

HISTORIC AND DESIGN REVIEW COMMISSION

December 01, 2021

HDRC CASE NO: 2021-024
ADDRESS: 205 OSTROM
LEGAL DESCRIPTION: NCB 6938 BLK LOT 1&2
ZONING: R-4 CD, H, RIO-1
CITY COUNCIL DIST.: 1
DISTRICT: River Road Historic District
APPLICANT: STAPLETON BUILD & DESIGN LLC
OWNER: STAPLETON BUILD & DESIGN LLC
TYPE OF WORK: Rehabilitation, construction of additions, exterior modifications, construction of an accessory structure, site and landscaping modifications
APPLICATION RECEIVED: January 15, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall
REQUEST:

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

1. Remove existing, rear addition to restore the original footprint of the historic, 1935 structure.
2. Rehabilitate the historic structure.
3. Construct a 2-story residential structure to front Ostrom, to the south.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

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

B. ENTRANCES

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

2. Building Massing and Form

A. SCALE AND MASS

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

B. ROOF FORM

- i. Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.
- ii. Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

- i. Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

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

4. Architectural Details

A. GENERAL

- i. Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- ii. Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
- iii. Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. Windows and doors*—Design window and door openings to be similar to those found on historic garages or

outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.

v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

i. Orientation—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley loaded garages were historically used.

ii. Setbacks—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

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

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

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

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

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way. Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.

ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list

of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

iv. Plant palettes—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

v. Maintenance—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

i. Impervious surfaces —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. Pervious and semi-pervious surfaces—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. Rock mulch and gravel - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

i. Preservation—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. New Trees – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. Width and alignment—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

i. Preferred location—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.

ii. *Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.

iii. *Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

i. *Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.

ii. *Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.

iii. *Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

Standard Specifications for Windows in Additions and New Construction

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

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

FINDINGS:

- a. The historic structure at 205 Ostrom was constructed circa 1935 and is contributing to the River Road Historic District. The historic structure features two, front facing gabled roofs, rear additions and a modified front porch.
- b. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on February 23, 2021. At that meeting, Committee members commented on the revisions to the proposed design and recommended items for the applicant to incorporate into the design. This request was reviewed a second time by the Design Review Committee on November 9, 2021. At that meeting, Committee members noted that the revised design was appropriate, that incorporating the garage into the massing of the new construction relived pressure on the site, and commented on the garage roof's profile.
- c. **REHABILITATION (Removal of existing additions)** – The applicant has proposed to remove existing additions at the rear of the primary, historic structure. The proposed additions are found on the 1951 Sanborn Map, and are contributing to the property. While the existing additions are contributing, staff finds their removal to be appropriate in the context of the restoration of the historic footprint and facades of the historic structure; specifically as it relates to the preservation of the historic structure.
- d. **REHABILITATION** – The applicant has proposed a number of rehabilitative scopes of work that include foundation repair, siding repair, roof repair, and wood window repair. Staff finds the proposed rehabilitative scopes of work to be appropriate and consistent with the Historic Design Guidelines. If original materials are

- beyond repair, they should be replaced with in-kind materials featuring matching profiles. Windows that are found to be beyond repair should be submitted to OHP staff for review prior to their removal and replacement.
- e. NEW CONSTRUCTION – At the western half of the site, the applicant has proposed to construct a 2-story, residential structure to feature an attached garage structure.
 - f. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. This specific lot is unique as it features frontage to Ostrom to the South, Dewberry to the west and E Magnolia to the north. The applicant has proposed a setback from Ostrom that is generally consistent with the historic structure’s side setback from Ostrom. Generally, staff finds the proposed setback to be appropriate.
 - g. SETBACKS & ORIENTATION – The applicant has proposed an orientation towards Ostrom. Staff finds the proposed orientation to be appropriate.
 - a. ENTRANCES – According the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The proposed entrance orientation is appropriate and consistent with the Guidelines.
 - h. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. Historic structures in the immediate vicinity feature one story in height; however, the applicant has provided an example of historic elements featuring similar heights. Generally, staff finds the proposed height of 2-stories (approximately 31.5 feet) to be appropriate.
 - i. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure’s foundation and floor heights. Per the submitting construction documents, the proposed foundation heights are consistent with the Guidelines.
 - j. ROOF FORM – The applicant has proposed a front and rear facing, gabled roofs. Staff finds the proposed roof forms to be appropriate and consistent with the Guidelines.
 - k. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The applicant has noted consistency with the Guidelines; however, staff finds that the proposed amount of construction within the rear yard is atypical for the development pattern of the River Road Historic District.
 - l. MATERIALS – The applicant has proposed materials to include horizontal lap siding, a standing seam metal porch roof, asphalt shingles, brick foundation skirting, wood trim and wood handrailing. Generally, staff finds the proposed materials to be appropriate. Staff finds that composite siding should feature smooth boards that feature a thickness of $\frac{3}{4}$ ” and an exposure of four (4) inches. The proposed standing seam metal roof should feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. All window and door trim should be consistent with that found historically on the primary historic structure in regards to profile and width.
 - m. WINDOW MATERIALS – The applicant has proposed to install double hung windows. Staff finds that a wood or aluminum clad wood window that is consistent with the staff’s standards for windows in new construction should be installed.
 - n. FENESTRATION PROFILE – Generally, the applicant has proposed fenestration that is consistent with fenestration found historically within the district in regards to window profiles. Staff finds that fenestration should be added to facades sections that are currently void of fenestration and that all small, square windows be eliminated. Windows should feature traditional sizes and profiles.
 - o. ATTACHED GARAGE – The applicant has proposed an attached garage to be located on the east façade of the proposed new construction. The proposed garage will face Ostrom. Attached garages are not found historically within the River Road Historic District. Staff finds that the proposed garage should be detached, to be located at the rear, or at minimum, that an attached, open air carport structure set towards the rear of the structure’s east façade should be proposed.
 - p. ARCHITECTURAL DETAILS – Generally, staff finds the proposed architectural details to be appropriate; however, as noted in finding p, staff finds that the attached garage should be eliminated. Additionally, as noted in finding o, staff finds that fenestration should be added to facades sections that are currently void of fenestration and that all small, square windows be eliminated. Windows should feature traditional sizes and profiles.
 - q. LANDSCAPING/HARDSCAPING – The applicant has proposed site paving to facilitate vehicular access from Ostrom Drive onto the property and into the proposed garage. While staff finds a vehicular entrance from Ostrom

to be appropriate, the profile should be consistent with the Guidelines, a driveway of ten (10) feet in width. As proposed, the landscaping plan allows for front yard parking, which is not consistent with the Guidelines.

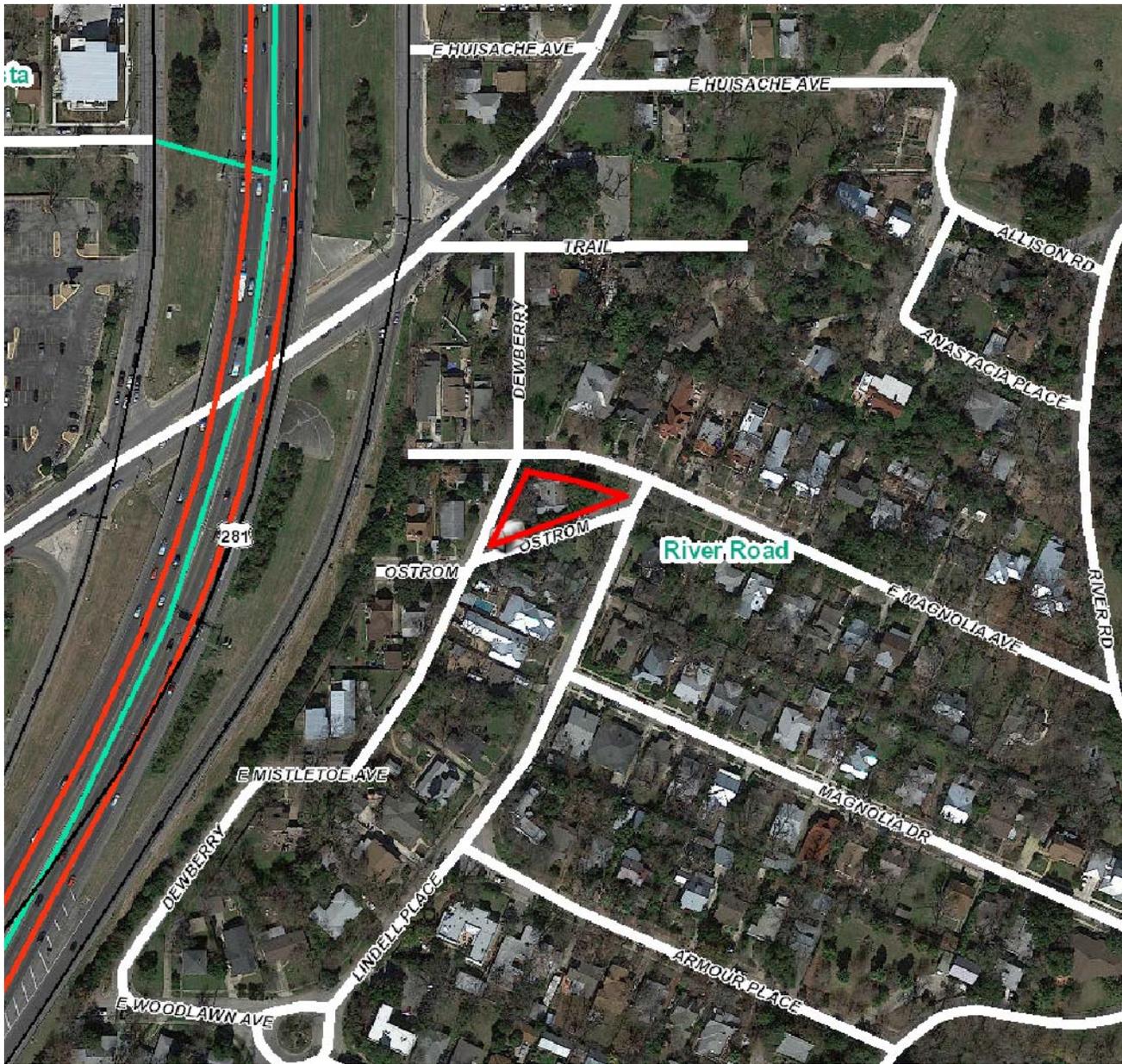
- r. MECHANICAL EQUIPMENT – The applicant has not noted the location of mechanical equipment on site. All mechanical equipment shall be screened from view from the public right of way.
- s. ARCHAEOLOGY – The project area is within the River Improvement Overlay District and the River Road Local Historic District. A review of historic archival maps shows the Upper Labor Acequia, a previously recorded archaeological site and designated National Historic Civil Engineering Landmark, likely crossing the property. Therefore, an archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

1. Staff recommends approval of item #1, the removal of existing additions, based on finding d with the following stipulation:
 - i. That wood siding, wood windows, and wood framing that is salvageable be salvaged for reuse on site.
2. Staff recommends approval of item #2, the rehabilitation of the primary historic structure, based on finding e with the following stipulation:
 - i. That any original materials beyond repair be replaced with in-kind materials featuring matching profiles. Wholesale material replacement, such as siding replacement, is not allowed.
 - ii. Windows that are found to be beyond repair should be submitted to OHP staff for review prior to their removal and replacement.
3. Staff recommends approval of item #3, the construction of a 2-story residential structure, based on findings a through s with the following stipulations:
 - i. That the proposed brick foundation skirting is modified to feature lap siding to match the profile of the house's siding.
 - ii. That composite siding should feature smooth boards that feature a thickness of $\frac{3}{4}$ " and an exposure of four (4) inches. The proposed standing seam metal roof should feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A low profile ridge cap may be submitted for review and approval by the Commission for new construction.
 - iii. That a wood or aluminum clad wood window that is consistent with the staff's standards for windows in new construction be installed, as noted in the applicable citations and in finding m.
 - iv. That the proposed garaged be detached from the proposed new construction, as noted in finding p.
 - v. That additional fenestration should be added to facades sections that are currently void of fenestration and that all small, square windows be eliminated. Windows should feature traditional sizes and profiles.
 - vi. That all mechanical equipment be screened from view from the public right of way as noted in finding s.
 - vii. ARCHAEOLOGY – An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

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

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



Flex Viewer

Powered by ArcGIS Server

Printed: May 11, 2017

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

Historic and Design Review Commission
Design Review Committee Report

DATE: November 9, 2021

HDRC Case #:

Address: 205 Ostrom

Meeting Location: Webex

APPLICANT: Tobias Stapleton

DRC Members present: Jeff Fetzer, Gabriel Velasquez, Lisa Garza (Conservation Society),
Monica Savino

Staff Present: Edward Hall

Others present:

REQUEST:

COMMENTS/CONCERNS:

TS: Overview of updates from most recent DRC review.

TS: Overview of the progression of the building and site design.

TS: Overview of updated building design. Rear structure now features an attached garage.
Generally overview of the architectural design of the rear structure, overview of landscaping
updates and modifications

TS: Revised design will keep the historic structure as a single-story structure

LG: Revised design is an elegant solution. The deep setback and green space has been
respected by the proposed design. There are two ways to approach the side roof slope –
curved as proposed or slightly different pitch.

LG: Have the proposed changes been sent to the neighborhood? TS: Not yet.

JF: Updated information (on heights relating to historic heights) is helpful.

JF: Incorporating the garage relieves pressure on the site and allows for the historic house to
stand alone.

GV: What is submitted is very sophisticated.

TS: Additional overview of contextual slides and photos.

MS: Updates are appropriate – site program has been handled well. Consider separating the
garage roof from the main roof to appear as an addition. This will help break up roof planes.

MS: Depiction of appropriate foundation heights is appreciated.

GV: Comments on garage roof profile; study what has been discussed.

OVERALL COMMENTS:

Agenda / Contents

Re: 205 Ostrom Drive, San Antonio TX 78212

1. Recap of modifications on this application
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4. Site Location
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7. Restoration
8. Landscaping Plan
9. Street Views & Renderings
10. Orientation & Alignment
11. Current & Proposed Street views
12. Elevations
13. Footprint & Massing
14. Historical alignment
15. Compliance & Design Highlights

Notes / Key:

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Revision Notes

Updated from Nov 9th 2021 DRC review

Drawing Title Group:

Detailed Design

Drawing Number / Revision:

Stage:

Final Hearing

Date:

Dec 1st 2021

Approval Stamp / Date:

Modifications on this application:

1. Design Intent narrative added ✓
2. Cottage location to remain as is per HDRC staff guidance, site plan redrawn, appropriate setbacks applied ✓
3. Provided ridge heights of neighboring structures as requested by JF in Feb 21 DRC meeting. ✓
4. New dwellings setback validation and design modifications reduction of porches and relocation of stairs. ✓
5. Setback feedback received from zoning and 3 options shared with HDRC Staff & Zoning Staff to mitigate their concerns, redesign presented to DRC Nov 2021 ✓
6. IFP (Issued for Permit) drawings updated to reflect changes resulting from cottage placement to remain per HDRC guidance & garage absorption feedback from DRC Nov 2021 ✓
7. Provided DRC feedback transcript from latest hearing's Feb and Nov 2021 ✓
8. Driveway modification plans with additional screening rendering updated ✓
9. Updated RRNA Questions with appropriate responses for this application ✓
10. Updated 3 pages of HDRC Guidelines compliance ✓
11. Design updates applied from DRC 11/9/21 ✓



Notes / Key:



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Design Intent :

In locating the structures, it was best to push out to the extreme edge of the property. This creates a field of space and maximizes advantageous orientations: toward light the expanse of land; in consideration of trees and other vegetation; in pursuit of quiet or privacy these poetic spaces found across this compound create areas of intimacy not defined by proximity, thus giving this inclusive design areas of privacy.

Rights of way can determine the location but not the experience of entering a property the driveway proposed makes the property expansive revealing different views of the structures but only at a glance, achieving this all while allowing it feel accessible but paradoxically reveal little to the street giving the site a poetic contained private world typically seen in this district.

Maximizing transitions from public to private: a driver entering the property pulls onto a permeable path that curves back to run close, at times parallel, to the main Ostrom Dr. road. Trees and other plantings screen proximity, however, and the effect is one of immediate delivery into a different space, an expansive realm of sequestered calm, a gentle barrier.

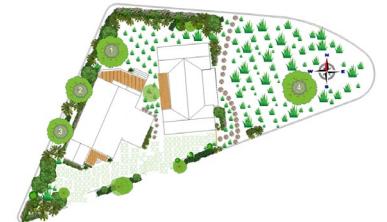
Creating boundaries was key due to the property being squeezed between three streets establishing a site within a site was required, the rear of the cottage with it's deck creates an inward-facing outdoor living space, heavily screened gardens to the North and South offer a serene and private space while allowing a flow between using pathways and plantings to blur edges between structure and ground claim relationships among buildings, The original property lines exist on paper but vanish from experience. Remaining towering pecan trees anchors and enriches its surroundings their scale speaks to the property's long history.

Even the young tree that helps us create the driveway sweep applies shading and forms a natural boundary though somewhat lacking individual presence, coalesce like lines on an ink drawing, the screenlike effect sets visual limits while inviting the eye to move beyond it, affording the experience of a distant edge.

With varying structure orientations reinforcing how shadow and light move across and through a variety of surfaces. Additions of porches donned with metal clad roofs on the Magnolia façade diffuse light from above while adding depth and material characteristics found locally, structures varying planes and roof lines add subtle shadows broken up even more by the existing towering pecan trees.

Divorcing the structures by angular changes only heightens the respect given to the cottage that maintains it's expansive lawn.

Notes / Key:



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Detailed Design

Drawing Number / Revision:

Stage:

Final Hearing

Date:

Dec 1st 2021

Approval Stamp / Date:

Key Design Highlights

1. Original structure retained ✓
2. Contributing characteristics retained ✓
3. Massing compliance ✓
4. Setback's compliance ✓
5. Height compliance ✓
6. Landscaping detailed ✓
7. Mature trees retained ✓
8. Permeable paving designed ✓
9. Hydrologic balance considerations ✓
10. Site lines maintained ✓
11. Driveways allowing screening ✓
12. Restoration plan for façades & windows ✓
13. Sensitive design rooted in its environment ✓
14. RRNA engagement ✓
15. HDRC engagement ✓
16. Zoning engagement ✓

Notes / Key:

Discussion
Points



Revision Notes

Updated from Nov
9th 2021 DRC
review

Drawing Title Group:

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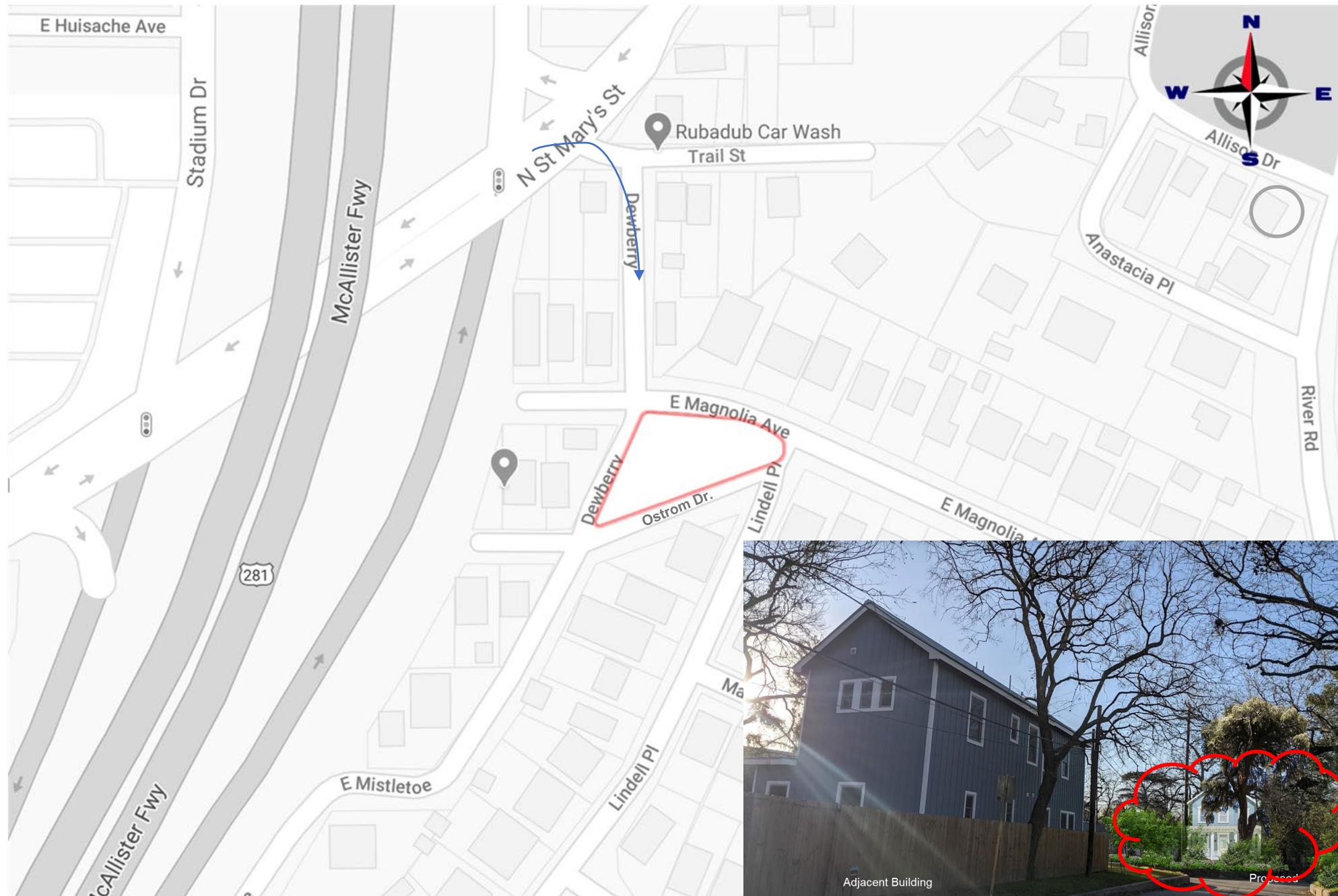
Final Hearing

Date:

Dec 1st 2021

Approval Stamp / Date:

Location



Notes / Key:

Location

205 Ostrom Drive, 804 E. Magnolia Ave
San Antonio
Tx 78212

Revision Notes

Updated from Nov 9th 2021 DRC review

Drawing Title Group:

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Design Review Feedback from Feb 2021 DRC Session



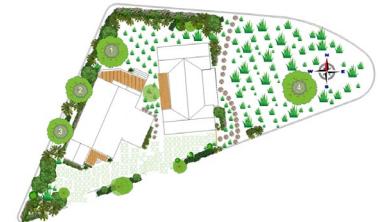
Commissioner Jeff Fetzer: I would like to thank you for all the effort that you have gone to, especially in this latest iteration, I think it has real merit, I appreciate you wanting to restore the historic structure to the way it was. I believe that what you are proposing is generally in compliance, we will need to see what staff comes back with their review of the guidelines, but what I am seeing I'm very encouraged and I want to thank you for really working with the commission and the staff and the neighborhood on this.

