS (INFILL):** The applicant proposes to infill the street-facing front door. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.i says to preserve existing window and door openings, and to avoid filling in historic door or window openings. Staff finds the request to infill the street-facing door does not conform to guidelines.
- h. **FRONT DOOR (REPLACEMENT):** The applicant proposes to replace the existing east-facing door with a modern fiberglass three-lite Craftsman-style door. Guideline 6.B.i says that when in-kind replacement of an existing door is not feasible, ensure features match the size, material, and profile of the historic element. Staff finds the request to replace the existing east-facing door appropriate, but that the proposed fiberglass door does not conform to guidelines.
- i. **ROOF (DETAILS):** The applicant proposes to add fascia boards to enclose the existing exposed rafter tails on the east and west sides of the roof. Construct a 425-square-foot rear addition with porch. 3.B.iii says to preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends. Staff finds the request does not conform to guidelines.
- j. **ADDITION:** The applicant proposes to construct a 425-square-foot rear addition with porch. The addition is to feature trim and siding to match the historic core of the property, an inset porch with a 6"x6" wood column, and a back door. Staff finds the addition generally appropriate, but that the exposed rafter tails found on the historic core be continued on the proposed additions.
- k. **WINDOWS (ADDITION):** The applicant proposes two one-over-one vinyl windows and one fixed clerestory window for the proposed addition. 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. 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. Staff finds the size and design of the one-over-one windows appropriate, but that the application should propose a window product that conforms to standards. Staff finds the fixed clerestory

window does not conform to guidelines, and that the applicant should propose a small one-over-one wood or aluminum-clad wood window similar to those used historically on Craftsman homes for bathrooms.

RECOMMENDATION:

Staff recommends approval of items 1 through 3, based on findings b through d, with the following stipulations:

- i. All existing roof features such as chimneys and exposed rafter tails be retained.
- ii. That any replacement siding and trim match existing in material, profile, and dimensions.
- iii. That the proposed wood columns are no wider than 6" square, feature both capital and base trim and chamfered corners.

Staff does not recommend approval of items 4 through 8, based on findings e through g.

Staff recommends approval of item 9, replacement of the existing east-facing door, based on finding h, with the following stipulation:

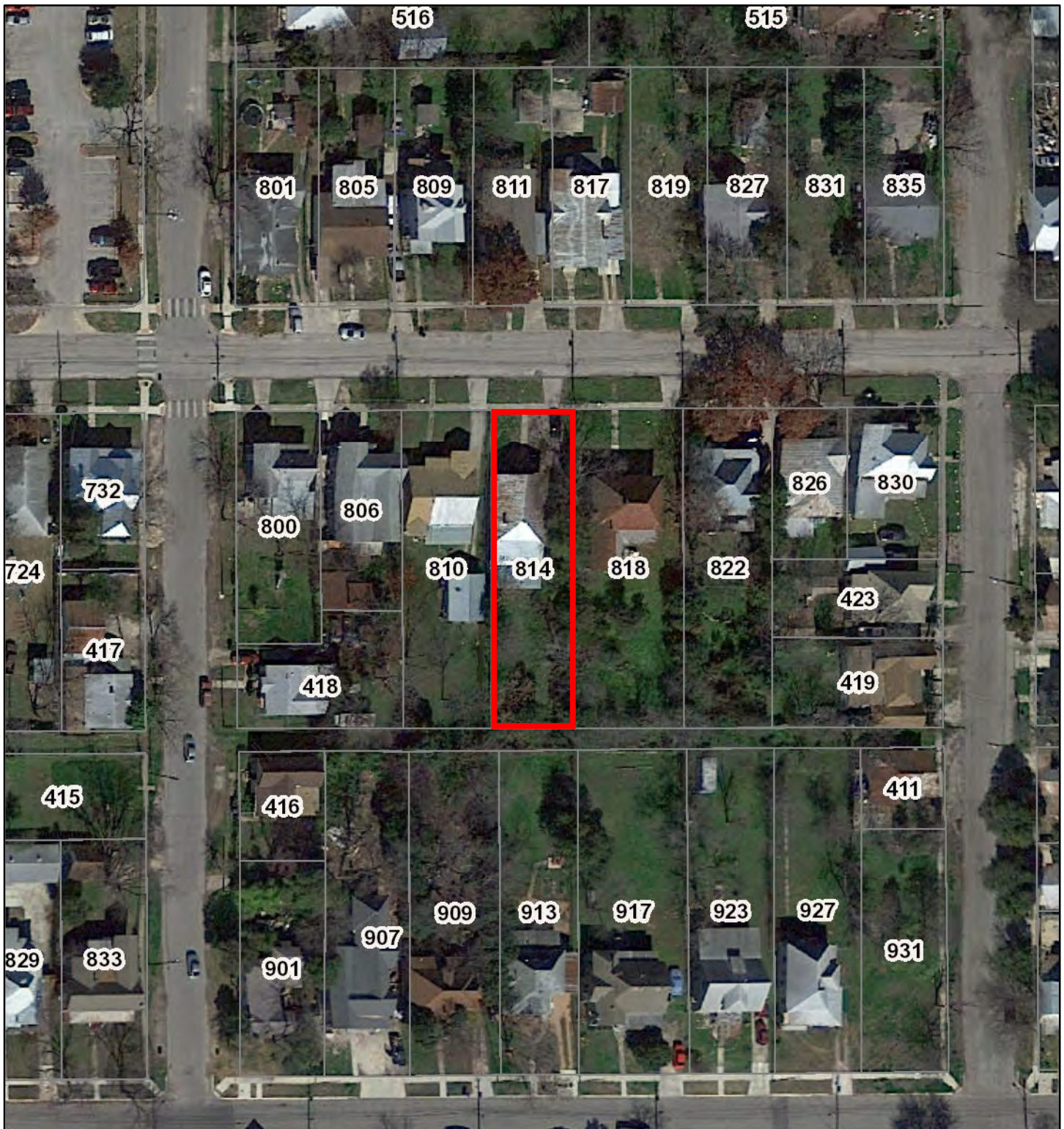
- i. That the applicant proposes a fully-wood Craftsman-style door.

Staff does not recommend approval of item 10, adding fascia boards to enclose the existing exposed rafter tails, based on finding i.

Staff recommends approval of item 11, construction of a 425-square-foot addition with porch, based on findings j and k, with the following stipulations:

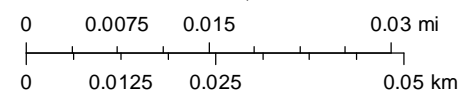
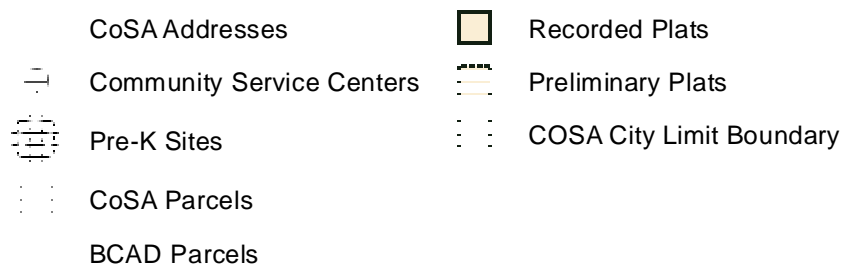
- i. That the exposed rafter tails found on the historic core be continued on the proposed additions.
- ii. That the applicant propose a window product that conforms to standard specifications, namely a wood or aluminum-clad wood product.
- iii. That in place of the proposed fixed clerestory window, the applicant propose a small one-over-one wood or aluminum-clad wood window similar to those used historically on Craftsman homes for bathrooms.
- iv. That the proposed wood columns be no wider than 6" square, and feature both capital and base trim and chamfered corners.
- v. That the applicant submit materials specifications and/or a cut sheet for the proposed rear door.
- vi. That the applicant submit materials specifications for the proposed rear porch.