Commissioner Gabriel Velasquez: I want to commend you on an incredible presentation, I think the presentation that you have given us is the exact way to present this project, you are probably going to have to present this a couple more times, Most definitely the way that you lay out the history of it, the transformation of the idea is the right way to do it and the incredible length that you went through to provide a presentation at such completion is a big deal for me, There's two things that I would like to tell you and then we will have to cut it off (over time allowed) I appreciate the... so I'm using real key words that I think you should exploit a bit, I appreciate the compound concept because that lay out is found in that neighborhood in some of the other environments where the site becomes this place this creation of poetic spaces and the other thing I would refer to the garage does reach the level of petit, so a good term to use would be to use the term Petit because it does talk about the scale that you have achieved, which is something that we have asked a lot of people to consider and they hardly ever get that far and you really have and it's beautifully crafted, I hope that offers some encouragement.

Citizens decided to allow Mimi to speak :

Mimi : We had a good session on the 14th, and we listened, and I asked a few questions for clarification. Thank you, Toby, for clarifying those things, three key people attended that meeting on the 14th No questions at this stage.

Notes / Key:



Revision Notes

Updated from Nov 9th 2021 DRC review

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Dec 1st 2021

Approval Stamp / Date:

Design Review Feedback from 11/9/2021 DRC Session

Notes / Key:

Commissioner Gabriel Velasquez: 22:11 in during rendering walk throughs : “So Great, Really Quickly could I just interrupt you. BEAUTIFUL. I just, you know I just want to take the time just to say that. I’ll give you back the floor.”

Chair Garza 24:05 in during divorce of structures: Well, I’ll pipe up real quick to say, I think it’s a very elegant solution also. So I like that, that original houses going to stay where it is and you kind of really respecting all that a deep set back and all that, you know, green space in front of the house to really make you appreciate that existing house.

And then you should turn the corner. You see this totally new structure that looks like it has been there. You know, it looks like it fits in. It’s I like that you respected, the heights of the adjacent, you know buildings that you, you know, kind of deferred to them.

You’re actually a little less than some of them. And so with the tall trees I think that house would you know look like it belongs so and that’s just like, that’s my feedback. I guess. Maybe you haven’t gotten to it yet. But perhaps, you’re the reason for this meeting today is the revision for the petite garage and now it’s attached versus being. And I think it’s a good solution you know it it’s much better than a double gable or trying to align the eaves or something so that it’s like different angled roof. I mean there’s two ways to do that roof. You can do that with the little slope, like you do now or you could do just to change of the angle of the roof, you know.

So you could go from the steep that it is now to just a little less steep and that’s a real common treat. And a lot of you know, older homes that have been added onto. But I think that curved is, I mean, it’s fine with me.

Commissioner Jeff Fetzer 27:17 in during height validation: Yes it does having that information will be helpful and showing that you’re you know within the height of the adjacent properties I think is very helpful and I’ll echo what is already been said that incorporating the garage into the house.

I think helps the site plan and leaving the historic cottage sort of pristine and standing alone. I think really relieved a lot of concern that I know the neighborhood had and, you know, keeping a great front yard. I think it’s was important to the neighborhood as well. So I’m liking what I see.

Design Review Feedback from 11/9/2021 DRC Session

Notes / Key:

Commissioner Gabriel Velasquez: 28:17 right after commissioner Fetzer : I think something that's important to share with you. Also is as you do your presentation. **What you're presenting is very sophisticated**, you know, I can't help I look at it and wonder all you know, because you can always see how a person is brain thinks in their presentations and it is, it is really one that does, you know, kind of **gives confidence that your vantage point is being very inclusive**.

You've taken a very inclusive direction of. I think those comments to share the comment, which is important. Because when you give you your presentation, you're confidence right reads into, you know, your human presentation matches. Your visual presentation, I think it's very good. One of the things that I think is can get, can't get lost.

I don't know how you would incorporate it but **these very poetic spaces** that sometimes we think that well in a lot of cases I guess they do just happen, right? And in kind of historic urban environments, I'll give you an example. There's a beautiful poetic space in La Vida and the public really gets to get a sense of it when they go to Niosa and they're inside of those behind the church in the area that usually becomes the Spanish area.

If you get a chance that there's a possibility that I think what you're able to give the environment, which is not uncommon to environments in the River Road neighborhood. All right, is **this kind of interplay with these buildings and They create these very intimate spaces and I kind of, I can get a sense of the way that these buildings are working together, that that this is kind of an intentional creation**.

So, I think that's also good strong point because one criticism could be proximity, right? But in the way that you're presenting it, I think **it's not about unintentional proximity but about intentional intimacy**. So just food for thought,

Commissioner Savino 33:36 This is commissioner Savino, I want to very quickly convey.

Some I guess some design ideas. It having watched this project over the past few years. This is **this version is incredible. I love the siding. I really like how you've handled the program on this site** and, and your original concept, I are not the original, but Early intermittent versions seem to value that collection of different buildings by maintaining the bungalow and adding the other two structures.

It really **created that interesting compound** cottage or compound or **homestead setting**.

Design Review Feedback from 11/9/2021 DRC Session

Notes / Key:

Commissioner Savino: I wonder if you may want to consider or if you have already considered exploring the roof garage connections similar to what Ms. Garza's suggested and that is separating it from the main roof changing that angle dropping it down a little bit so that it looks like an addition.

It then reinstates that additive aspect of the entire site that you have this other house. You have an addition instead of a third building. And so you're continuing this additive aspect of smaller volumes. What it does is it helps break up one roof plane in a way that is ease. I don't know what to say. It was more in keeping with the other houses in the neighborhood. But then again, it is still very, very different because it's a large house or two story house with an attached garage, but it has that different feel about it because it has the addition. Just a thought something to, to consider as a way to, to maintain the feeling of many volumes in a composition. Owner: "I hear about you saying, so your essentially kind of saying, you know, kind of maintaining this this pitch and kind of, you know, dropping it down more and kind of starting that on. So it's like a Lean To as such". Yeah. And it just it, it would feed **your narrative about this very quaint. This charming site with greenery and buffers and vignettes and places**. And then you have this other building added on to the larger house. Also, I'll say **I appreciate your depiction of adequate and it more accurate foundation heights on your new construction. So many times we don't get that and that becomes the surprise in the height, you're including it from the outset. So I appreciate seeing that**. That's all I got.

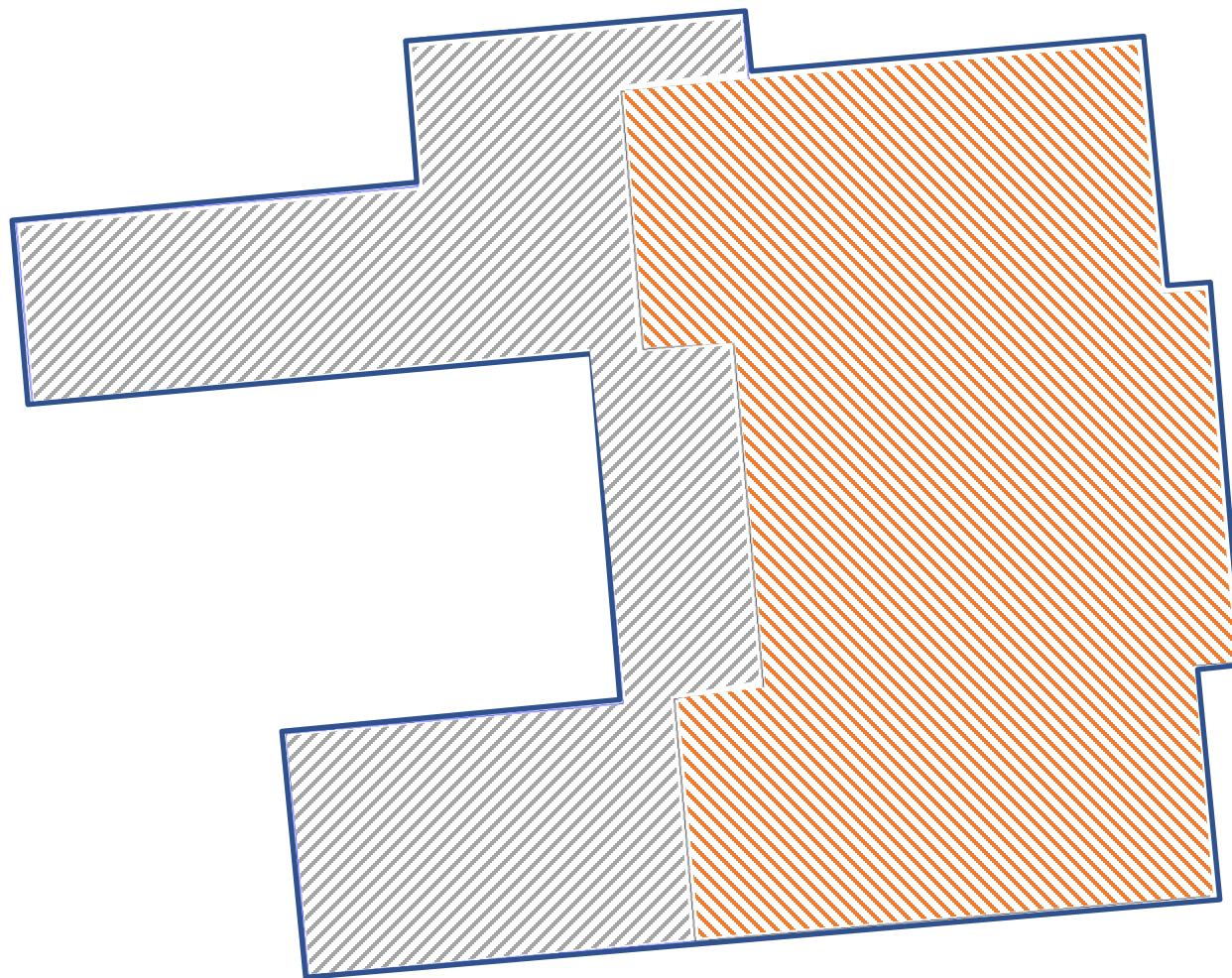
Commissioner Gabriel Velasquez 37:07 : Real quick regarding the last conversation (Commissioner Savino comments above) just want to add, whether it's one line that begins as a curve or it's a line that's brought below of the existing Eaves . If you look at what that would do to your interior, cut a section through it and bring it to us because if the slope is a piece that is responding to like, say, for instance, the quality of heat gain and attic space, all that stuff.

If you're going to end up with a roof line that has to be your ceiling line, make sure you bring that to us because **that might not be the best case scenario and it may, you may need that extra height**. Owner: "Yeah, the actual reason because the garage is actually a grade and the footing of the house is actually up quite significant so to actually tie it into the roof alone. The designer basically said, this is the maximum that we could kind of get. So, going below that Eave detail was where we started getting into almost the second story office area of that garage was not usable. Commissioner continues "bring a section because, well **there both wonderful ideas but they should not inhibit the interior from being functional** but particularly as it relates to temperature and things like that and we'll give it to Edward". Section shared see attached

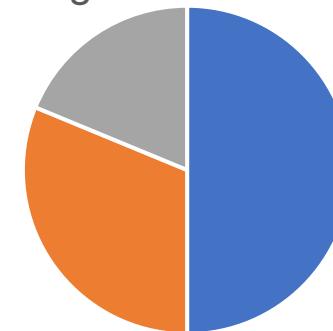
Restoration

RESTORATION OF THE EXISTING BUILDING BACK TO THE ORIGINAL 1930's FOOTPRINT

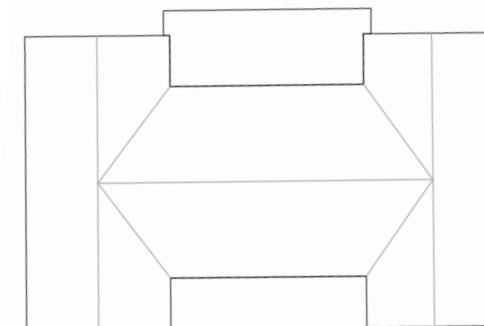
Removal of later additions



Reduction of 38%
Returning to 1930's footprint

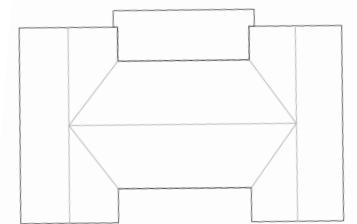


- Existing Footprint
- Reduced Footprint
- Reduction 38%



Notes / Key:

Restoration to its original form



Revision Notes

Updated from Nov 9th 2021 DRC review

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Last DRC positive feedback on restoration from commissioners and from RRNA

Commissioner Jeff Fetzer: I would like to thank you for all the effort that you have gone to, especially in this latest iteration, I think it has real merit, I appreciate you wanting to restore the historic structure to the way it was. I believe that what you are proposing is generally in compliance, we will need to see what staff comes back with their review of the guidelines, but what I am seeing I'm very encouraged and I want to thank you for really working with the commission and the staff and the neighborhood on this.

Shows the Axis of the neighboring streets for design intent

Shows the Axis of the neighboring streets for design intent

Shows the current large house on the two lots

Notes / Key:

Shows the Axis of the neighboring streets for design intent



Shows the Axis of current property overlapping onto both Folio's

Shows Two lots as denoted by the separate Folio's

Revision Notes

Updated from Nov 9th 2021 DRC review

City rezoned the folio change for the development of the site 2006

Shows the Axis of the neighboring streets for design intent including current large house design lines

Pulling in lines to the site to arrange orientation of the proposed dwelling

Drawing Title Group:

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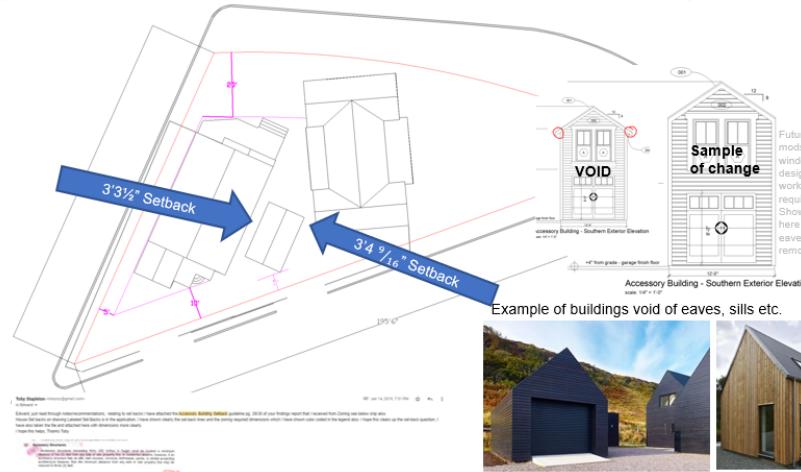
Options and discussions with HDRC Staff and Zoning



OPTION A : Follow Ordinance guidelines provided by HDRC Staff.

1. Remove Sills & Eaves from Design
2. Validated Setback beyond 3ft See drawing below.
3. Confirmed: No Belt Courses, Cornices, Buttresses or similar projecting architectural features

(Ord. No. 2010-11-18-0985, § 2, 11-18-10) (Ord. No. 2012-10-18-0829, § 2, 10-18-12)
 (1) Accessory structures exceeding thirty (30) inches in height shall be located a minimum distance of five (5) feet from any side or rear property line. In residential districts, however, if an accessory structure has no sills, belt courses, cornices, buttresses, eaves, or similar projecting architectural features, then the minimum distance from any side or rear property line may be reduced to three (3) feet.



Notes / Key:

Response to Email from Zoning and HDRC Staff 11/3/21

Revision Notes

Updated from Feb 2021 DRC review

Drawing Title Group:

Detailed Design

Drawing Number / Revision:

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DRC Oct 2021

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OPTION B : Redesign Accessory building TO FIT IN THESE LOCATIONS A & B

1. Location A Green Line 5ft Setback from buildings façades and Plat Line
2. Location A Blue Line 3ft Setback from buildings façades and Plat Line (3ft see option A sheet re: ordinance)
3. Location B Green Line 5ft Setback from building 2 façade & Rear Porch building 1 also Plat Line
4. Location B Blue Line 3ft Setback from building 2 façade & Rear Porch building 1 also Plat Line (3ft see option A sheet re: ordinance)
5. Location B requires new curb cut on E Magnolia this was already considered and non-issue with Fire Marshall & DOT
6. We will consider odd shape for redesign if needed Hyperbolic Paraboloid or Quadric Roof or the like, not opposed to island shaped garage fig 1
7. 3ft setbacks design will be void of architectural protrusions eave's, sills etc. as stated in Option A

Notes / Key:

Response to Email from Zoning and HDRC Staff 11/3/21

Revision Notes

Updated from Feb 2021 DRC review

Drawing Title Group:

Detailed Design

Drawing Number / Revision:

Stage:

DRC Oct 2021

Date:

Oct 1st 2021

Approval Stamp / Date:



OPTION C : Redesign Building 1 and attach garage to building

1. Redesign Building 1 and attach garage follow 10ft setback
2. Possible Design Accessory building elsewhere on Property in compliance with code.
3. Image A put garage on house and pitch valley between roofs
4. Image B push next to house and install gutter with down spouts no ridge height change
5. Image C extend roof down lower typical in neighborhood see Image D for example, the garage will still be set back per plan Ridge height on main building remains as is but pitch will slightly curve to allow usable area over garage

Notes / Key:

Response to Email from Zoning and HDRC Staff 11/3/21

Revision Notes

Updated from Feb 2021 DRC review

Drawing Title Group:

Detailed Design

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Stage:

DRC Oct 2021

Date:

Oct 1st 2021

Approval Stamp / Date:



Notes / Key:

Revision Notes

Updated from Nov 9th 2021 DRC review

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Final Hearing

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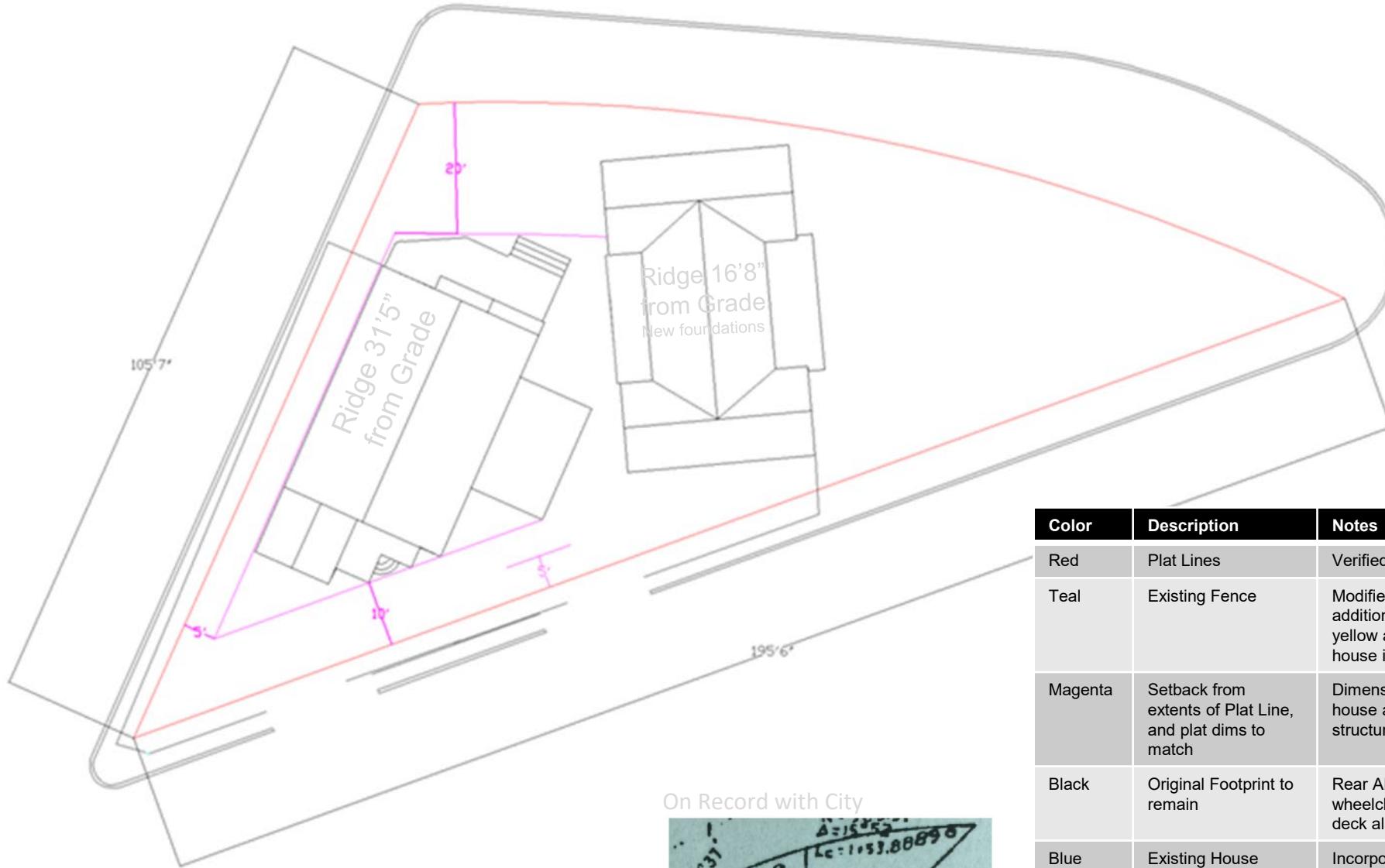
Dec 1st 2021

Approval Stamp / Date:

Final Submission

House Setbacks taken from the Plat & validated by survey 20' Rear, 10' Front, 5' side

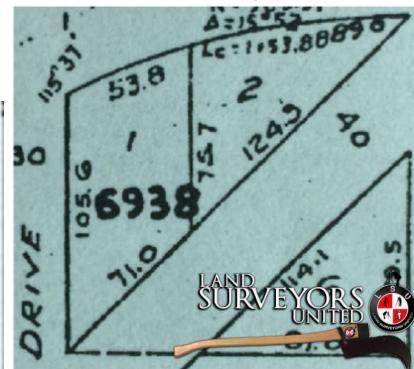
~~Accessory building 5' Setback N/A~~



Legend

Color	Description	Notes
Red	Plat Lines	Verified by survey
Teal	Existing Fence	Modified to include additional gate entrance yellow and tie back to new house in lieu of location
Magenta	Setback from extents of Plat Line, and plat dims to match	Dimensions shown for house and accessory structure & Lot lines
Black	Original Footprint to remain	Rear ADA Ramp for wheelchair access onto rear deck also shown
Blue	Existing House Footprint to be removed	Incorporate into existing black line house to establish total existing property
Green	New House & Petite Garage	Modified to fit within setback from Plat Line
Yellow	Gate	Gate one existing, gate two new to enable saving of young tree
Double Grey	Curb Line	

On Record with City



Notes / Key:

Compliance & Design



Revision Notes

Updated from Nov 9th 2021 DRC
~~Existing~~ House location remains as constructed no move shown

Drawing Title Group:
Orientation

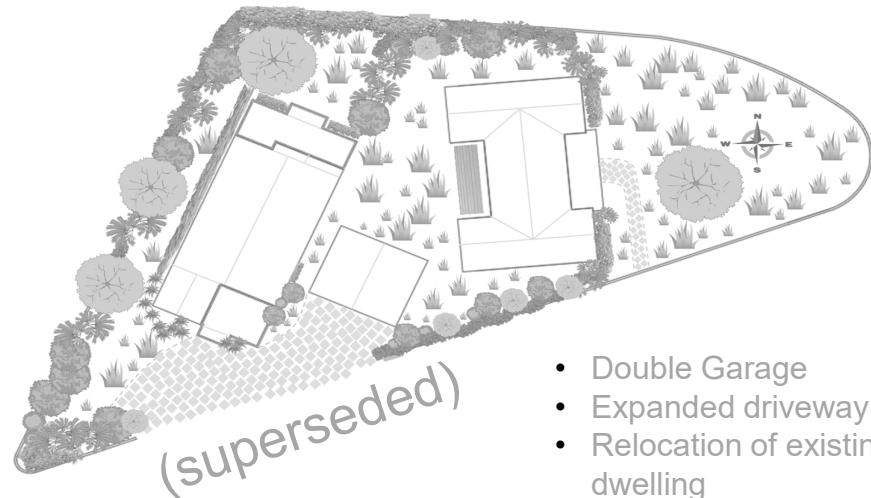
Drawing Number / Revision:
Master Plan

Stage:
DRC

Date:
4-29-21

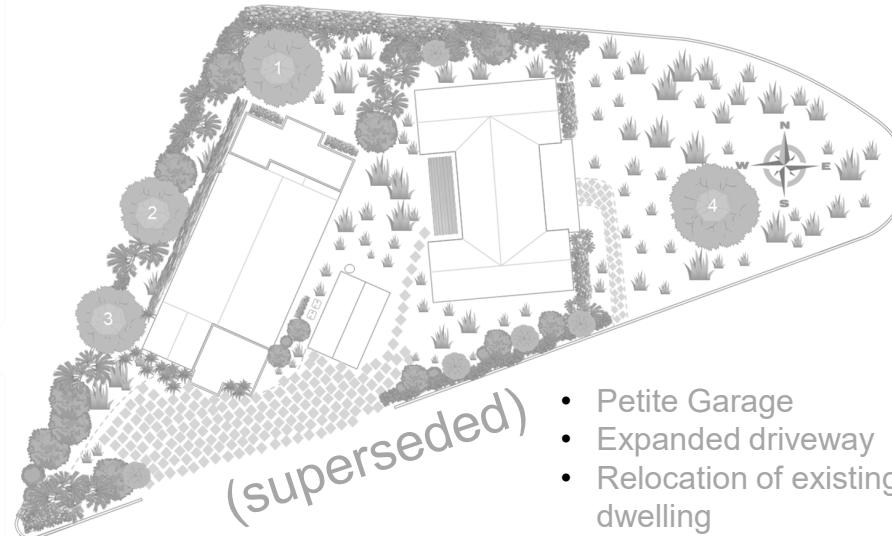
Approval Stamp / Date:

Landscape / Site Plan Progression 2021



- Double Garage
- Expanded driveway
- Relocation of existing dwelling

The client after meeting with neighborhood association, revisits the double garage decides prior to DRC meeting to reduce this to a petite size, and reduce cottage distance move.