City of San Antonio One Stop



May 10, 2023

1:1,000



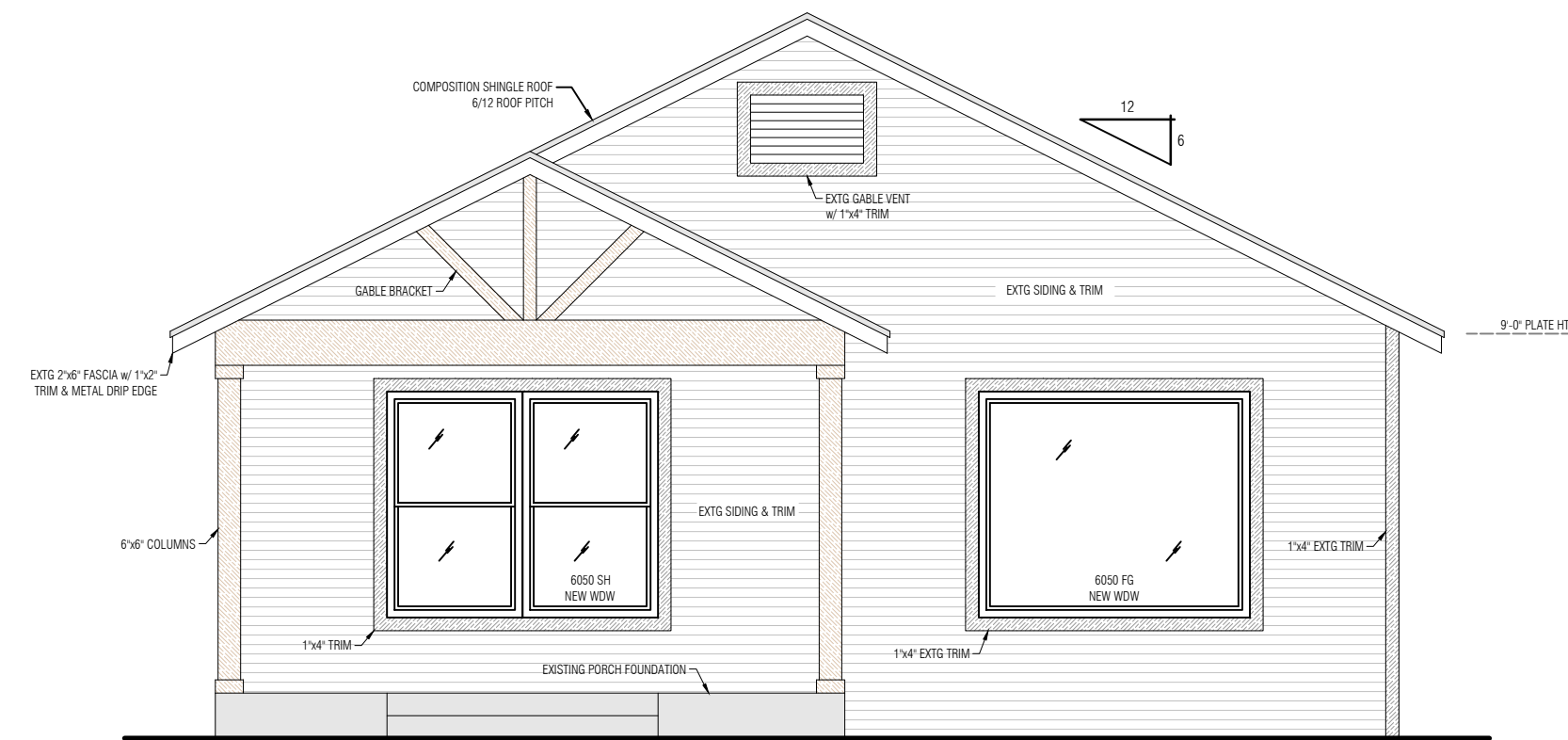
PROJECT NOTE:

LEGAL DESCRIPTION:	PLK. B	LOT. 04
MCB-1654		

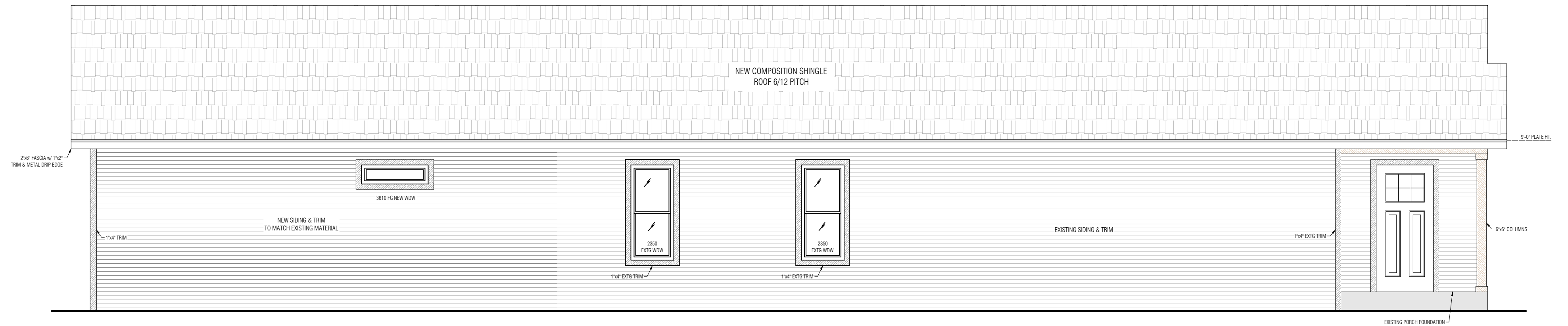
DATE: 04/20/2022

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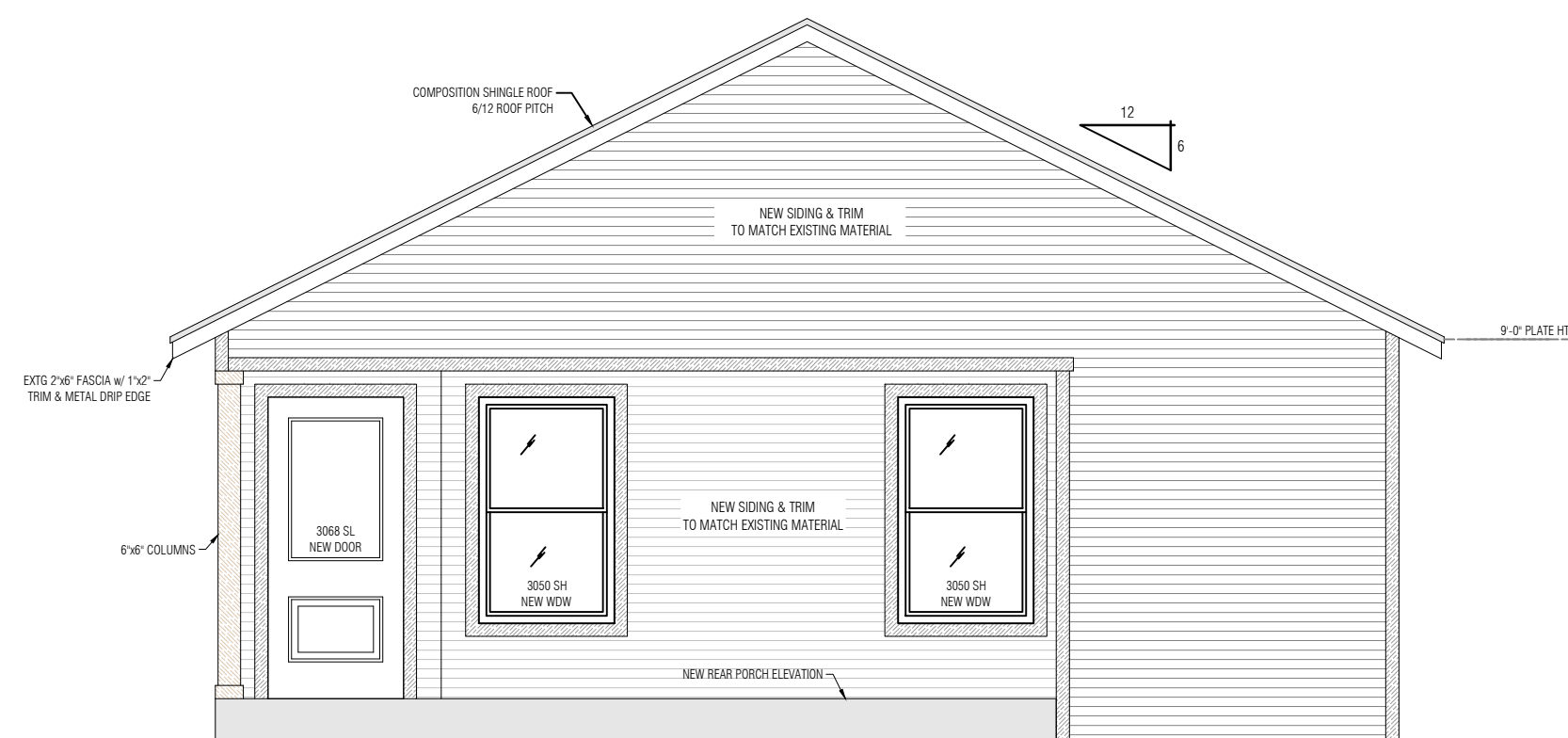
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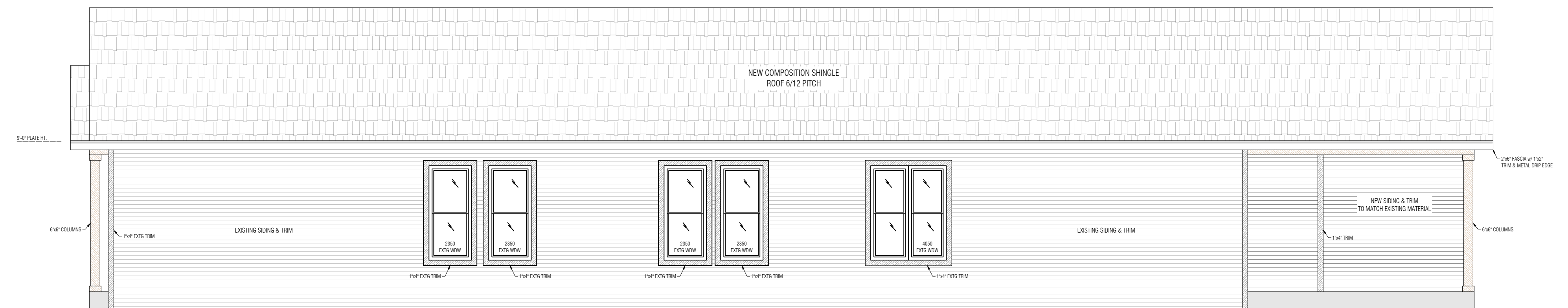
FRONT ELEVATION
SCALE:-----1/4"=1'-0"