- Petite Garage
- Expanded driveway
- Relocation of existing dwelling

Cory's Suggested to not move old cottage forward as setbacks would not be grandfathered in, also questions porches over setbacks



- ✓ Petite Garage remains after DRC positive feedback
- ✓ Allow young tree to remain and provide additional screening at Ostrom
- ✓ Existing building location remains
- ✓ Porches adjusted to setbacks & ADA ramp to cottage

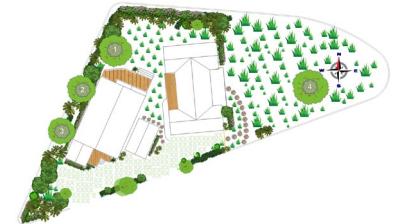
Cory's feedback with Catherine & Rachel in Zoning on garage distance between structures.



- ✓ Allow young tree to remain and provide additional screening at Ostrom
- ✓ Existing building location remains
- ✓ Porches adjusted to setbacks & zoning distances between dwellings

Zoning and Cory's feedback on distances between buildings

Notes / Key:
Landscaping



Revision Notes

Updated from Nov 9th 2021 DRC review

Drawing Title Group:

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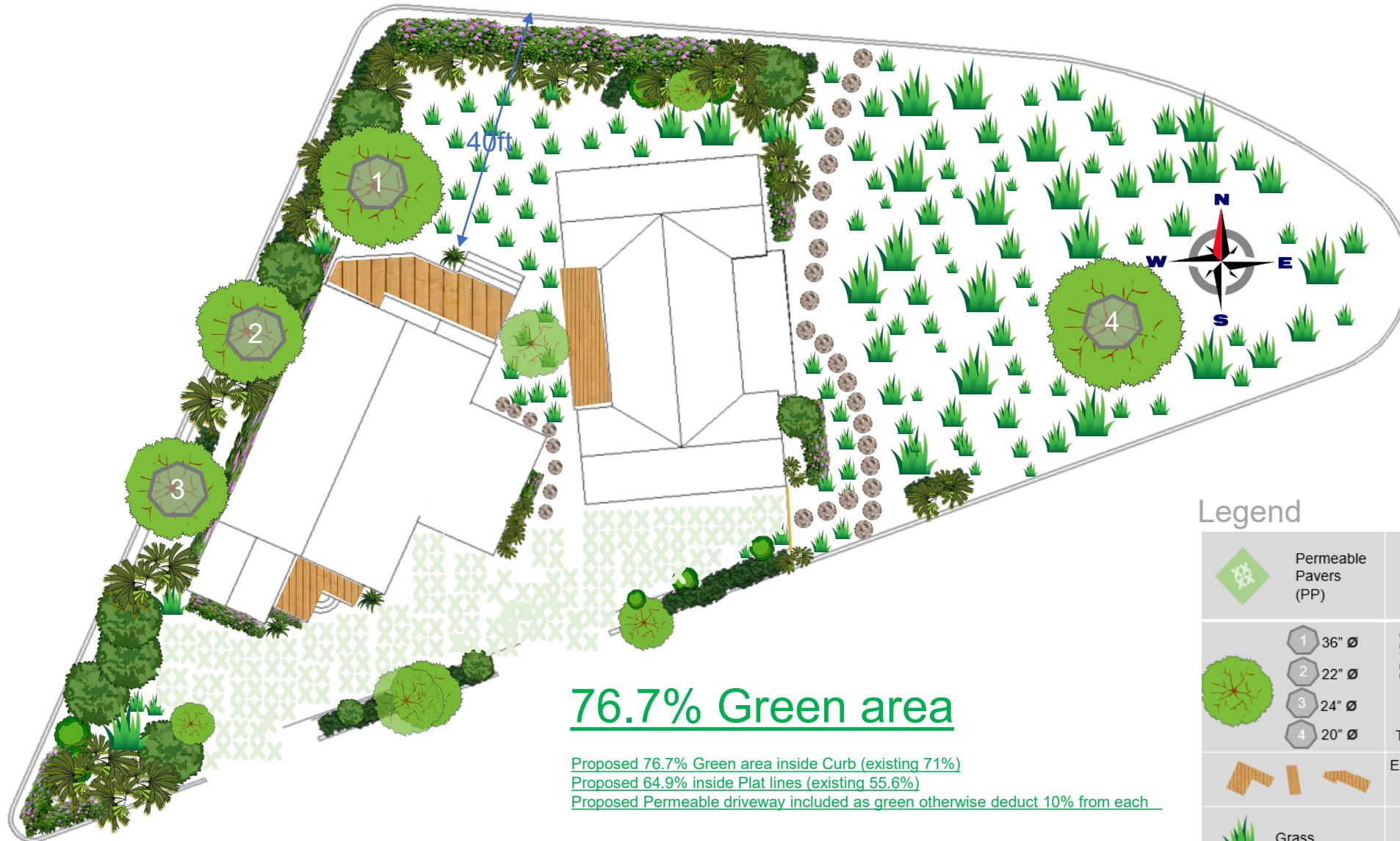
Dec 1st 2021

Approval Stamp / Date:

Landscape plan



Permeable pavements help reestablish a more natural hydrologic balance and reduce runoff volume by trapping and slowly releasing precipitation into the ground instead of allowing it to flow into storm drains and out to receiving waters as effluent.



76.7% Green area

Proposed 76.7% Green area inside Curb (existing 71%)
Proposed 64.9% inside Plat lines (existing 55.6%)
Proposed Permeable driveway included as green otherwise deduct 10% from each

Legend

	Permeable Pavers (PP)	
	1 36" Ø	Carya illinoensis (Pecan) Traces of scab infection, trimming required
	2 22" Ø	
	3 24" Ø	
	4 20" Ø	
	Exterior deck	
	Grass	Bahia grass
	Shrubs	Various foliage
	Pathway Pavers	

Notes / Key: Landscaping

Existing House location remains as constructed and house restored

Revision Notes

Updated from Nov 9th 2021 DRC review

Drawing Title Group:

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"with the tall trees I think that house would look like it belongs" CG

"it's not about unintentional proximity but about intentional intimacy" CV

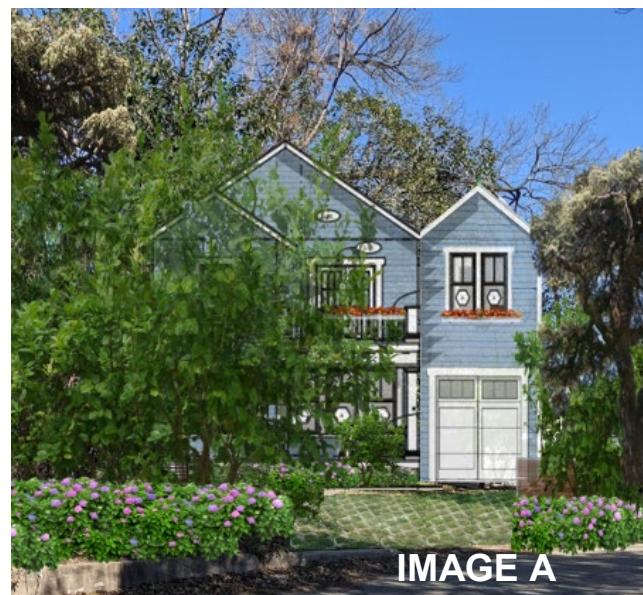
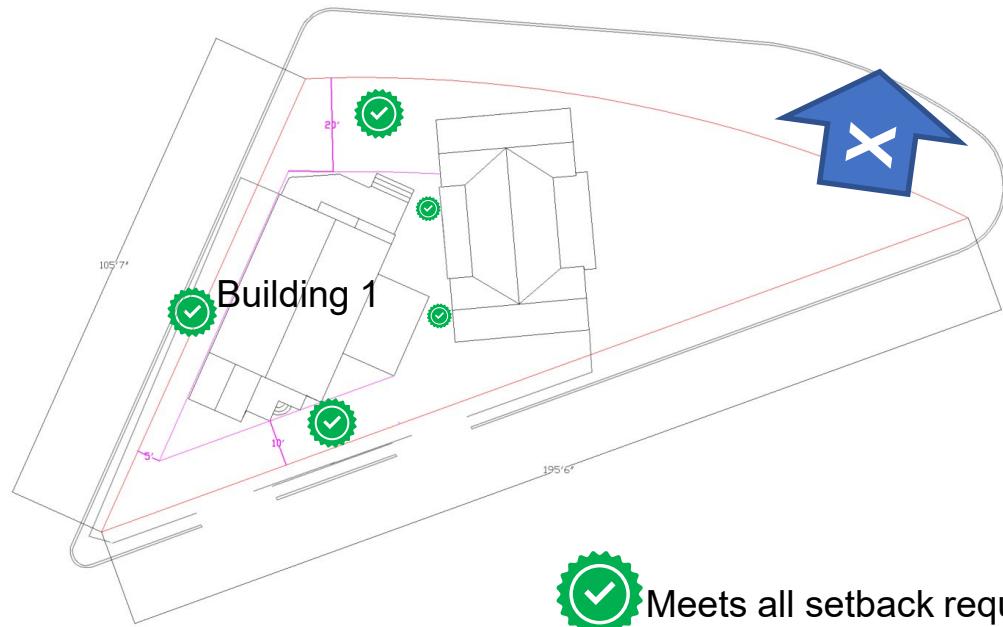
"this very quaint charming site with greenery and buffers and vignettes and places" CS

"respecting all that deep set back and that, green space in front of the house to really make you appreciate that existing house" CG

"the site becomes this place, this creation of poetic spaces" CV

OPTION C : Redesign Building 1 and attach garage to building

1. Redesign Building 1 and attach garage follow 10ft setback
2. Image A put garage on house and pitch valley between roofs
3. Image B push next to house and install gutter with down spouts no ridge height change
4. Image C extend roof down lower typical in neighborhood see Image D for example, the garage will still be set back per plan view, ridge height on main building remains as is but pitch will slightly curve to allow usable area over garage, typical of Tudor revival style seen in this neighborhood and many others of the 1900-30's



Notes / Key:

Response to Email from Zoning and HDRC Staff 11/3/21

Revision Notes

Updated from Nov 9th 2021 DRC review

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Design Progression merge of the garage to the house



"I think it's a good solution you know it it's much better than a double gable or trying to align the eaves or something so that it's like different angled roof, , it's fine with me" CG

"Beautiful" & "wonderful ideas" CV

"incorporating the garage into the house I think helps the site plan and leaving the historic cottage sort of pristine and standing alone" CF

Notes / Key:

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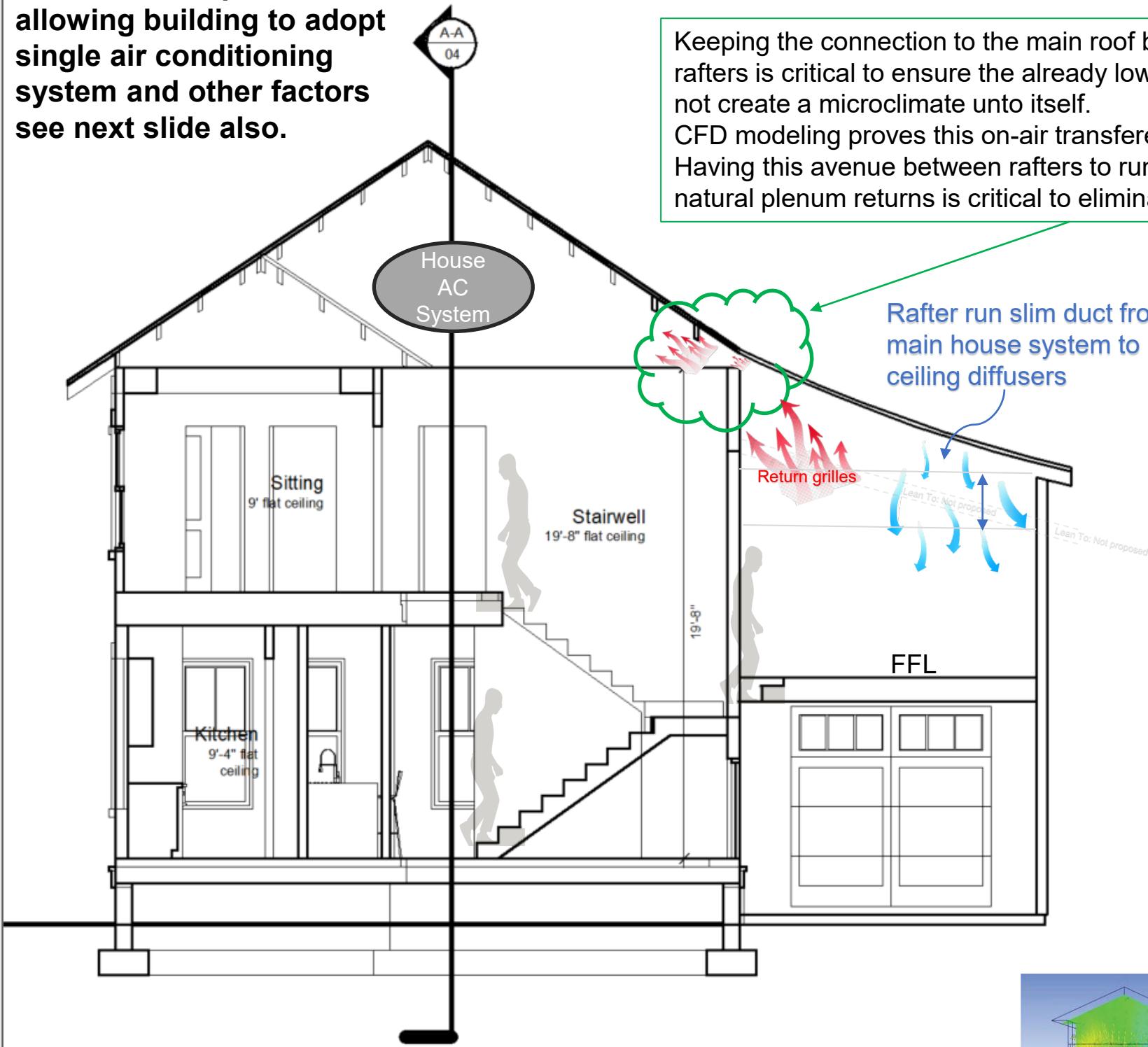
Date:

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Tudor Revival pitched roof allowing building to adopt single air conditioning system and other factors see next slide also.

Keeping the connection to the main roof by the extension of the rafters is critical to ensure the already lowered compact space does not create a microclimate unto itself. CFD modeling proves this on-air transference. Having this avenue between rafters to run slim duct supply and natural plenum returns is critical to eliminate microclimate creation.



Building Section B-B
scale: 1/4" = 1'-0"

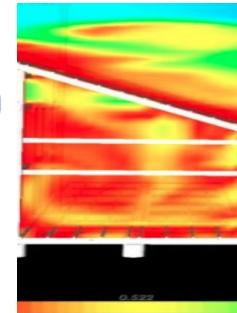
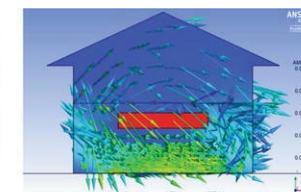
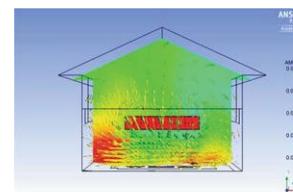
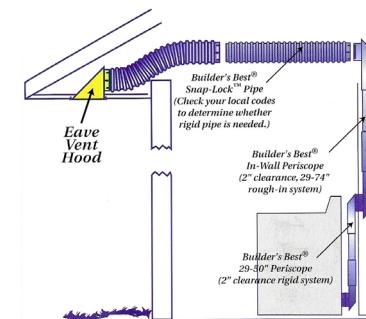


Fig 1.1
Typical lean to with window units
This is all avoidable by utilizing House system with designed air transfer methods, and reduced further by natural ventilation with operable windows (not blocked by units)

“Mono pitch / Lean To additions with no direct path to the contributing designed air condition system usually require an alternate system especially in a home office environment, we recommend to find a path to allow the main system be connected”



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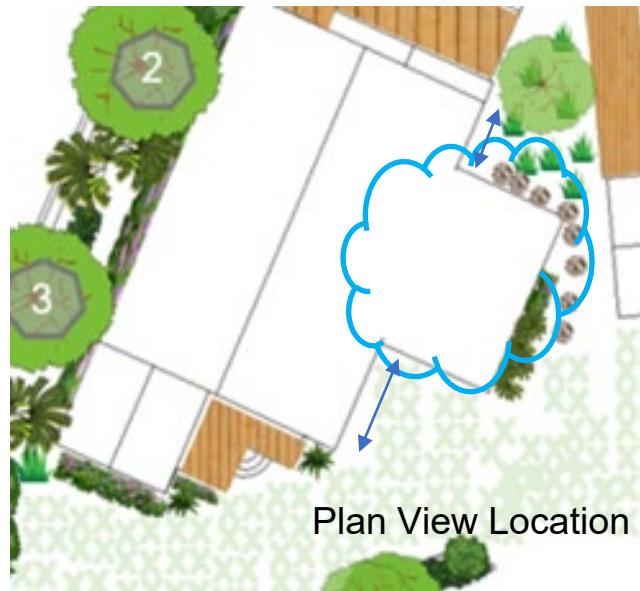
Lean To / Skillion Roof investigation results :

Bottom of Window does not meet code requirement, min 24" FFL
 We could choose a smaller window, but this would derail the efforts to uniform the façade fenestration.

CFD modeling and air condition flow please see next page.

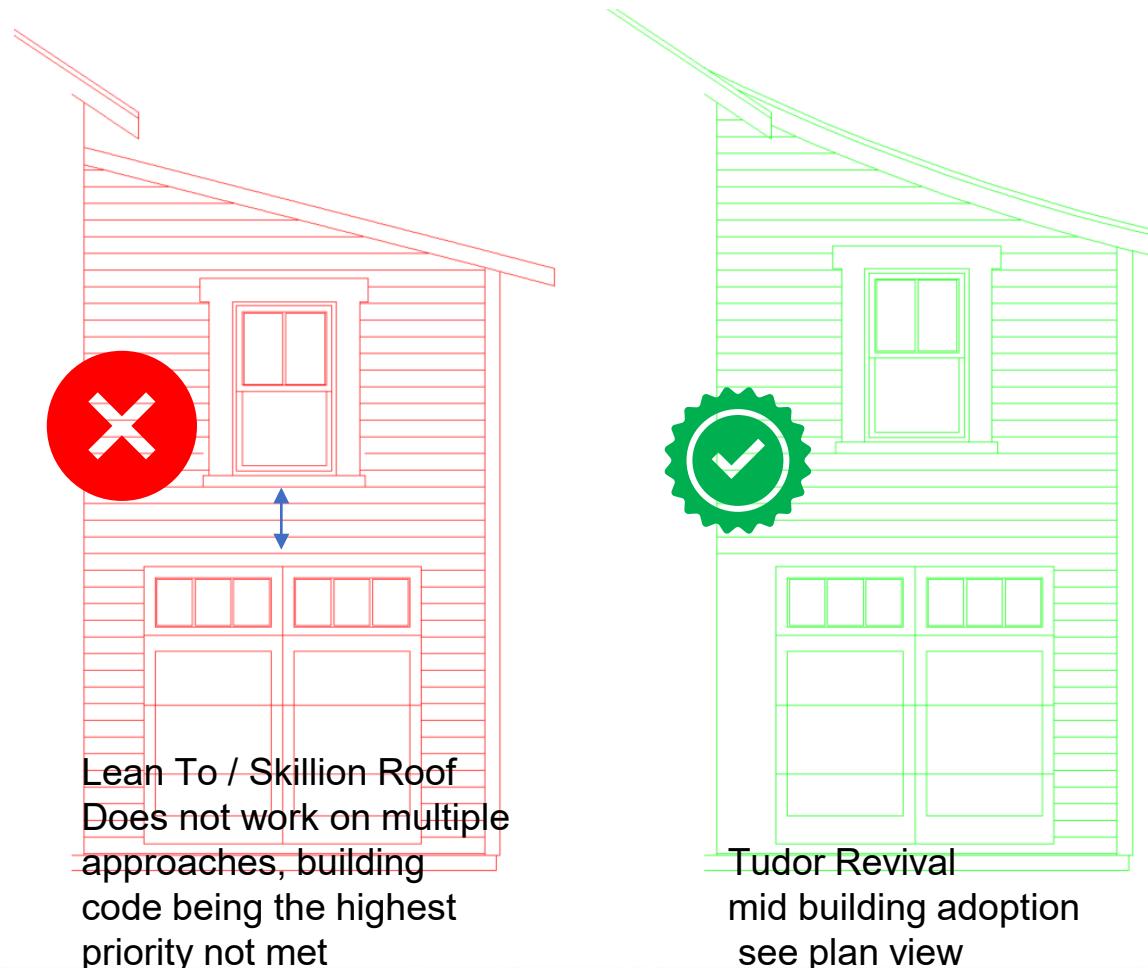
Eastern façade wall height would require lowering garage ceiling so much so a nonstandard garage door would be required.

Façade to Lean To connection waterproofing detail requiring regular inspection, flashing at risk of leak on driving rain, membrane normalization/contraction between different material types , chances of delamination over time.



Lean to Roof Disadvantages

- **Not Suitable For Big Houses** – lean to roof would not be ideal for those building large homes.
- **Less Versatile** – Lean to roofs are known for imparting contemporary style to homes, hence they do not work well with all homes. For example, if you are building a traditional styled home, a shed roof may look out of place.
- **Drainage Problems** – Since shed roof has just one slope, there is a lot of pressure on the gutters when it rains heavily. Basically, you cannot expect them to efficiently handle larger volumes of water.
- **Little/No Attic Space** – The ceiling takes the same slope as the roof, hence most homes with lean to roof design have no attic space.
- **Susceptibility to High Winds** – High winds can lift the roof off the home easier on a lean to roof when compared to a sturdier one. Hence, if you live in an area that has higher winds or the risk of hurricanes, this roofing style may not be the best bet.



Notes / Key:

Revision Notes

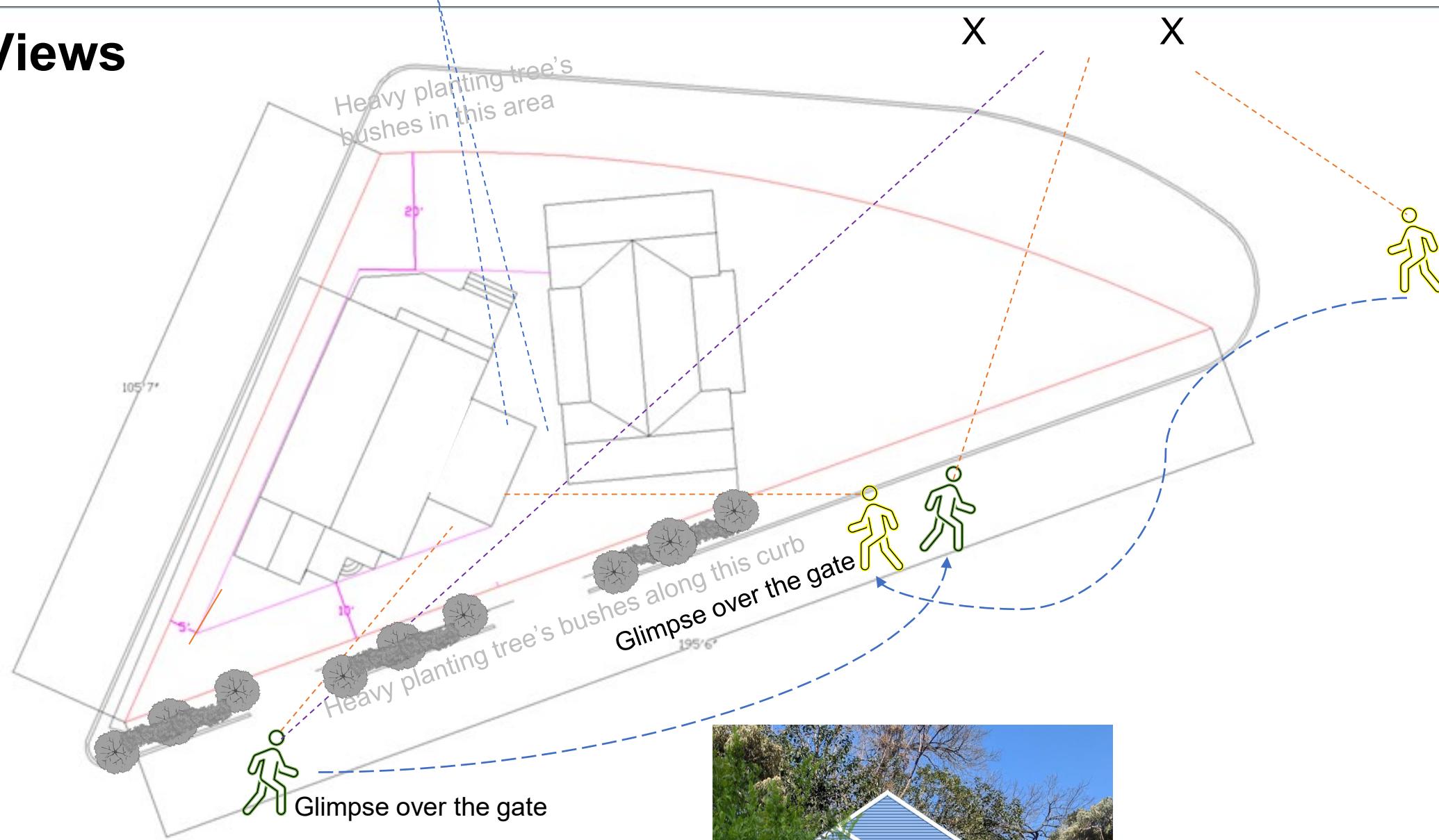
Updated from Nov 9th 2021 DRC review

Drawing Title Group: Detailed Design
Drawing Number / Revision:
Stage: Final Hearing
Date: Dec 1st 2021
Approval Stamp / Date:

Very restricted if even possible view



Views



Notes / Key:

Revision Notes

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Lean into the local Tudor Revival architectural roof forms



Façade Views



Notes / Key:

Site elevation treatments on both lots



Revision Notes

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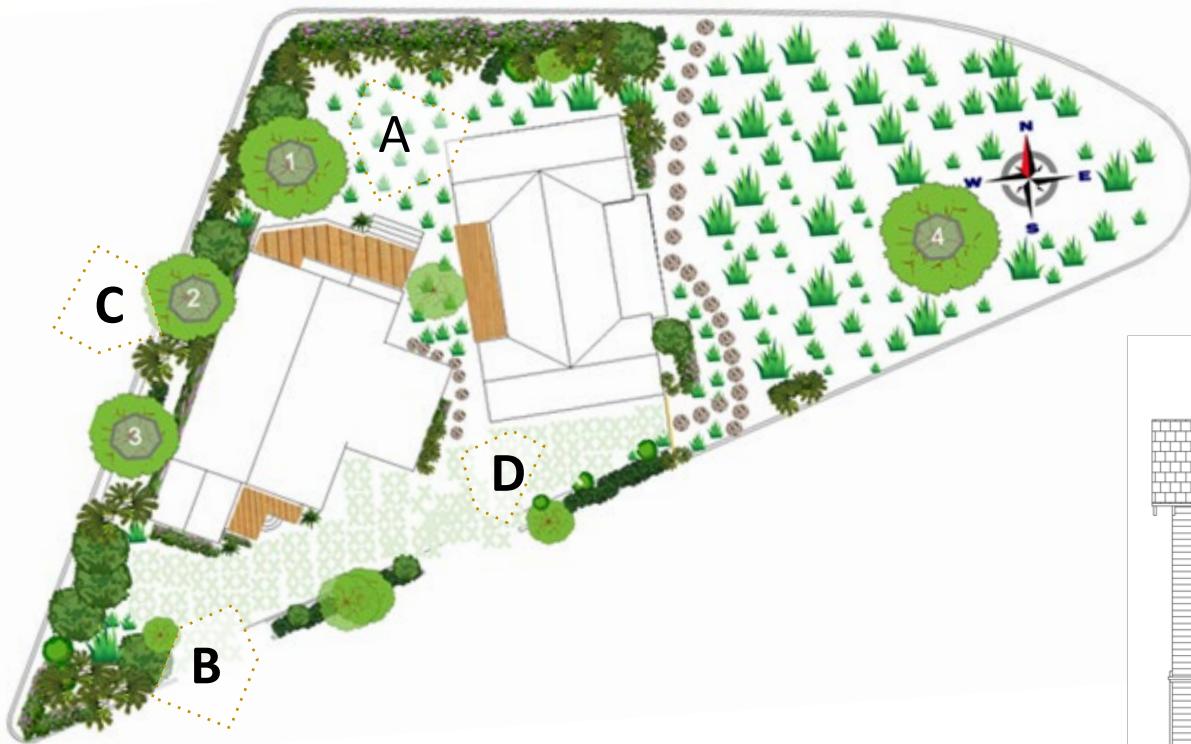
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Façade Views



A



B

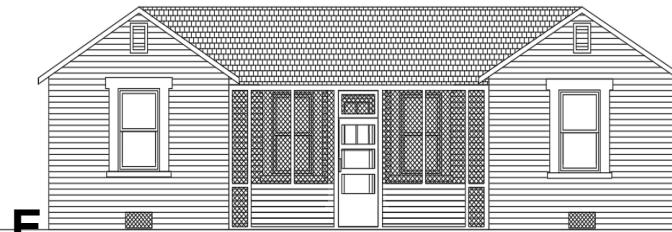
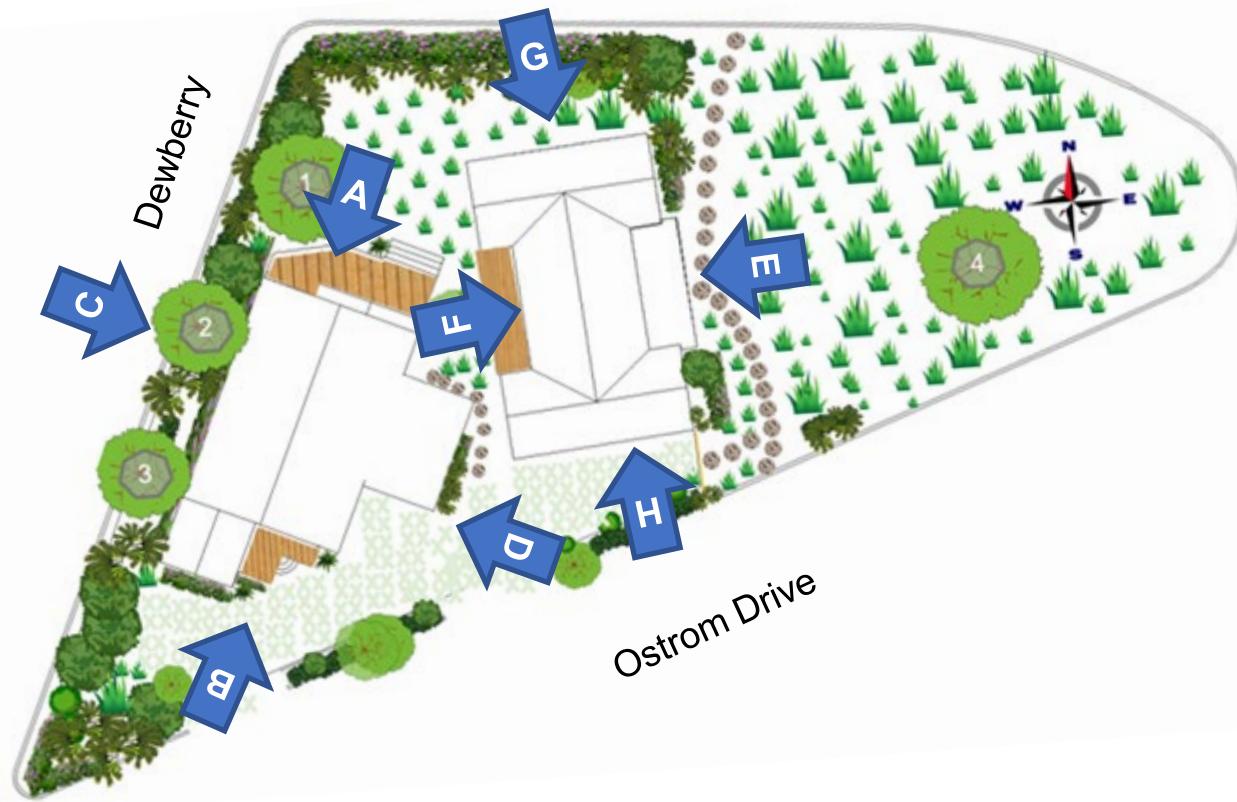


C

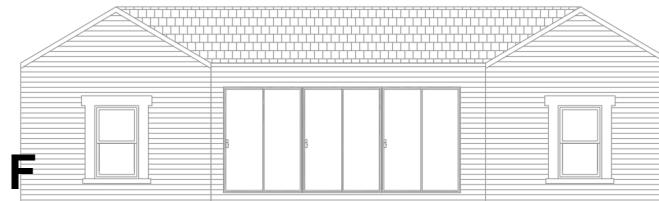


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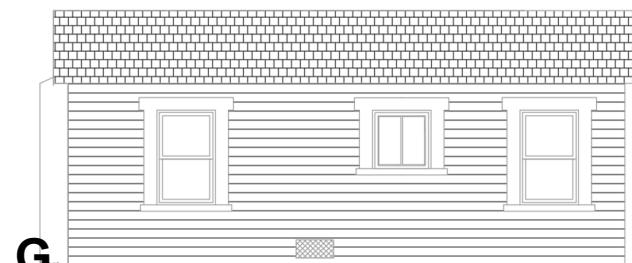
E Magnolia Ave



E



F



G



H

Notes / Key:

Site elevation treatments on both lots



Revision Notes

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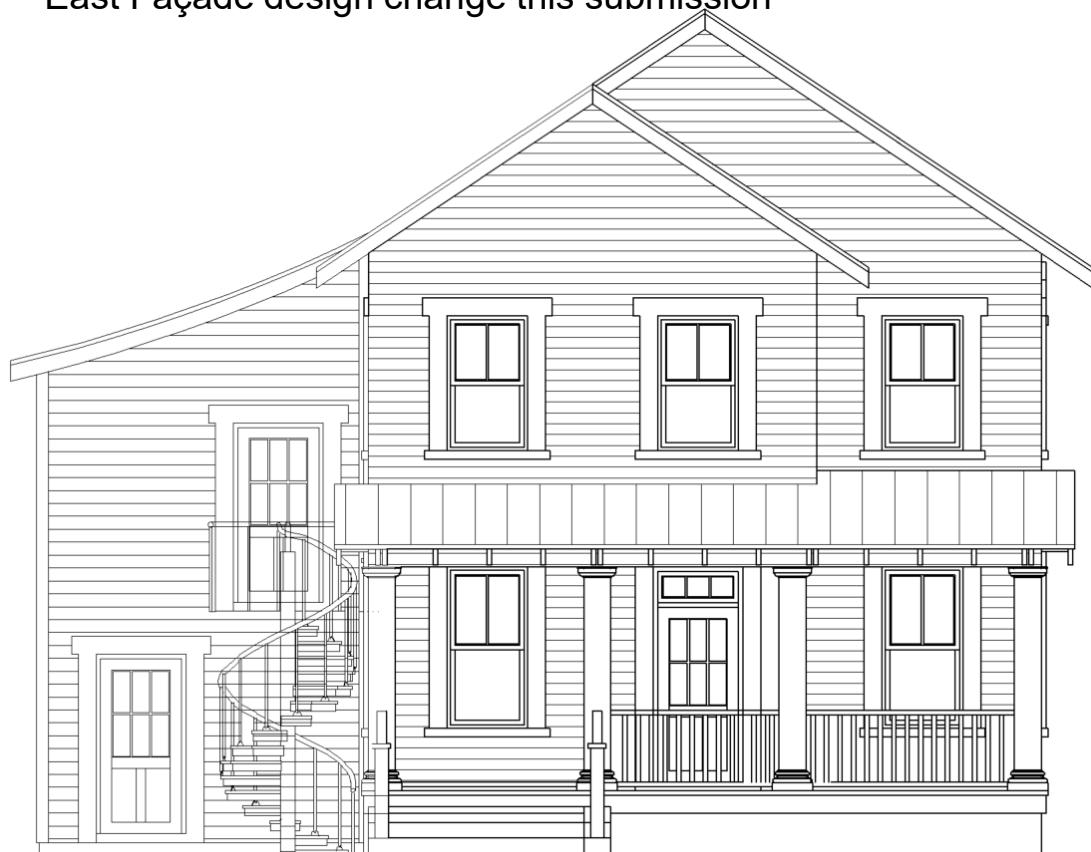
Approval Stamp / Date:



East Façade design change this submission



South Façade design change this submission



North Façade design change this submission



West No changes facing Dewberry

Notes / Key:

Revision Notes

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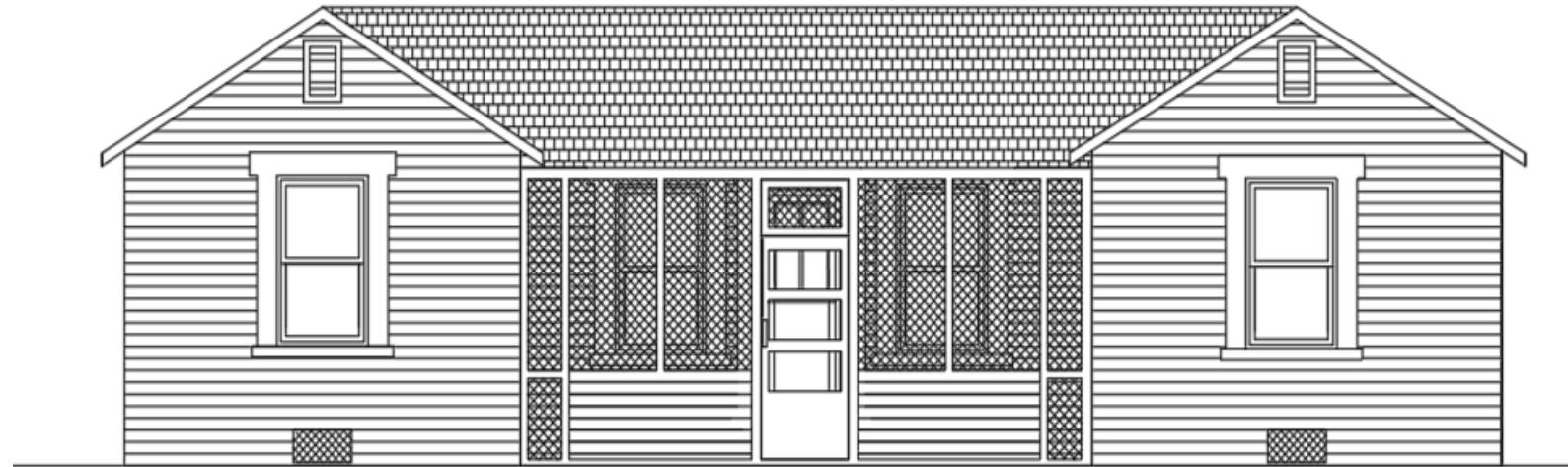
Dec 1st 2021

Approval Stamp / Date:

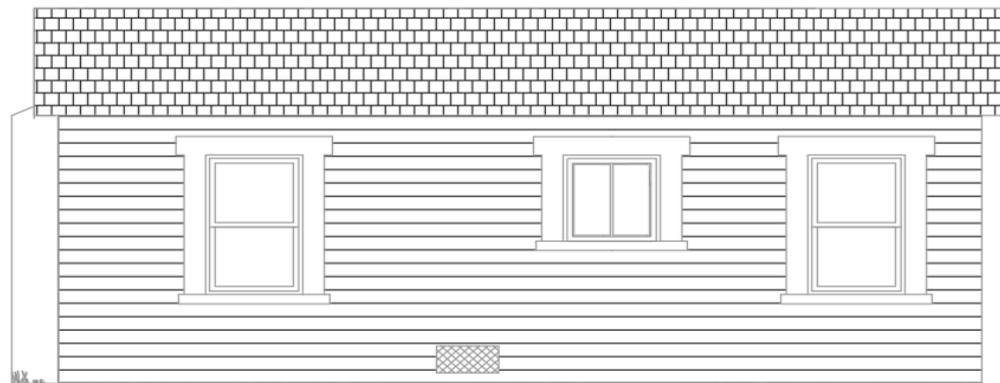
Notes / Key:

Elevations that will be restored and kept on the property

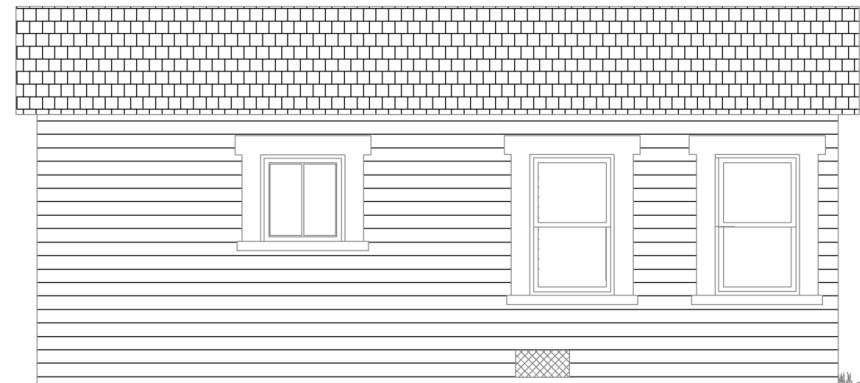
Methodology on the restoration of elevations is outlined in the PEP.