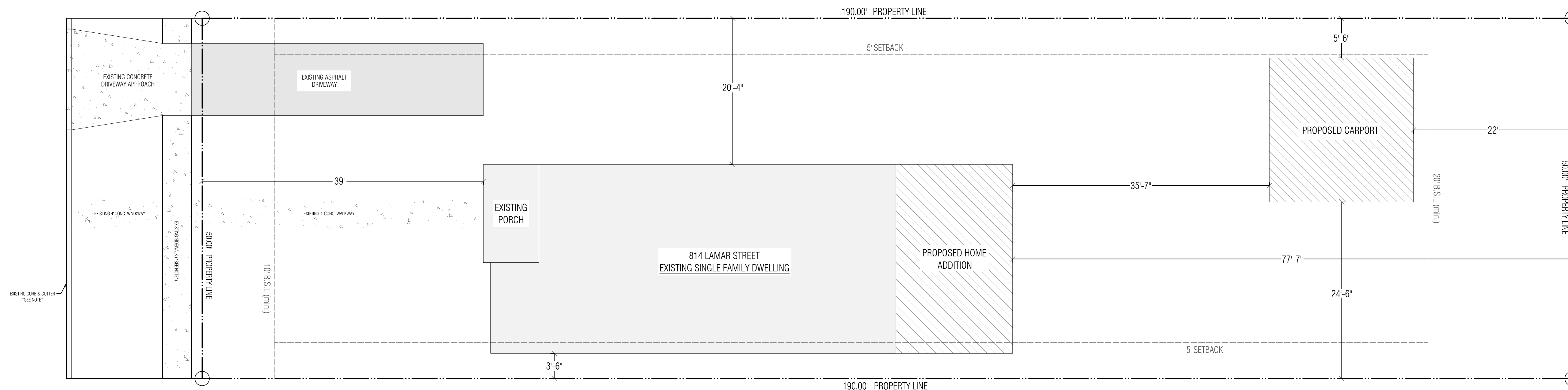
LEFT ELEVATION
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REAR ELEVATION
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RIGHT ELEVATION
SCALE:-----1/4"=1'-0"