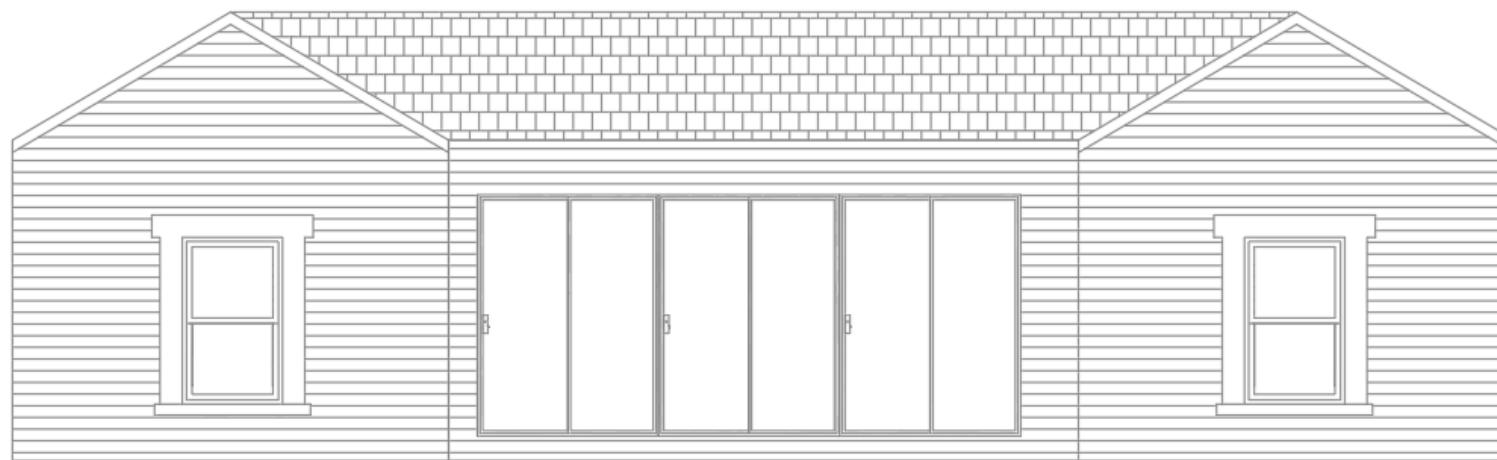
East Façade



North Façade



South Façade



West Façade

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Current Street View

From Lindell



Notes / Key:

Looking North West
from Corner of
Ostrom Drive and
Lindell Place



Revision Notes

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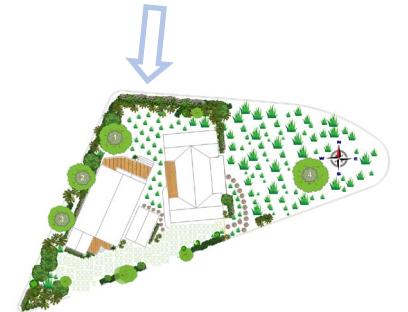
Approval Stamp / Date:

Street View



Notes / Key:

Approach from
Dewberry heading
South



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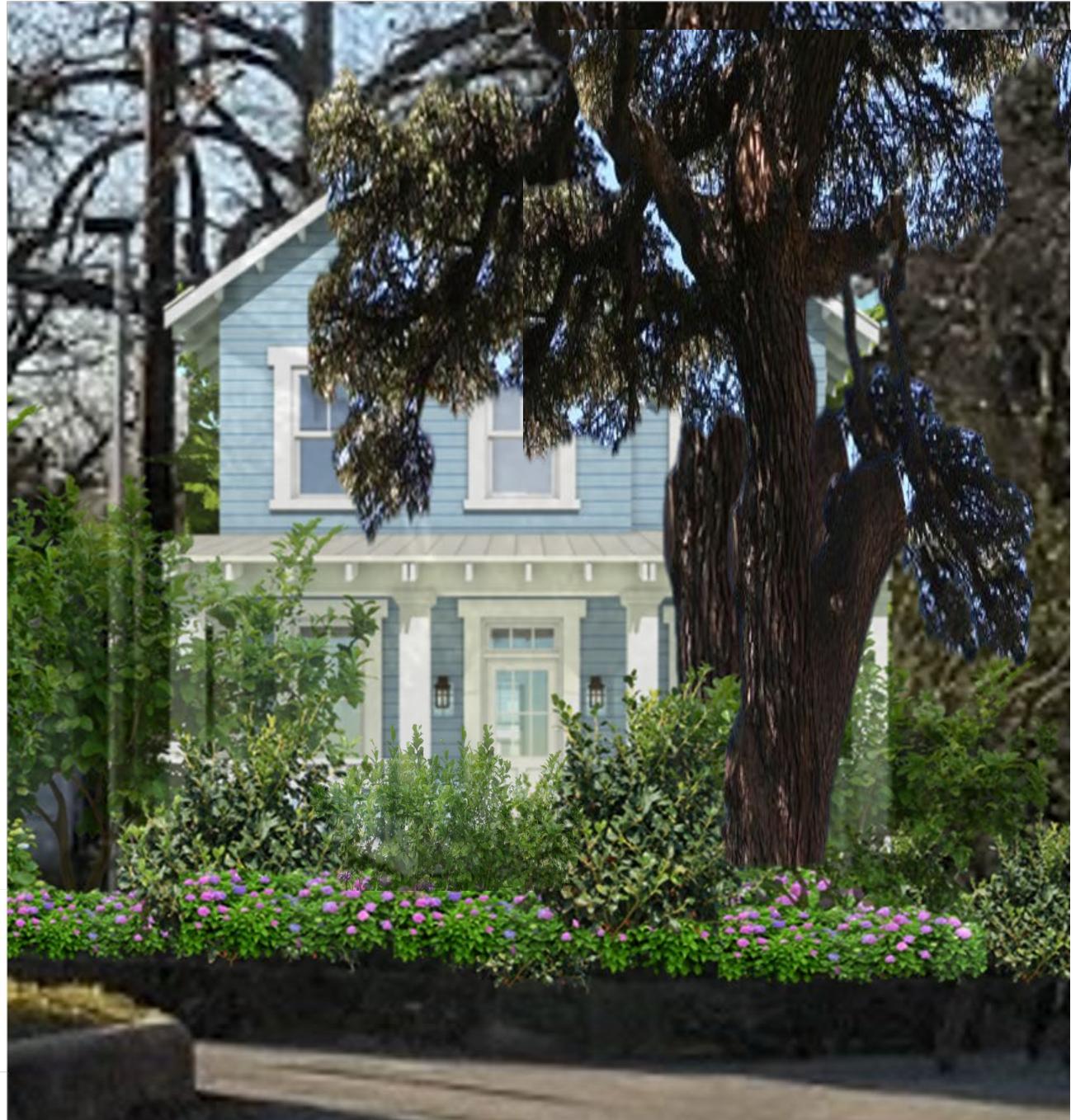
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Approval Stamp / Date:

Street View



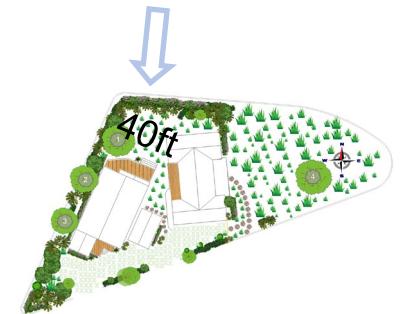
View entering the neighborhood via Dewberry Design provides additional façade depth.



Situation on site over 40ft from façade to curb refer to site plan for accurate depiction also at an angle this rendering is flat to give an idea of the finishes and the style only

Notes / Key:

Approach from Dewberry heading South



Revision Notes

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Approval Stamp / Date:

Proposed Street View



Notes / Key:

View North from
Ostrom & Dewberry
Intersection



Revision Notes

Updated from Nov
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Approval Stamp / Date:



View from Ostrom Drive

Design provides additional façade depth

Richly landscaped keeping existing Trees and adding :
Shrubs, Saplings, Bushes, Shrubs, Foliage, other Vegetation & Permeable driveway.



Notes / Key:

View North from
Ostrom & Dewberry
Intersection



Revision Notes

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Street View



High Curb Dewberry Street

Mature Landscaping

Client wishes to maintain existing trees and natural screening on the property.
Additional Shrubs, Saplings, Bushes, Foliage and other Vegetation as included in the landscaping plan.



Notes / Key:

View West From
Dewberry



Revision Notes

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9th 2021 DRC
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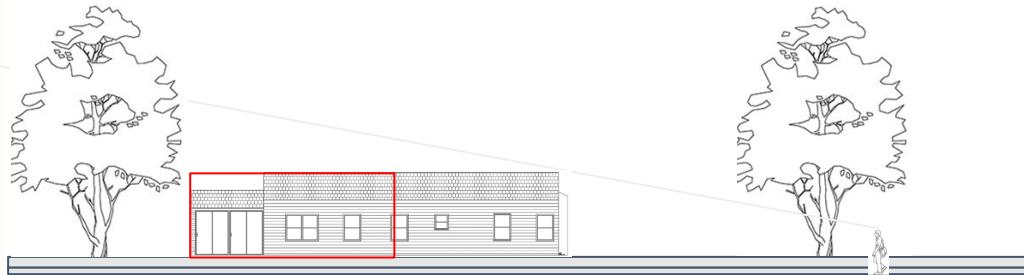
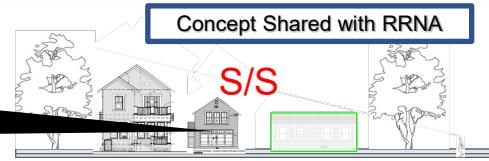
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Side Elevation Ostrom

2/14/21 after speaking with RRNA – It was decided to reduce even more the ancillary building
Smaller slender design



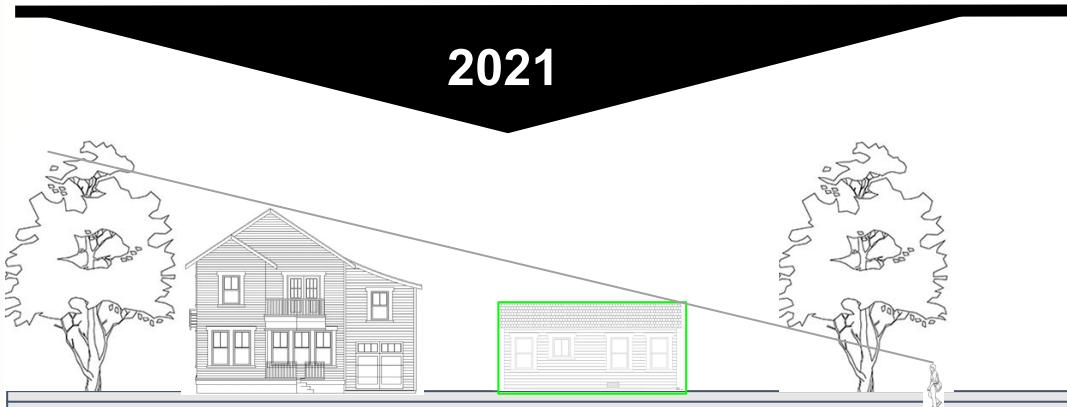
Post 1930's additions of no historic significance

Current Site Plan



2018 application
Building atop of 1930's structure
Building mass and scale

2018 Proposal



2021 application
Make 1930's dwelling a feature
Keep it single story

Current 2021 Proposal updated Nov 2021

Heights of dwellings sensitive to each boundary

Keep mature & young trees

Notes / Key:

Footprint & Massing



Revision Notes

S/S: Superseded design not applicable

Updated from Nov 9th 2021 DRC review

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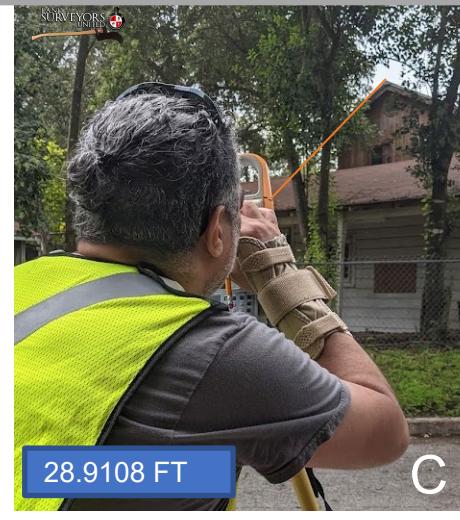
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Example of recent new construction 112 Lindell Street Apartments
 Taken from Benchmark 3 established average grade at turning circle 35.577ft.
 Structure height from site level grade is 33.275ft



Most relevant structures all visible from Benchmarks @ proposed new building location

Notes / Key:



Revision Notes

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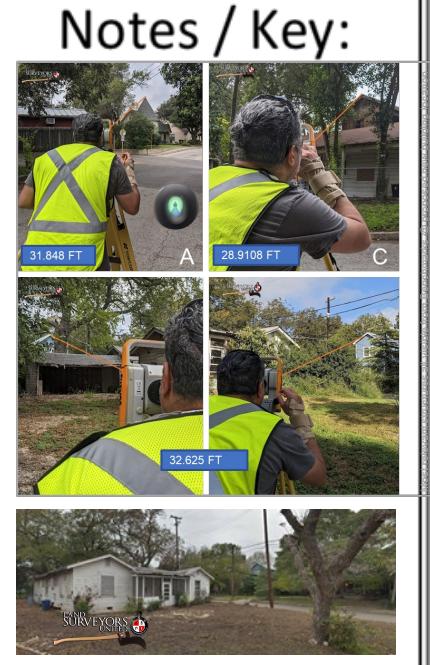
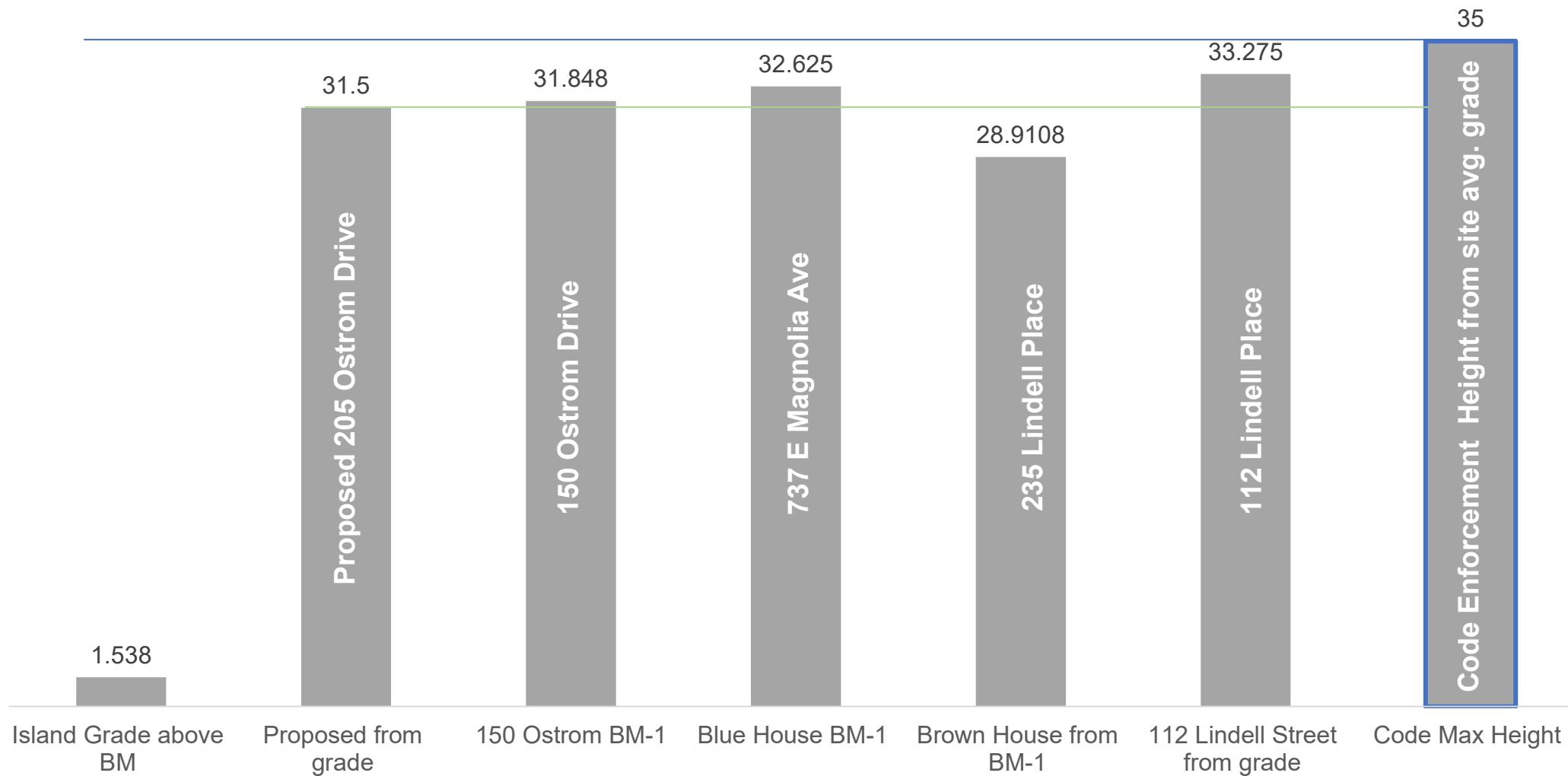
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Location	Address	Coordinates relative to 29degrees 27'15"N 98degrees 28'50"W 685ft above sea level	Height
A	150 Ostrom Drive	29.453981, -98.481024	31.848 ft
B	153 Ostrom Drive	29.454225, -98.480893	N/A Grade 5 ft difference
C	235 Lindell Place	29.453954, -98.480810	28.9108 ft
D	222 Ostrom Drive	29.454144, -98.480452	22.465 ft
E	814 E Magnolia Ave	29.454230, -98.480759	23.355 ft
F	811 E Magnolia Ave	29.454460, -98.480108	26.269 ft
G	807 E Magnolia Ave	29.454509, -98.480241	25.857 ft
H	803 E Magnolia Ave	29.454572, -98.480408	Not Visible from BM's Trees/Growth
J	737 E Magnolia Ave	29.454554, -98.480628	32.625 ft
K	733 E Magnolia Ave	29.454562, -98.480759	Not Visible from BM's Trees/Growth
M	151 Ostrom Drive	29.454094, -98.480109	Not Visible from BM's Trees/Growth

Comparison of heights on nearby properties



Revision Notes

Updated from Nov 9th 2021 DRC review

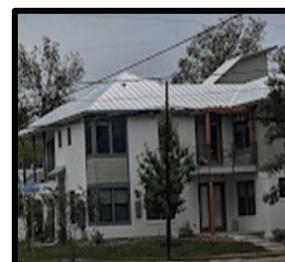
Drawing Title Group:
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Zoning ridge requirement ≤ 35 ft, Proposed is 11.5% lower ✓

Notes / Key:

Indicates the moving of the current structure to the East in order to align with Axis and create a less centralized bulk in the middle of the island

Revision Notes

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Axis – ALIGNMENT

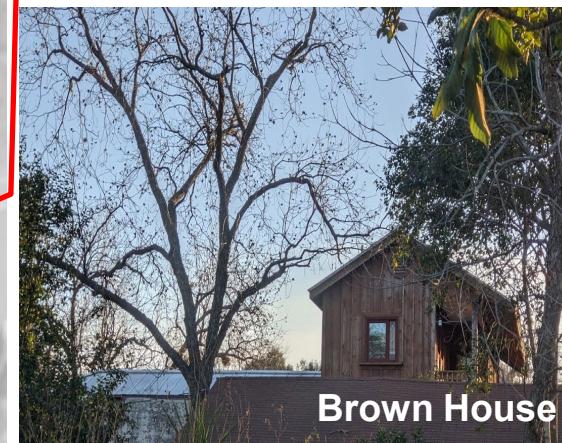
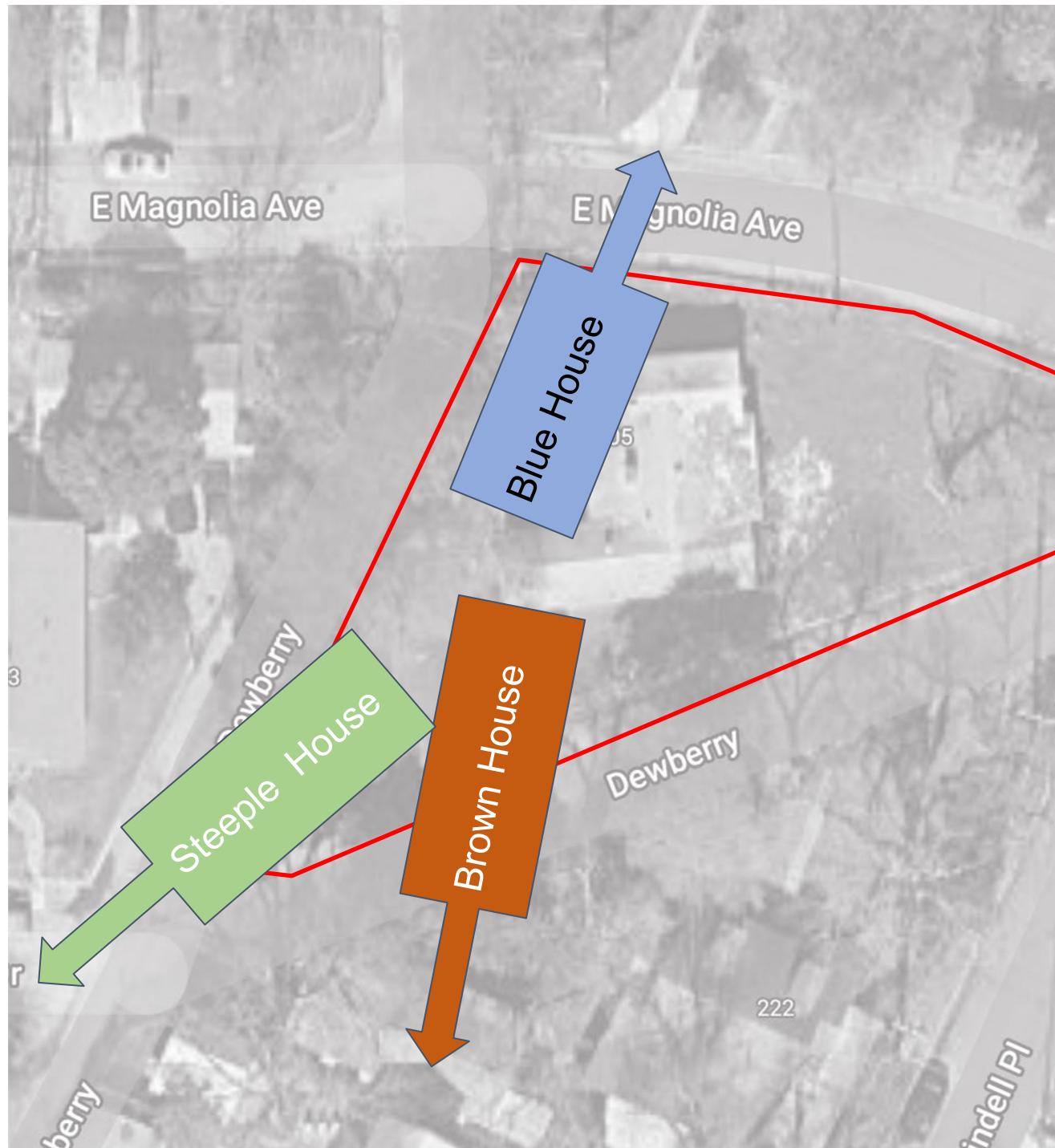
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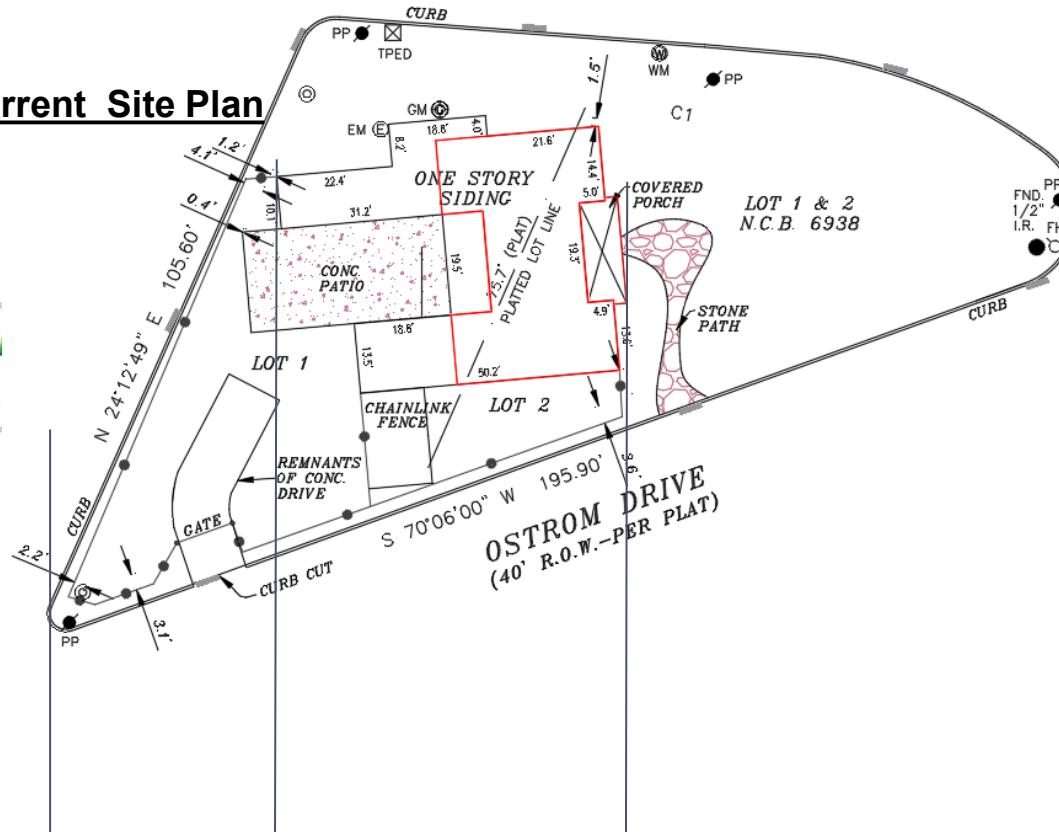


Side Elevation Ostrom

Proposed Site Plan



Current Site Plan



Notes / Key:
Footprint & Massing

A small site plan showing the footprint and massing of the proposed house, with trees and landscaping. The house footprint is highlighted with a green border.