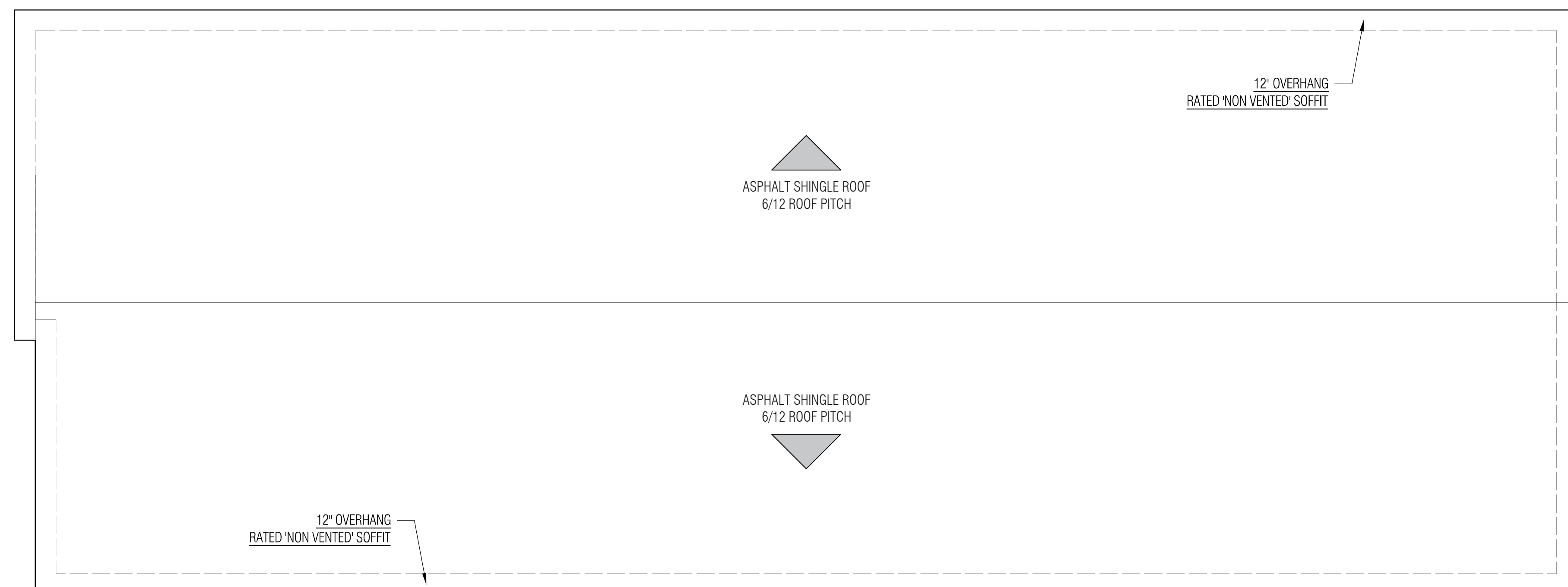
SITEPLAN LAYOUT

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



EXISTING SIDEWALK & CURB NOTE:

PER UDC SECTION 35-506 (a)(1)(C)(2) EXISTING SIDEWALKS AND CURBS,
SHALL COMPLY WITH TEXAS ACCESSIBILITY STANDARDS AND CURRENT CITY
OF SAN ANTONIO DESIGN STANDARDS.



ROOF PLAN LAYOUT

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

NO ATTIC VENTILATION FOR MAIN HOUSE, CONTRACTOR
USES SPRAYED FOAM INSULATION SYSTEM OVER
HEATED/COOLED AREA.

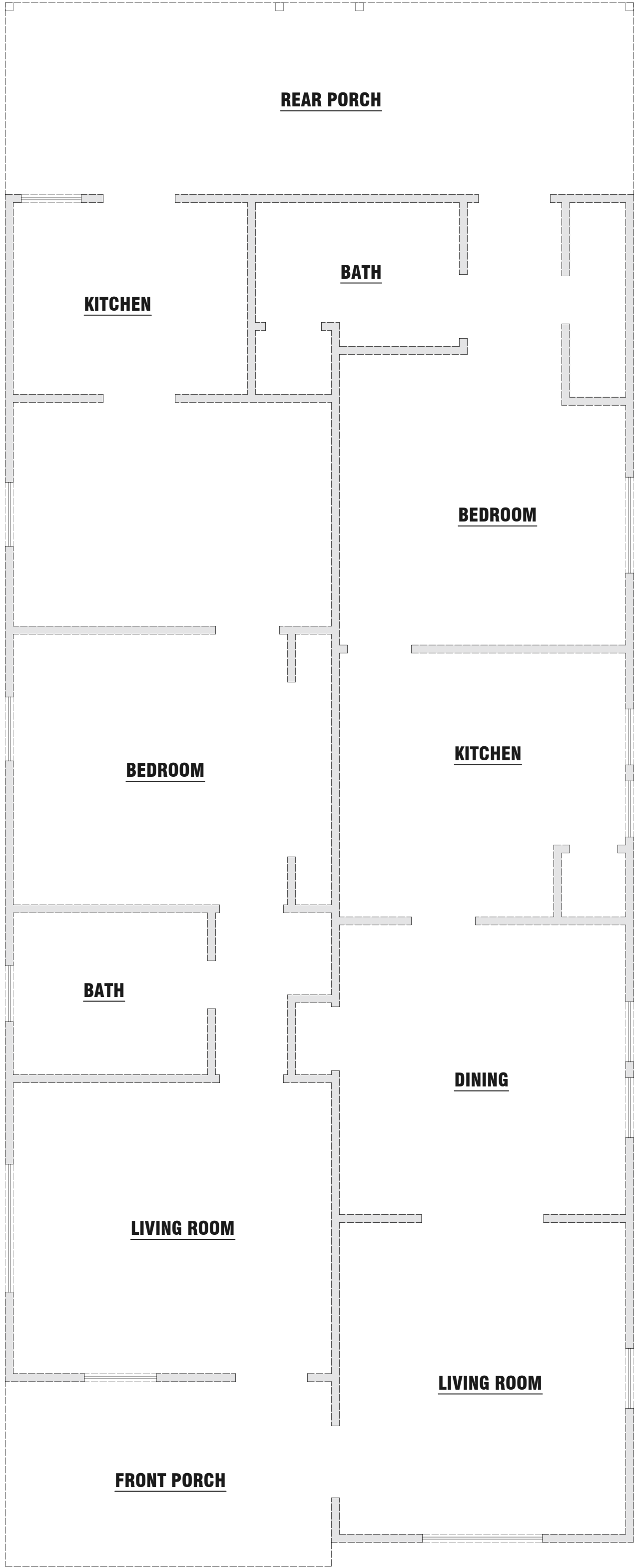
ROOF PLAN NOTES:

- ALL SLOPES ARE TO BE 6 : 12
- ALL OVERHANG ARE TO BE 12" FROM FRAME.
- ALL RAFTER JOIST SPACED @ 16" O.C REFER TO SHEET 9 "WALL SECTIONS" FOR MORE DETAILS.
- ALL LUMBER SHALL BE SOUTHERN PINE #2.

THE DESIGNER ASSUMES NO LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THIS PLAN IT IS THE RESPONSIBILITY OF THE PURCHASER, OF THIS PLAN.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES OF THE AREA WHERE THE STRUCTURES IS TO BE CONSTRUCTED AND LOCATED.
3. PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD BE

THIS DRAWING OR PLAN MEETS AND COMPLIES WITH THE MODEL VERSION
THE 2021 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS, 2021
INTERNATIONAL ENERGY CONSERVATION CODE WITH AMENDMENTS, 2021
NATIONAL ELECTRICAL CODE, 2021 INTERNATIONAL PLUMBING CODE AND 2
INTERNATIONAL MECHANICAL CODE AND THEIR AMENDMENTS AND ALL OT
CONVENING BUILDING CODES AS ADOPTED BY THE CITY OF SAN ANTONIO, T



EXISTING DWELLING AREA DATA (SF)

EXISTING DWELLING LIVING:	1,382 SF
EXISTING REAR PORCH:	210 SF
EXISTING FRONT PORCH:	106 SF

TOTAL EXISTING DWELLING AREA: 1,698 SF

PROPOSED ADDITION/REMODEL AREA:

PROPOSED LIVING AREA ADDITION:	256 SF
PROPOSED REAR PORCH:	169 SF

NEW LIVING AREA:	1,638 SF
FRONT PORCH:	106 SF
REAR PORCH:	169 SF

TOTAL PROPOSED DWELLING AREA: 1,913 SF



THE DESIGNER ASSUMES NO LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE ACTUAL CONSTRUCTION COMMENCES:

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES OF THE AREA WHERE THE STRUCTURES IS TO BE CONSTRUCTED AND LOCATED.
3. PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECTS SHOULD BE INCORPORATED TO ACTUAL SITE CONDITIONS.

THIS DRAWING OR PLAN MEETS AND COMPLIES WITH THE MODEL VERSION OF THE 2021 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS, 2021 INTERNATIONAL ENERGY CONSERVATION CODE WITH AMENDMENTS, 2021 NATIONAL ELECTRICAL CODE, 2021 INTERNATIONAL PLUMBING CODE AND 2021 INTERNATIONAL MECHANICAL CODE AND THEIR AMENDMENTS AND ALL OTHER CONVENING BUILDING CODES AS ADOPTED BY THE CITY OF SAN ANTONIO, TEXAS.

814 Lamar Street

San Antonio, Texas 78202

Proposed Remodel Material List:

New Windows: White Vinyl Insulated Single Hung Window with HPSC Glass.

New Doors: Direct Glazed Smooth Fiberglass Door with 1/4 Lite 3 Lite.

Exterior Siding: #117 Yellow Pine Siding

Roof: Supreme 3-Tab Roofing Shingles with metal drip edge

Porch Post: 6"x6" Solid Cedar Post