Revision Notes
Updated from Nov 9th 2021 DRC review

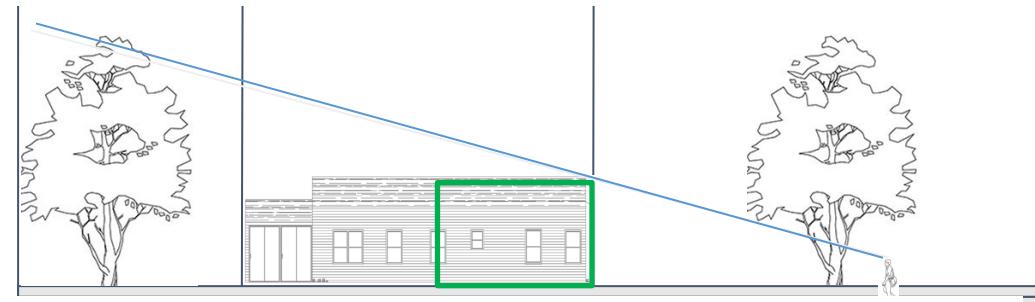
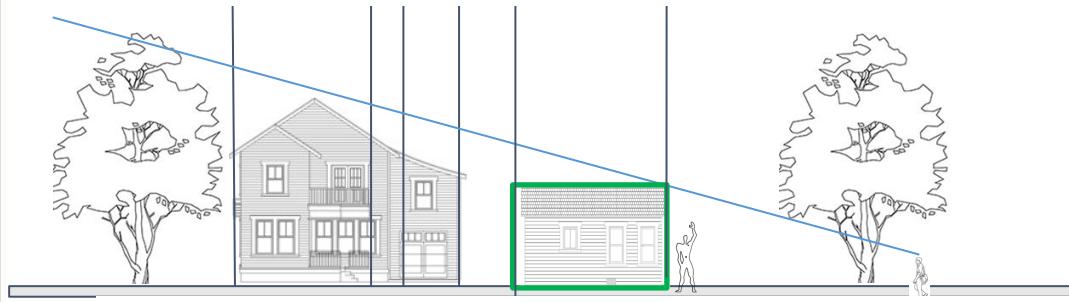
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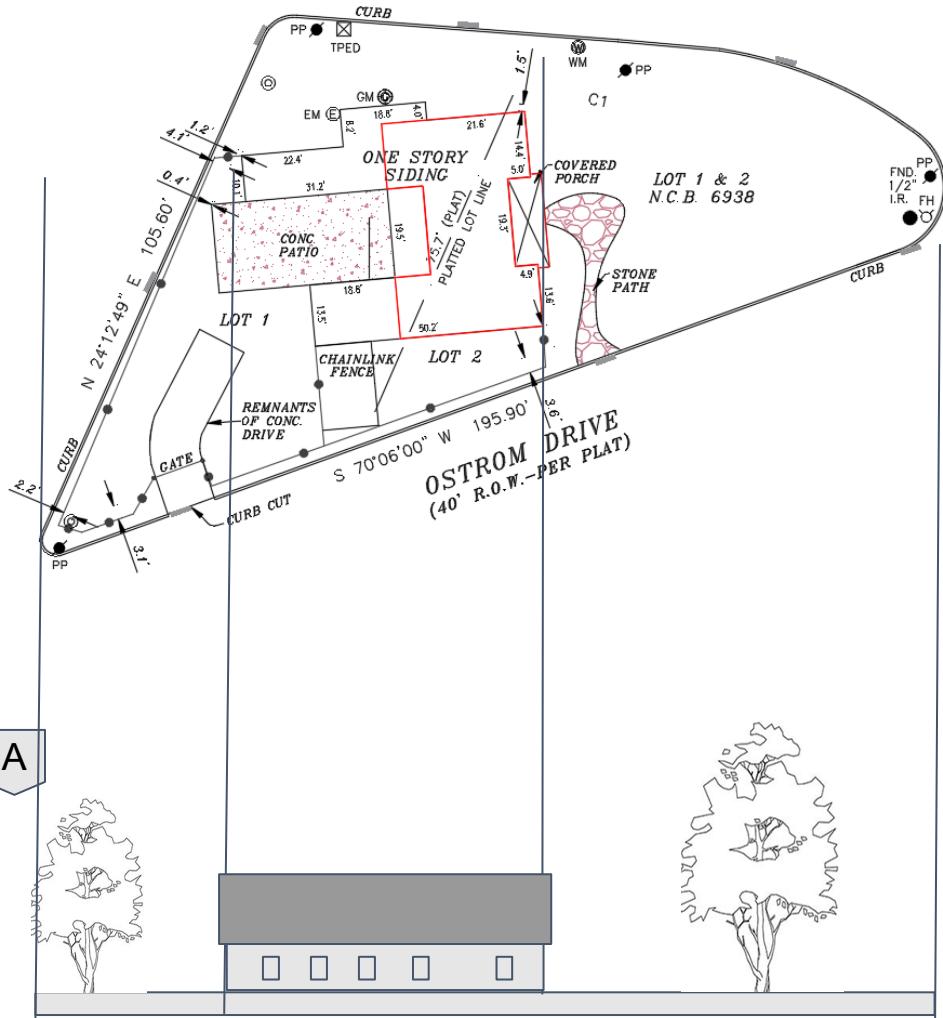
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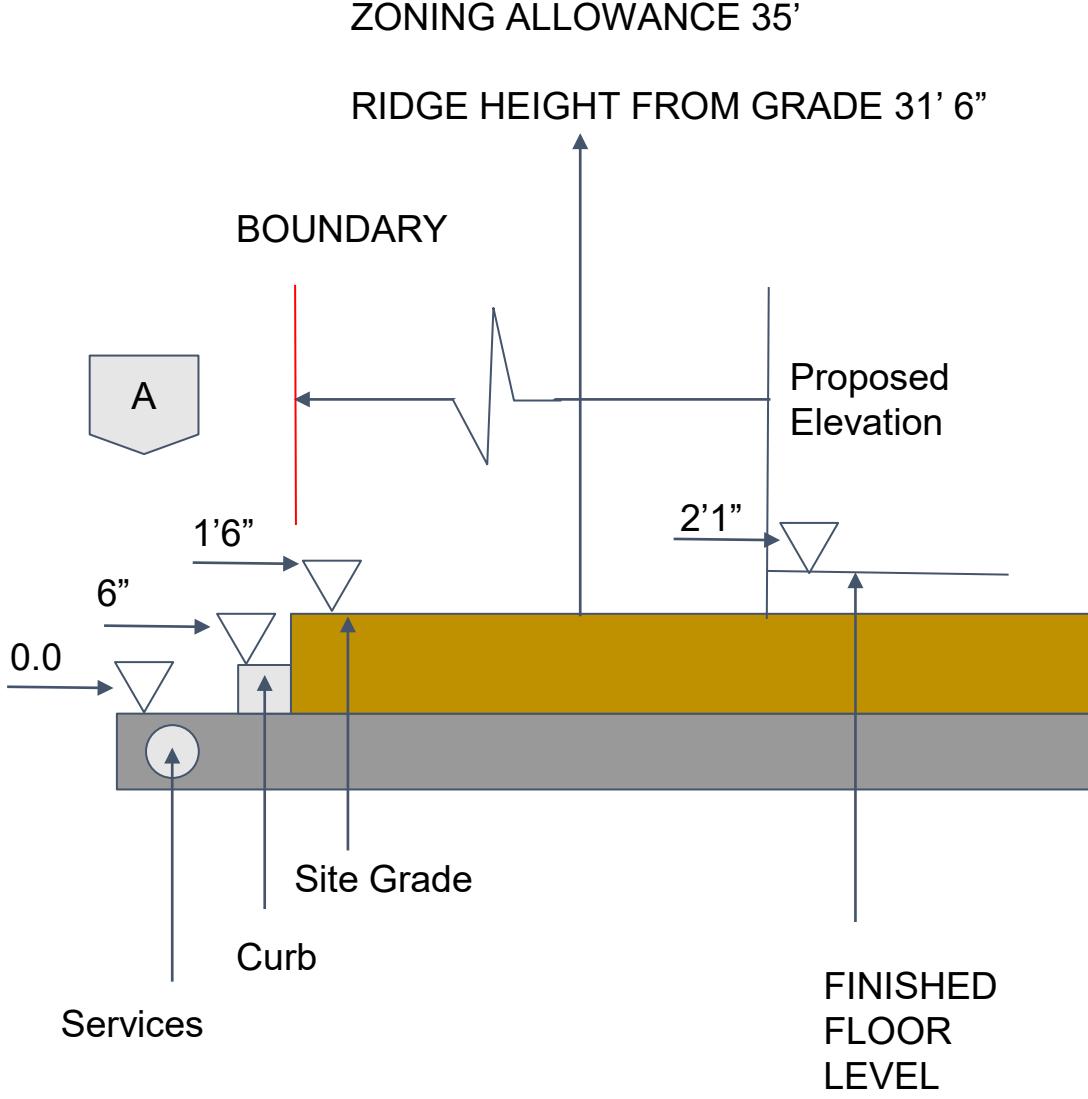
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Site Levels & Services



Road, sidewalks, services and grade of the site.



Notes / Key:

Footprint & Massing

Revision Notes

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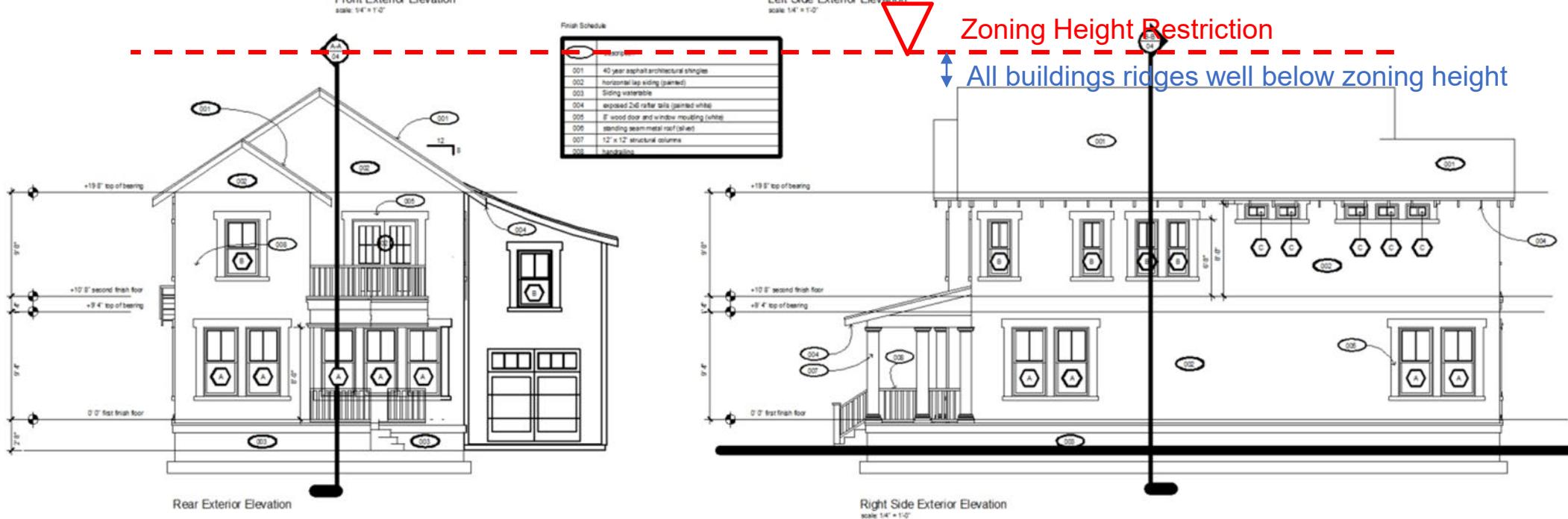
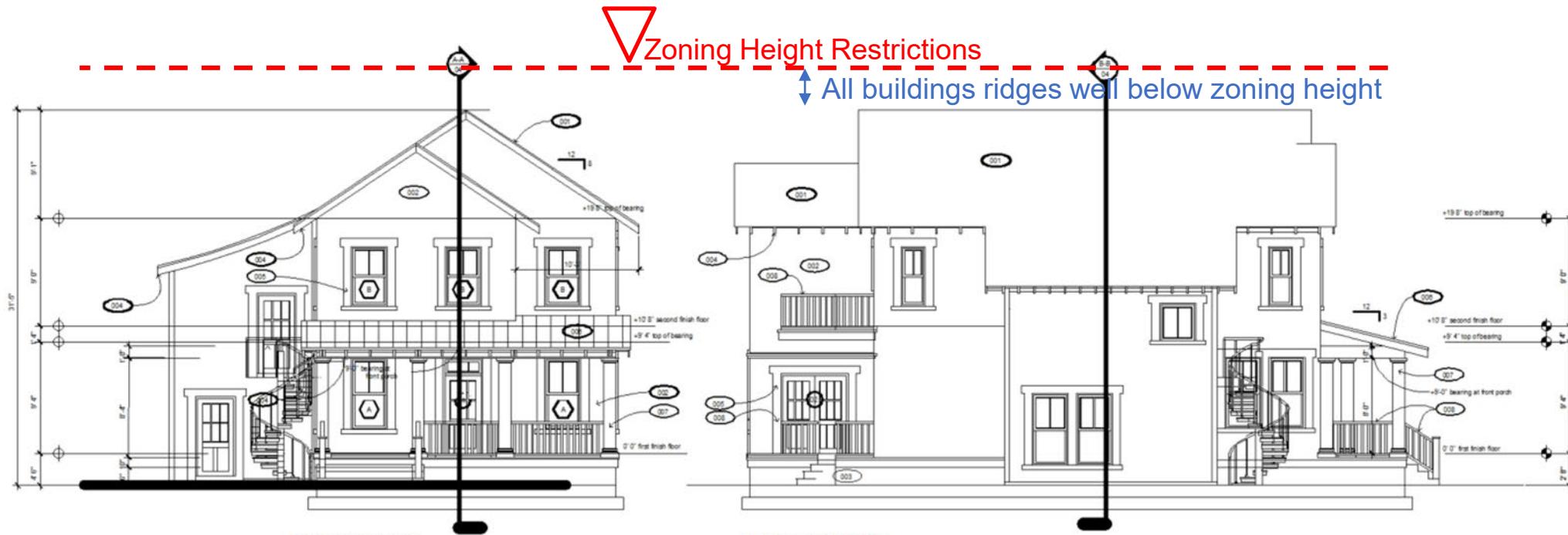
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Approval Stamp / Date:

- Height of dwelling on Dewberry boundary from pavement or grade does it meet zoning ?
 - Meets Zoning requirement – Zoning is 35' - Dwelling is 31'6"
 - Heights taken from grade as per city zoning guidance supplied by Catherine Hernandez Feb 2021

Ridge Height remains the same design update needed



Zoning ridge requirement ≤ 35ft, Proposed is 11.5% lower ✓

Notes / Key:

Elevations



Revision Notes

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Façade design change this submission



Façade design change this submission



Façade design change this submission



No changes facing Dewberry

Notes / Key:

Revision Notes

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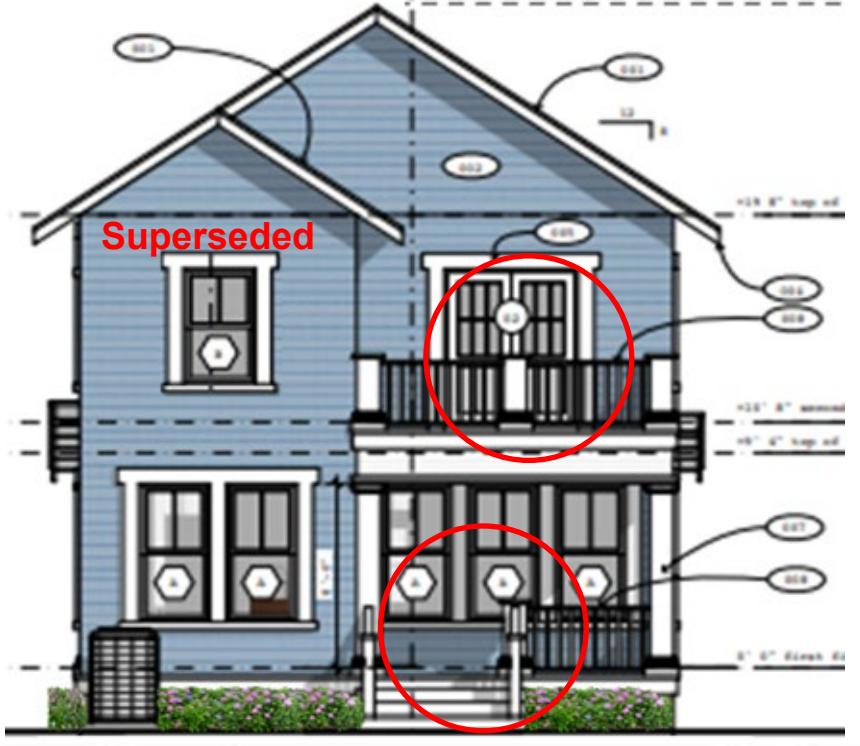
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North Façade
 Porch reduction
 Stair relocation
 Garage attachment

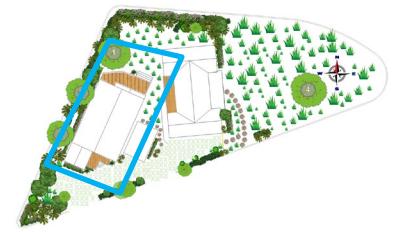


South Façade
 Porch reduction
 Balcony reduction
 Stair relocation
 Garage attachment



Notes / Key:

Elevations



Revision Notes

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Footprint & Massing

Description	Current	Proposed	Compliance	Benefit
Overall Site Area	12,573 Sq.ft		Zoned for proposed ✓	R4 Zoned
Impervious Area	3406 Sq.ft	2940 Sq.ft	Fully Complies ✓	Reduced Impervious area by 14%
Permeable areas	Stone Path	Paths & Driveway	Fully Complies ✓	Used to reduce runoff volume
Driveways & Other areas	Concrete driveways, concrete rear Porch & Yard	Permeable Pavers & wooden deck with drainage	Fully Complies ✓	Reduced runoff volume, reduced solar gain and surface area of site
Massing	N/A	30%	≤ 50% Requirement Achieved ✓	20% under requirement

Notes / Key:

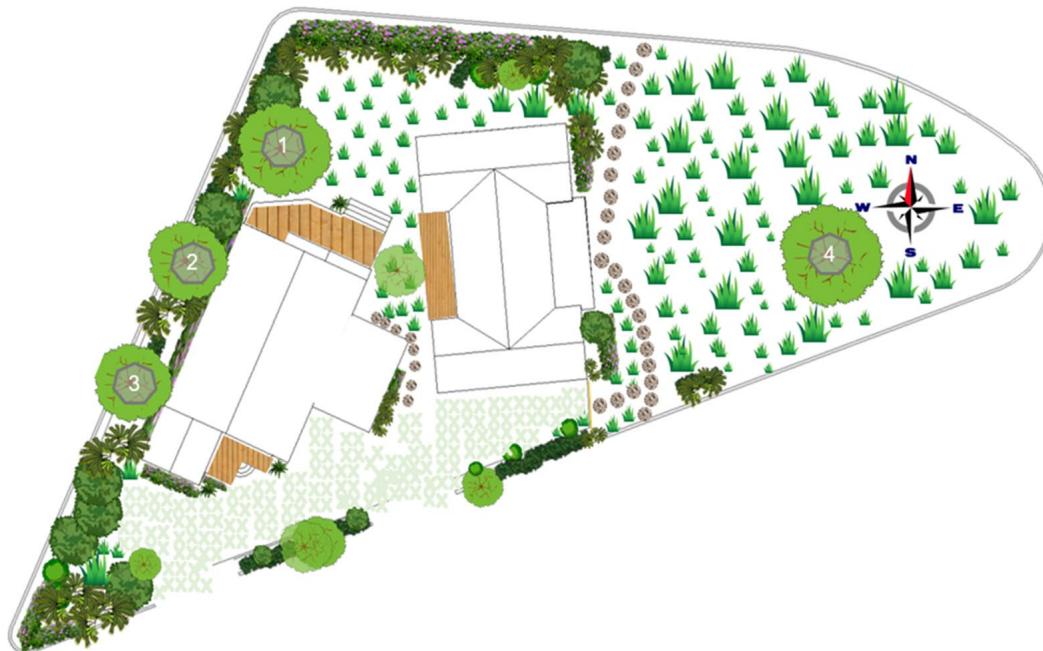
Footprint & Massing



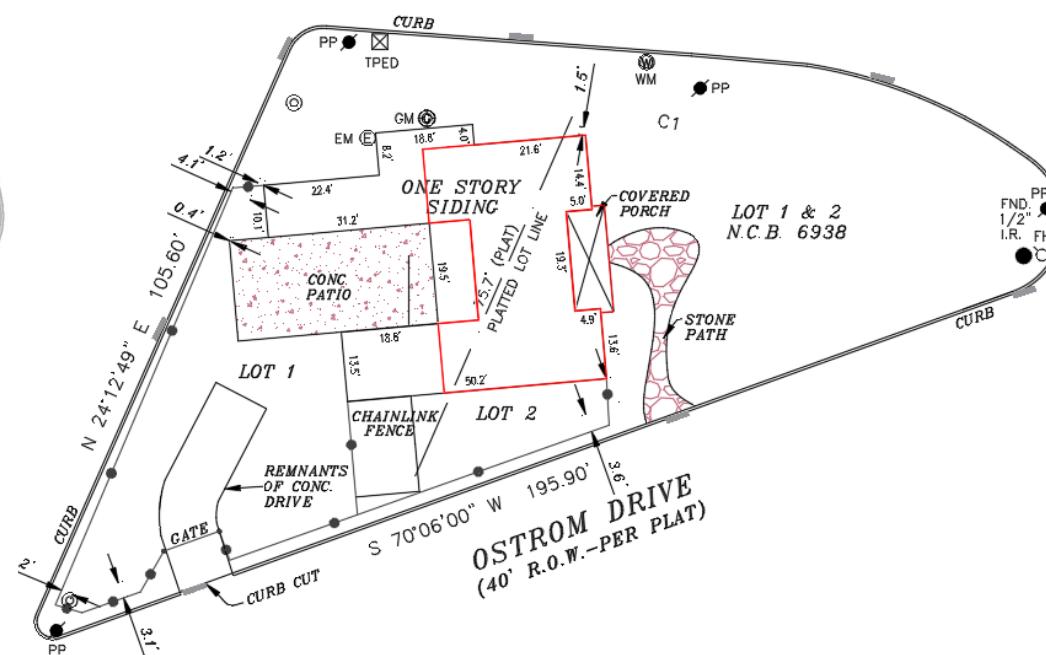
Revision Notes

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Proposed Site Plan



Current Site Plan



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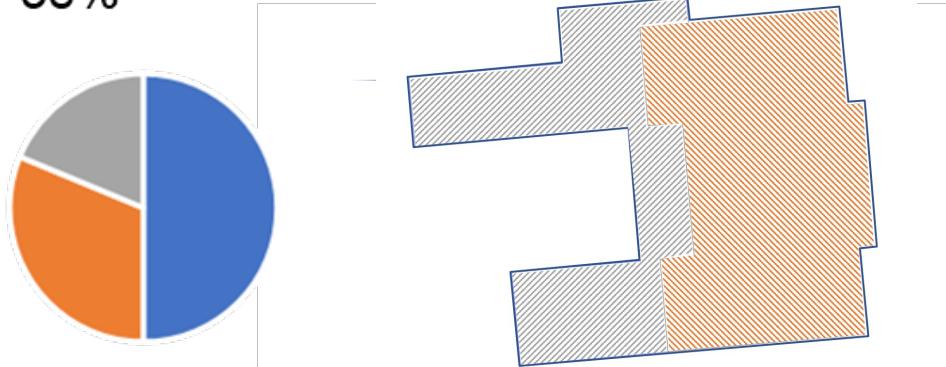
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Historic alignment

Building Mass Reduction 38% ✓

Client requested original 1930's portion of the house be retained based on RRNA and HDRC comments, reduction of building mass by 38%



Notes / Key:

Historic alignment



Revision Notes

Updated from Nov 9th 2021 DRC review

1. Restoration of the 1930's structure back to the original intended footprint which features architectural elements that are indicative of the Minimal Traditional Style that can be found in the district. ✓
2. Restoration of key features and original materials including wood siding and wood windows. ✓
3. Removal of modifications to the form of the historic structure to the rear as noted by Lawrence Calvetti & two other structural engineers as well as comments of HDRC Chair MG during his visits to site. ✓
4. Existing roof form of the original structure will be reinstated during renovation. ✓
5. Windows on all new structures will feature profiles that match those found in the district, and fenestration details will be provided for final approval. ✓
6. Similar to a previous request the trees and landscape site plan have been provided highlighting tree dimensions and retainage of same. ✓
7. New structures have been sited to minimize visual impact from the public right of way and have been designed to be in keeping with the historic context of the block. ✓
8. A similar roof form has been applied to the new structures and buildings have been orientated in a way to distinguish a visual transition between the old and the new. ✓

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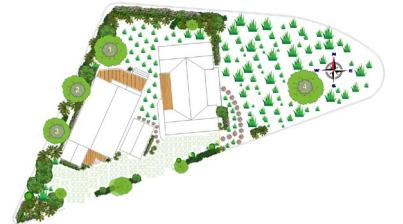
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Historic alignment Continued...

9. The proposed new structures at the rear of the primary historic structure and has proposed a width that is subordinate to that of the primary historic structure. ✓
10. New Structures roof form featuring gabled roofs, consistent with the roof form found on the historic structure and throughout the district, consistent with the Guidelines. ✓
11. Transitions across the site between the old and the new are achieved by creating both distance and angular differentiation this is typical of consistent with the Guidelines ✓
12. Regarding Scale, Mass and Form, we have proposed two buildings and accessory structure and main building that features two stories in height. While the historic structure on the lot features one story in height, we have positioned the proposed new buildings toward the rear of the lots away from the block face of adjacent streets creating a steps in the ridge heights by positioning the accessory building in the middle, We have also broken up the front and rear gables with stepped roofs which create a softer façade (please see renderings) The proposed heights will not interrupt the block face or perceived massing found along adjacent blocks and are 11.5% below the zoning maximum requirement renderings and detailed drawings have been provided. ✓
13. The proposed buildings feature architectural details that are consistent with those of the original structure which was constructed in the Minimal Traditional style. ✓
14. To provide additional façade depth, we have included exterior roofed porches which would be consistent with the style of the houses locally. ✓
15. We have proposed materials that include refurbished wood siding & Hardie board , refurbished wood windows and an asphalt shingle & accent metal roofs as shown on the renderings. ✓
16. We will be restoring the wood windows on the existing house wherever possible, if new windows are required, we will utilize wood or aluminum clad wood windows which will be installed with feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”, paint finishes will (not be a White manufacturer’s color) be Benjamin Moore Atrium White OC-145. There will be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This will be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim will feature traditional dimensions and an architecturally appropriate sill details. Window track components will be painted to match the window trim or concealed by a wood window screen set within the opening. ✓
17. The proposed heights will not interrupt the block face or perceived massing found along adjacent blocks and are 11.5% below the zoning maximum requirement renderings and detailed drawings have been provided. ✓
18. The proposed buildings feature architectural details that are consistent with those of the original structure which was constructed in the Minimal Traditional style. ✓
19. To provide additional façade depth, we have included exterior roofed porches which would be consistent with the style of the houses locally please review the renderings for more details ✓

Notes / Key:

Historic alignment



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Historic alignment Continued...

- 20. We have proposed materials that include refurbished wood siding & Hardie board , refurbished wood windows and an asphalt shingle & accent metal roofs. ✓
- 21. We will be restoring the wood windows on the existing house wherever possible, if new windows are required, we will utilize wood or aluminum clad wood windows which will be installed with feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”, paint finishes will (not be a White manufacturer’s color) Benjamin Moore Atrium White OC-145 <https://www.benjaminmoore.com/en-us/color-overview/find-your-color/color/oc-145/atrium-white>. There will be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This will be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. ✓
- 22. Window trim will feature traditional dimensions and an architecturally appropriate sill details. Window track components will be painted to match the window trim ([oc-145/atrium-white](#)) or concealed by a wood window screen set within the opening. ✓
- 23. To the west of the primary historic structure between the buildings we proposed to construct a two story, rear accessory structure. The proposed accessory structure features an overall profile and massing that is subordinate inline with the required 40% footprint ruling of the smaller footprint new structure, it will feature appropriately detailed garage doors and features architectural detailing that’s consistent with the historic examples found throughout the San Antonio Historic Districts, The proposed accessory structure is appropriate and consistent with the Guidelines. ✓
- 24. We propose to extend the existing curb cut that is located on Ostrom Drive and in keeping with the rich landscaping provide Permeable pavement to help reestablish a more natural hydrologic balance and reduce runoff volume by trapping and slowly releasing precipitation into the ground instead of allowing it to flow into storm drains and out to receiving waters as effluent. The Guidelines for Site Elements note that historic profiles are to be used for the creation of curb cuts and that typical driveway widths are to be used, typically no wider than ten feet in historic districts; however, there are examples in the immediate area of curb cut and driveway widths that are wider than ten feet in width. ✓
- 25. The project area is within the River Improvement Overlay District and the River Road Local Historic District. A review of historic archival maps shows the Upper Labor Acequia crossing the property. Therefore, we have previously engaged the Archaeological investigations dept. and will continue conversations at time of HDRC design approval and construction. An archaeological investigation was not required at time of conversation with the OHP representative, We will re-engage and if needed supply the archaeological scope of work to the OHP archaeologists for review and approval prior to beginning the archaeological investigation or construction works. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology. ✓

Notes / Key:

Historic alignment



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Compliance & Design Highlights

Achieving Requirements

1. Massing compliance is $\leq 50\%$, Proposed = $<30\%$ ✓
2. Zoning ridge requirement $\leq 35\text{ft}$, Proposed is 11.5% lower ✓
3. Green area compliance = 50%, Proposed scheme achieves $<77\%$ ✓
4. Impervious area reduced by 14% contributing to natural aquifers ✓
5. Permeable driveway used to reduce hardstand to 7% ✓
6. Fully compliant with setbacks from Property line & Plat line ✓
7. Restoration plan for façades & windows as requested ✓
8. Original structure retained & renovated as requested ✓
9. Mature trees retained as requested ✓
10. Historic Alignment with Guidelines ✓

Other additional complementary elements within the submission.

Notes / Key:

Compliance & Design



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- 03 garage plan and elevations
- 04 building sections, wall section
- 05 foundation plan, framing plans
- 06 notes and details
- 07 electrical plans
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Review Main Submission for details

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Dec 1st 2021

Approval Stamp / Date:

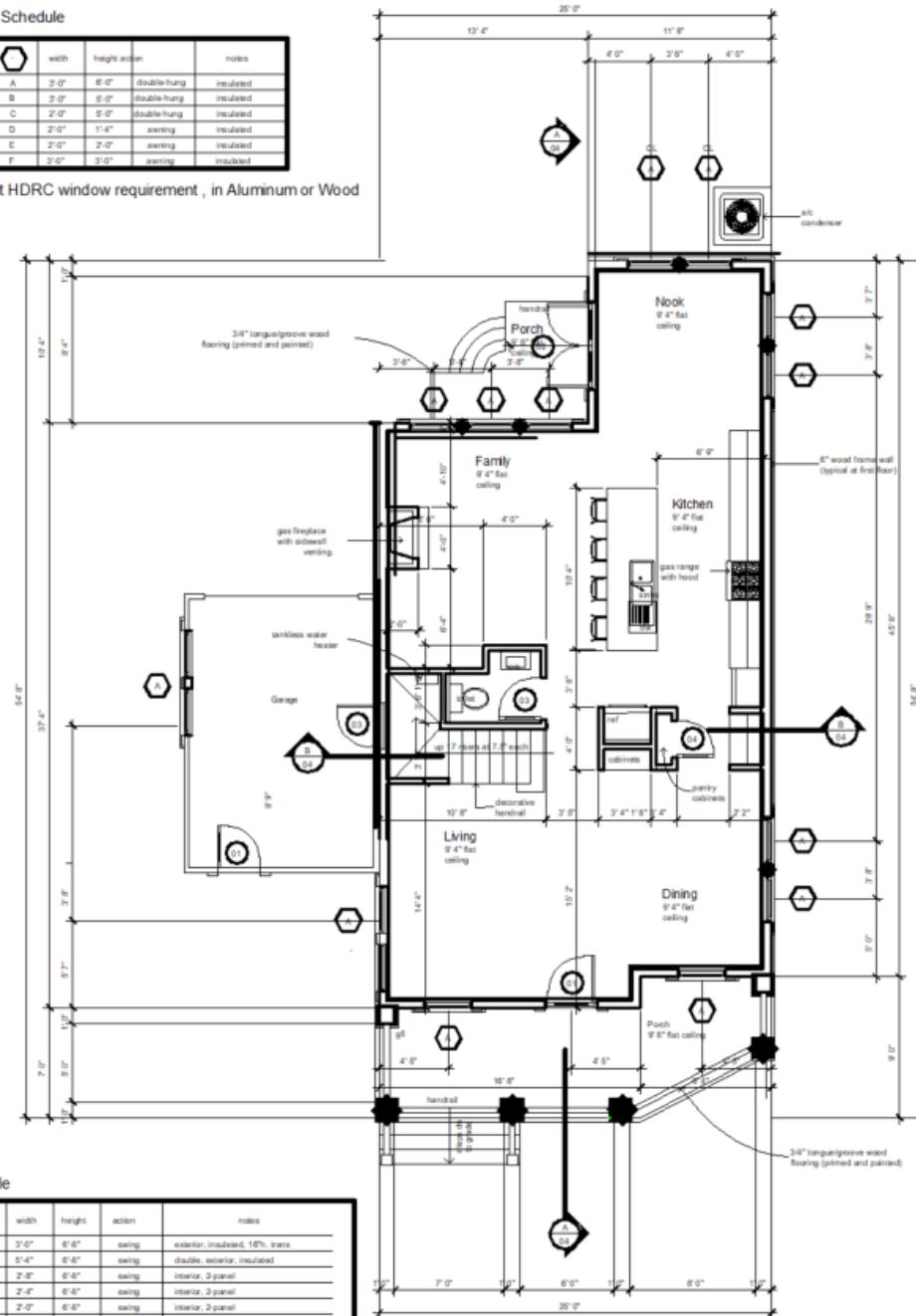
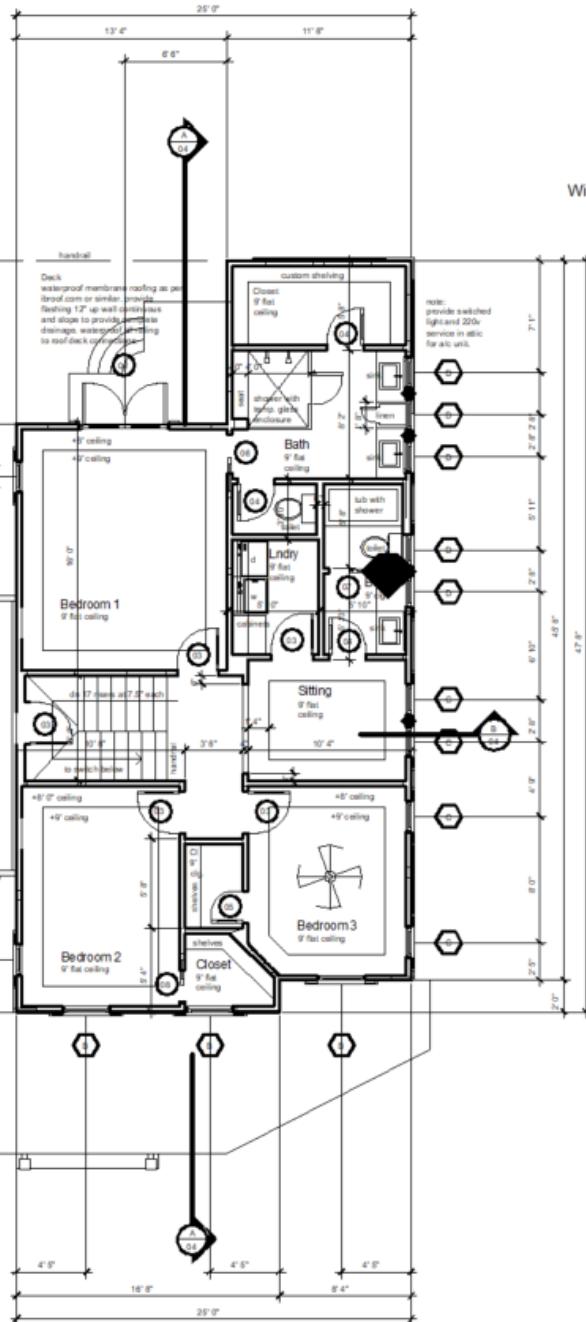
Window Schedule

quantity	symbol	width	height	action	notes
15	A	3'-0"	6'-0"	double hung	insulated
4	B	3'-0"	5'-0"	double hung	insulated
8	C	2'-0"	5'-0"	double hung	insulated
5	D	2'-0"	1'-4"	swing	insulated
3	E	2'-0"	2'-0"	swing	insulated
3	F	3'-0"	3'-0"	swing	insulated

Window's to meet HDRC window requirement , in Aluminum or Wood

Door Schedule

quantity	symbol	width	height	action	notes
3	01	3'-0"	6'-8"	swing	exterior, insulated, 18% trans
2	02	5'-4"	6'-8"	swing	double, exterior, insulated
7	03	2'-8"	6'-8"	swing	interior, 2 panel
4	04	2'-4"	6'-8"	swing	interior, 2 panel
1	05	2'-0"	6'-8"	swing	interior, 2 panel
1	06	2'-6"	6'-8"	prcket	interior, 2 panel
1	07	2'-4"	6'-8"	prcket	interior, 2 panel
1	07	2'-4"	6'-8"	prcket	interior, 2 panel
1	08	2'-0"	6'-8"	prcket	interior, 2 panel
1	08	2'-8"	3'-0"	swing	exterior, insulated



Notes / Key:

02

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- 05 foundation plan, framing plans
- 06 notes and details
- 07 electrical plans
- 08 optional slab foundation

Review Main Submission for details

Revision Notes

Updated from Nov
9th 2021 DRC
review

Drawing Title Group:

Detailed Design

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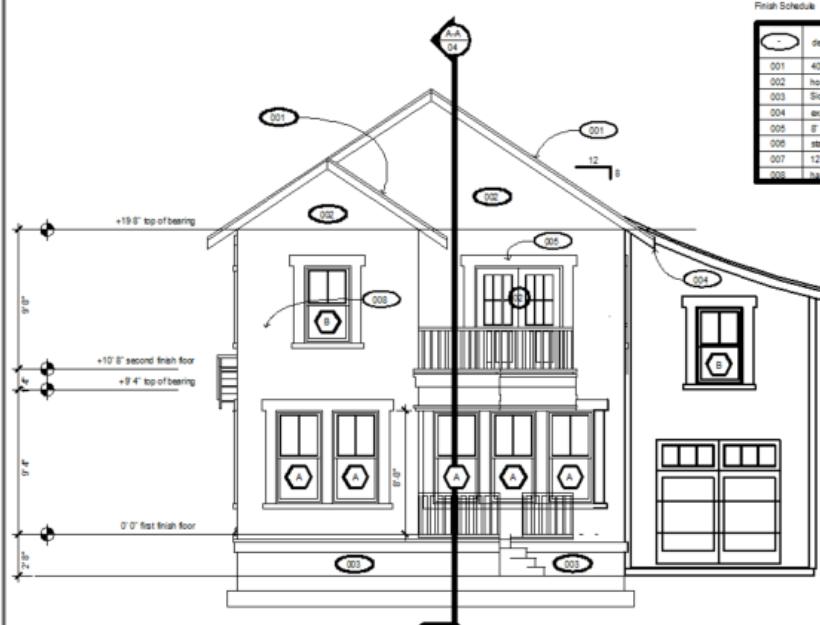
Front Exterior Elevation
scale 1/4" = 1'-0"



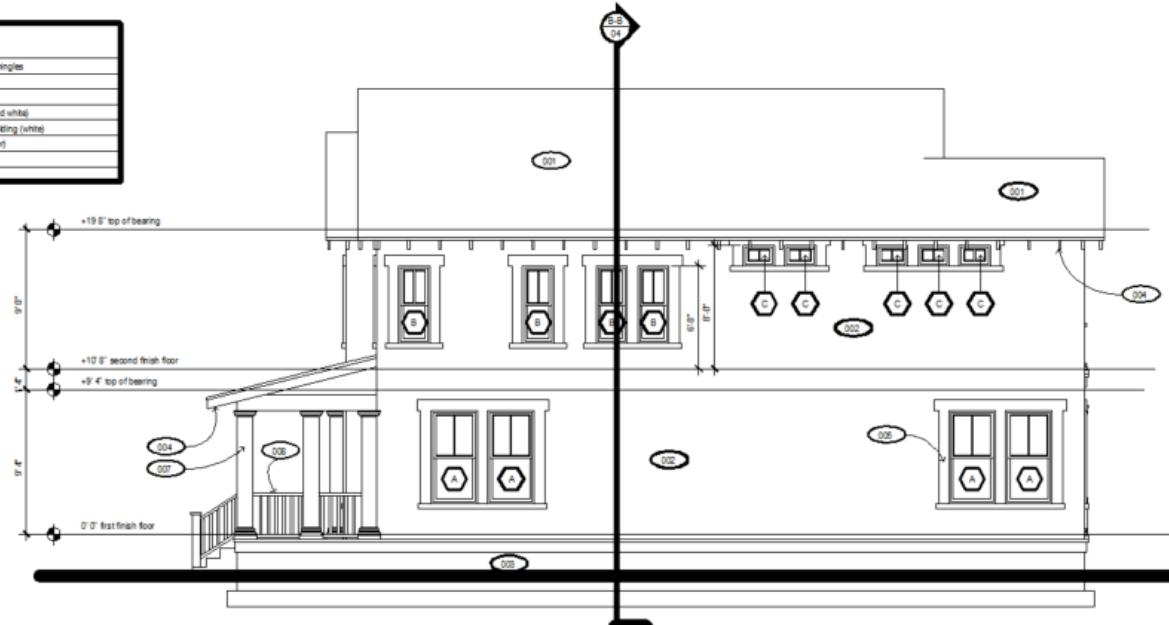
Left Side Exterior Elevation
scale 1/4" = 1'-0"

Finish Schedule

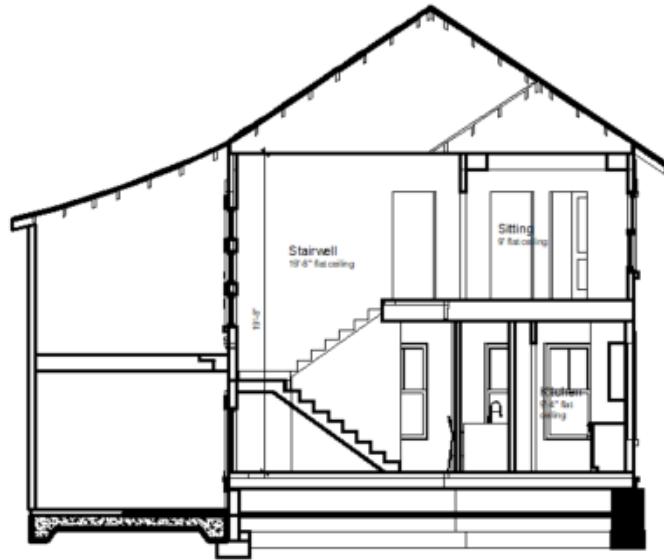
description
001 40 year asphalt architectural shingles
002 horizontal lap siding (painted)
003 sliding waterstone
004 exposed Zed rafter tails (painted white)
005 8" wood door and window moulding (white)
006 standing seam metal roof (silver)
007 12" x 12" structural columns
008 handrails



Rear Exterior Elevation
scale 1/4" = 1'-0"



Right Side Exterior Elevation
scale 1/4" = 1'-0"



General Notes

General Contractor to verify all field conditions, and insure compliance of proposed structure with local conditions. General Contractor to verify all dimensions in construction documents, and notify designer of any discrepancies before construction.

All products and materials to be installed according to manufacturer's specifications.

During adverse weather conditions, including wind speeds in excess of 60 m.p.h., workers are to secure all materials, tools, etc., leave work site immediately, and seek proper shelter.

Foundations

Foundations are designed for an assumed allowable soil bearing pressure of 2000 psf (90 kPa) on compacted fill. Before construction commences, soil bearing capacity shall be verified by a subsurface investigation, as well as field and laboratory tests performed by a certified testing laboratory whose report shall include analysis and recommendations for site preparation in order to bear the foundation loads. The above report shall be submitted to the structural engineer for review before foundation construction begins.

Concrete

Concrete shall be per an approved mix design proportioned to achieve a 28 day strength of 2000 psi (140 MPa) with a plastic and workable mix. Slump shall be four inches plus or minus one inch. Concrete shall be placed and cured according to ACI standards and specifications. Submit proposed mix design with recent field cylinder or lab tests for review prior to use. Mix shall be uniquely identified by mix number or other positive identification. Mix shall meet the requirements of ASTM C-33 for coarse aggregate.

Addition of water to concrete already transported from the batch plant is not allowed under any circumstances.

Concrete Testing

An independent testing laboratory shall perform the following tests on cast-in-place concrete:

ASTM C143 - Standard test method for slump of portland cement concrete.
ASTM C39 - Standard test method for compressive strength of cylindrical concrete specimens.

A separate test shall be conducted for each class, for every 50 cubic yards (380) or fraction thereof, placed per day. Required cylindrical quantities and test age is as follows: 1 at 3 days, 1 at 7 days, 2 at 28 days.

One additional reserve cylinder to be tested under the direction of the engineer, if required. If 28 day strength is achieved, the additional cylinder may be discarded.

Welded Wire Fabric

Welded wire fabric shall conform to ASTM A-95, be free from oil, scale, and rust, and shall be placed in accordance with the typical placing details of ACI standards and specifications. Minimum lap shall be one space plus two inches.

Reinforcing Steel

Reinforcing steel shall be ASTM A615 grade 40 deformed bars, free from oil, scale and rust, and shall be placed in accordance with the typical bending diagrams and placing details of ACI standards and specifications. Minimum overlap of 20" (508) (see typical bending corner). Steel coverage for footings and sills (perpendicular to the face of the wall) shall be 2" (51mm). Vertical wall reinforcing steel at 8" (1.0m) on center, both sides of openings, and 2 cells both sides at spans over 8' (2.4m).

Masonry Walls

Masonry units shall be ASTM C-90 for hollow load bearing type masonry with unit strength of 1900 psi (95.8 kPa) on the net area (fn = 1900 psi / 1.18 kPa). Mortar shall be type M or S and meet ASTM C-270. Grout shall be 200psi/5,700psi minimum compressive strength and meet ASTM C-476. Slump shall be 8-11", 2-2.75". Do not fill masonry cells with concrete.

Floor plan dimensions are from face to face of an assumed 8" (2.0m) wall construction.

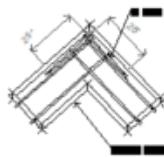
Provide hooked dowels in footings for all vertical reinforcing above. Provide 40" (1m) overlap for #5 rebar, 40" (1.2m) for #6 rebar, and 50" (1.4m) overlap for #7 rebar.

Provide 3 gauge galvanized horizontal joint reinforcing (Cur or that or engineer approved equal) at all masonry block courses.

Chemical Anchors

Chemical anchors shall be an epoxy polymer injection system such as ITW Rammed Epoxy, Rail, Power Fast, Simpson or engineer approved equal, installed in accordance with manufacturer's instructions. Installers shall be trained by the manufacturer's representatives.

Typical Framing Corner



Wood

Structural wood components (beams, joists, rafters, etc.) shall have the following minimum allowable floor stresses of no.2 southern pine conforming to 1997 NDS, as follows:

Shear Fv = 90 psi / 620 kPa
Bending 2x4 Fb = 1250 psi / 86.18 kPa
Bending 2x6 Fb = 1200 psi / 82.73 kPa
Bending 2x10 Fb = 1050 psi / 72.06 kPa
Bending 2x12 Fb = 975 psi / 67.26 kPa

Wood in contact with concrete of masonry, and at other locations as shown on structural drawings, shall be protected or pressure treated in accordance with NCC 109.

All wall framing to be Spruce #2 grade. Floor plan dimensions are from face to face of an assumed 4", 6", 8" or 12" (1.0m, 1.5m, or 2.0m) wall construction.

Attached wall sheathing with 6d common nails at 4" (1m) on center on panel edges and 8" (2m) on center at intermediate locations.

Micro-Lam beams shall conform to NDS 126 and shall be 2.0 C S.P. (Fb = 2625 psi / 181.6 MPa, E = 2,000,000 psi / 13.789,516 MPa)

Joists and rafters shall be laterally supported at ends by solid blocking or other means to prevent rotation of members.

Pneumatic framing nails are an acceptable alternate to 10d common nails.

All metal connectors shall be galvanized. Connector model numbers shown are Simpson Tie connectors as manufactured by Simpson Strong-Tie Company, Inc., 1480 Donahue Drive, PO Box 1969, San Leandro, CA 94577. Substitutions are acceptable with the approval of the engineer of record. Unless shown otherwise, install size and number of fasteners shown in the latest Simpson catalog.

Standard weathers shall be used between wood and both heads and nuts. Bolts and screws shall be ASTM A-307.

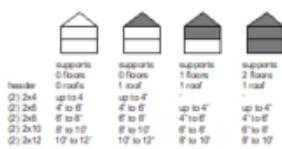
Multi-member wood rafters, beams, and ledgers shall be fastened together with 10d common nails in evenly spaced staggered patterns as shown below, unless noted otherwise. For multi-ply members of three or more, the nails shall be installed sequentially. Nail the first two members together as shown below, then attach the third ply, and then additional layers. All multi-ply members shall be full length except for ledger members.

Multi-member Connections

maintain 2" clearance from end and 1" clearance from edges.

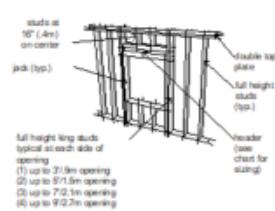


Wood Header Spans



Span chart based on 17' (3m) tributary floor and roof loads. Span chart based on header providing support for wall height equal to width of opening. Nailing 4" (1.0m) wide angle headers may be substituted for the double members. Spans are based on #2 or standard grade lumber. #3 grade lumber may be used with appropriate design.

Header Framing Detail



Wood Trusses (pre-fabricated metal plate connected)

Engineered wood truss systems shall be designed by supplier's specialty engineer in configuration and load carrying capacity shown on plans. Submit shop drawings for review prior to fabrication. Shop drawings shall show and specify all connector types utilized within trusses, as well as connectors utilized in all other connections and attachments between trusses or components supplied as part of the engineered truss system. All truss to truss connections are the responsibility of the truss specialty engineer. An erection drawing shall be included, identifying all truss system components, as well as all permanent bracing required for truss design. The following load duration factors shall be used in the design of the truss system:

Dead load = 0.90
Dead load + floor live load = 1.00
Dead load + roof live load = 1.25
Dead load + wind load = 1.33

Shop drawings and calculations for the engineered truss system shall be signed and sealed by a professional engineer registered in the permit state. Secure approval of shop drawings prior to commencing fabrication.

Trusses shall be designed for the loads as indicated on the framing plans. Allowable stress increases shall be as identified in NPSA, NDS 1907 unless superseded by requirements of the applicable building code. Prefabricated wood to steel shall be fastened from steel web into 40 grade or better for chords, and 40 grade or better for webs. No wane, knots, splits or other defects shall occur in the plate contact area or scarfed areas of web members. Plates shall be oriented with one required web side of truss. Bearing locations must be marked on trusses by fabricator to ensure proper installation. Truss engineer to utilize only dead bearing truss indicated on plan for bearing and tie down.

Where bottom chords of trusses do not have solid sheathing, provide permanent 2x6 10' (3m) minimum length lateral bracing at 12' (3m) on center (maximum) unless closer spacing is required by truss engineer's analysis. Stagger splices min. 4' 1.2m and attach with (2) 1/2" bolts at each splice. Temporary bracing runs at walls or with diagonal cross bracing each end. Conform to Truss Plate Institute 1989-91 Handling, Hoisting and Bracing of Metal Plate Connected Wood Trusses.

Reference construction drawings for sloped ceiling, trays, steps and other special ceiling features. Reference construction drawings for roof top units, exhaust fans, kitchen hoods and other loads suspended or supported by trusses for location, loads, and physical size. Truss girders and multi-ply truss configurations to accommodate openings and special loading shall be provided by the truss manufacturer.

A certified testing agency shall be engaged to perform industry standard inspections to ensure conformance with plans and specifications.

Engineer of record requires that the engineered drawings for the wood components on the referenced project be reviewed for compatibility with the design intent of the structure prior to fabrication.

Wood trusses shall be designed, signed and sealed by a professional engineer registered in the permit state, and fabricated in conformance with the Quality Control Manual by Truss Plate Institute (TPI).

Design, handling, erection, temporary and permanent bracing of metal plate connected wood trusses shall be in accordance with the applicable building code referenced above, the National Forest Products Association National Design Specification for Wood Construction 1997, Truss Plate Institute 1989-91 Handling, Hoisting and Bracing of Metal Plate Connected Wood Trusses, Truss Plate Institute 058-416 Temporary Bracing of Metal Plate Connected Wood Trusses, ANSI/TPI Truss Institute 11199 National Design Specification for Metal Plate Connected Wood Truss Construction.

Truss repairs required during the progress of work are to be designed by the truss engineer with repaired materials and hardware to be provided by the truss manufacturer. Field repairs made to trusses are to be supervised and inspected by the truss manufacturer's representative. Written confirmation of repair acceptance by the truss manufacturer is required on all repairs and must be submitted to the engineer of record for acceptance. Nail on top truss repair plates will not be allowed in a bottom chord tension splice.

Floor Decking and Blocking

Fasten sheathing panels to framing and blocking with 10d common or 10d hot dipped galvanized nails at 6" (1.5m) on center at all panel edges and 12" (3.0m) on center at all intermediate framing. Glue all connections.

Provide bracing in the first two framing spaces at each end of floor system, spaced 47.15m on center maximum. Bracing members shall be full depth joist or truss.

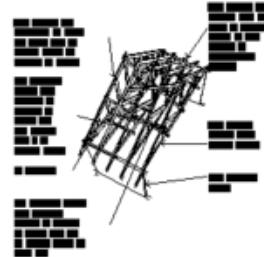
Ceilings

Attach gypsum board ceilings with 5d nails at 7", 12" on center (typical). Apply two layers of 1/2" (12.5mm) type V gypsum board at garage ceilings with suitable space above.

Penetrations

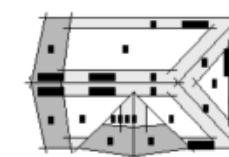
No penetrations shall be made in any structural members other than those located on these drawings without previous approval of the engineer.

Gable End Bracing Detail



Roof Sheathing

Zone 1: use 6d common nails 6" (1.5m) on center at edges and 12" (3.0m) on center intermediate.
Zone 2: use 6d common nails 6" (1.5m) on center



Nailing Schedule



Exterior Door Schedule

1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10

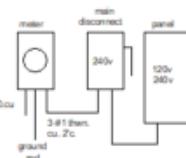
Fresh Schedule

description	quantity
001 40 year asphalt architectural shingles	
002 horizontal lap siding (painted)	
003 NA brick water table	
004 exposed 2x4 rafter tails (painted white)	
005 8" wood door and window molding match existing (white)	
006 NA standing seam metal roof (silver)	
007 NA 12" x 12" structural columns	
008 handrails	

Electrical Notes

ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).

120-240v Electrical Panel Detail



Door Schedule

quantity	width	height	action	notes
3	01	3'-0"	6'-0"	swing exterior, insulated, 16% trans
2	02	6'-4"	6'-0"	swing double, exterior, insulated
7	03	2'-4"	6'-0"	swing interior, 2 panel
4	04	2'-4"	6'-0"	swing interior, 2 panel
1	05	2'-0"	6'-0"	swing interior, 2 panel
1	06	2'-4"	6'-0"	swing interior, 2 panel
1	07	2'-4"	6'-0"	swing interior, 2 panel
1	07	2'-4"	6'-0"	swing interior, 2 panel
1	08	2'-0"	6'-0"	swing interior, 2 panel
1	09	2'-0"	6'-0"	swing exterior, insulated

Window Schedule

quantity	width	height	action	notes
15	A	3'-0"	6'-0"	double hung insulated
4	B	3'-0"	6'-0"	double hung insulated
8	C	2'-0"	6'-0"	double hung insulated
5	D	2'-0"	1'-4"	awning insulated
3	E	2'-0"	2'-0"	awning insulated
3	F	3'-0"	3'-0"	awning insulated

Window's to meet HDRC window requirement, in Aluminum or Wood or Similar Windows as approved for 107 Paso Hondo

Notes / Key:

03-B

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Review Main Submission for details

Revision Notes

Updated from Nov 9th 2021 DRC review

Drawing Title Group:

Detailed Design

Drawing Number / Revision:

Stage:

Final Hearing

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Dec 1st 2021

Approval Stamp / Date:

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04

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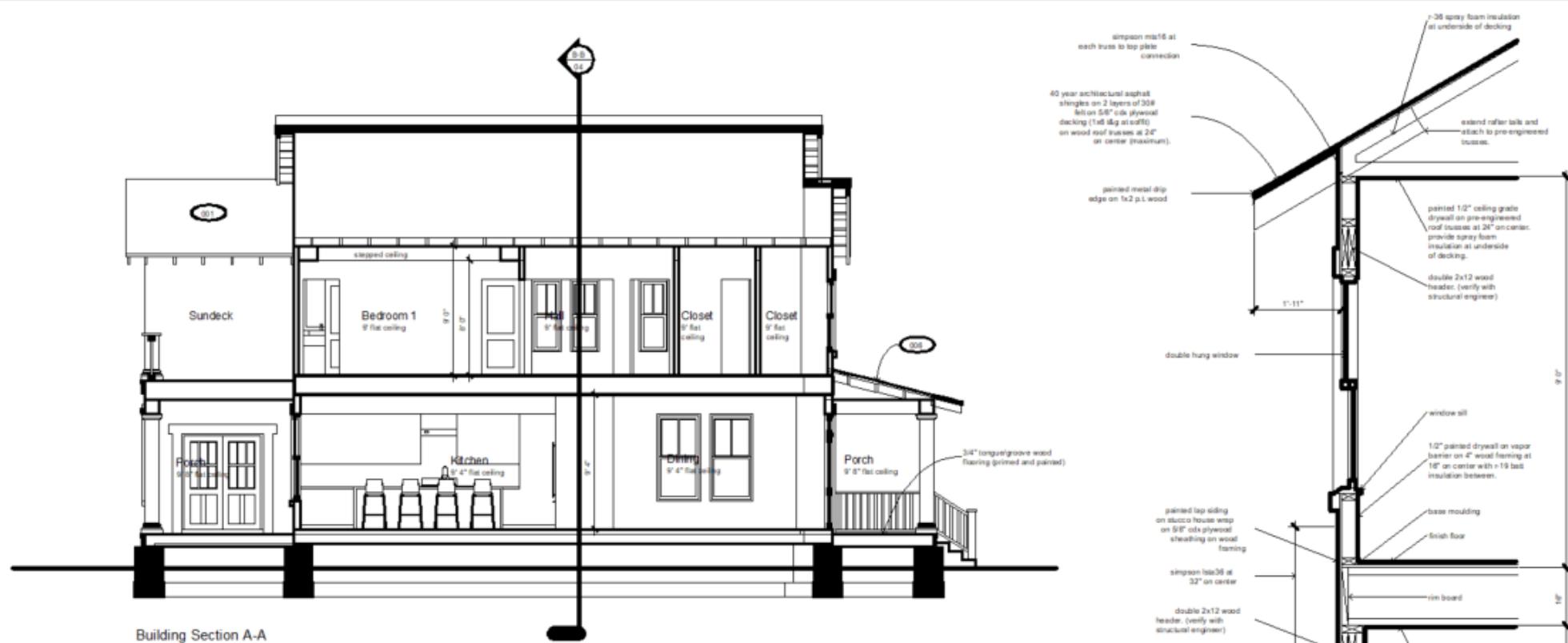
Stage:

Final Hearing

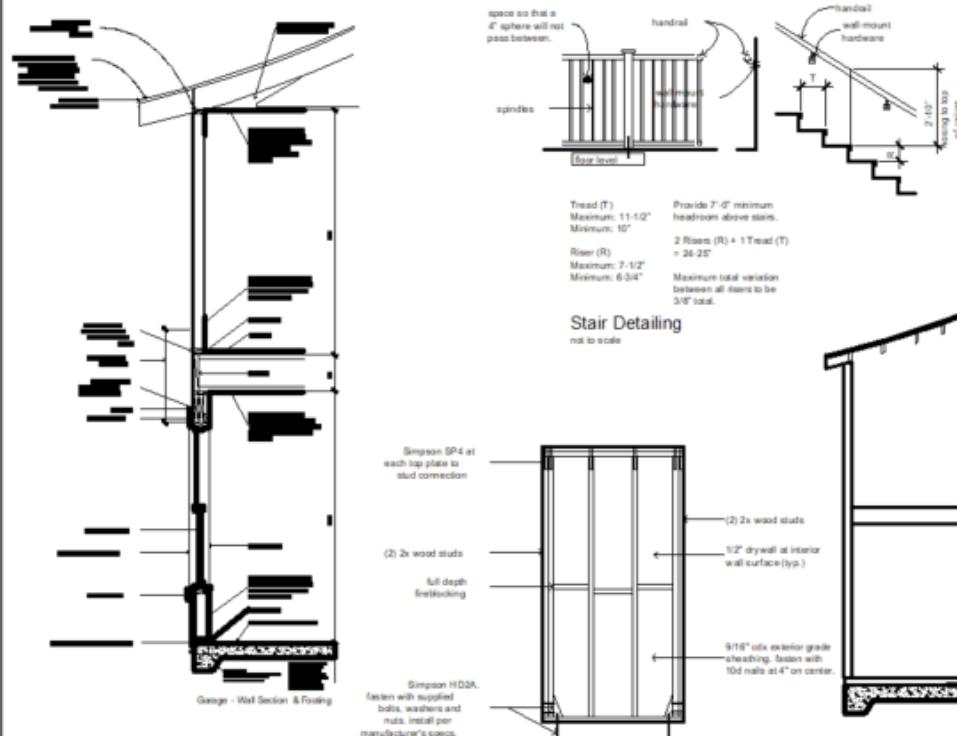
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Dec 1st 2021

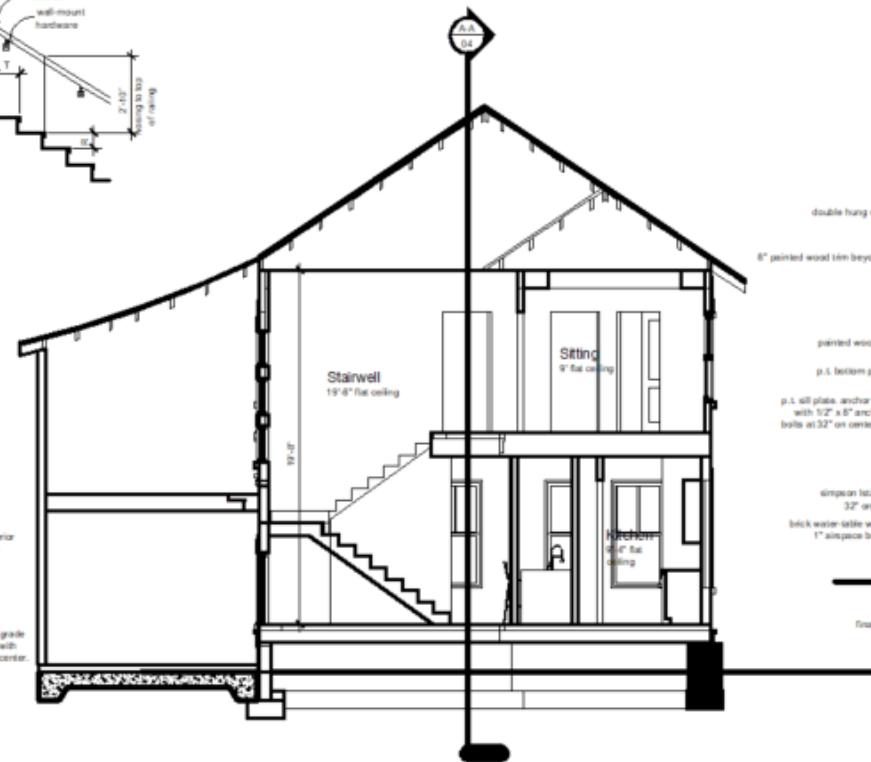
Approval Stamp / Date:



Building Section A-A
scale: 1/4" = 1'-0"



Shear Wall Detail / Braced Wall Lines
scale: not to scale



Building Section B-B

Wall Section A
scale: 3/4" = 1'-0"

Notes / Key:

05

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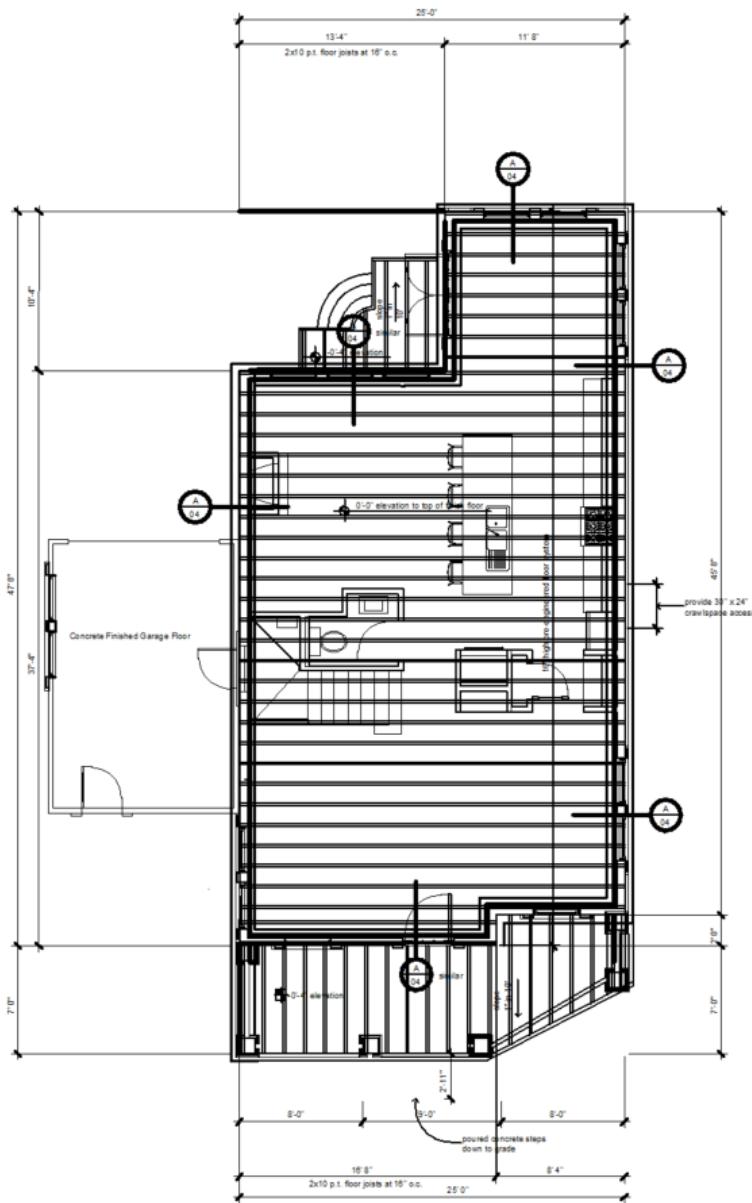
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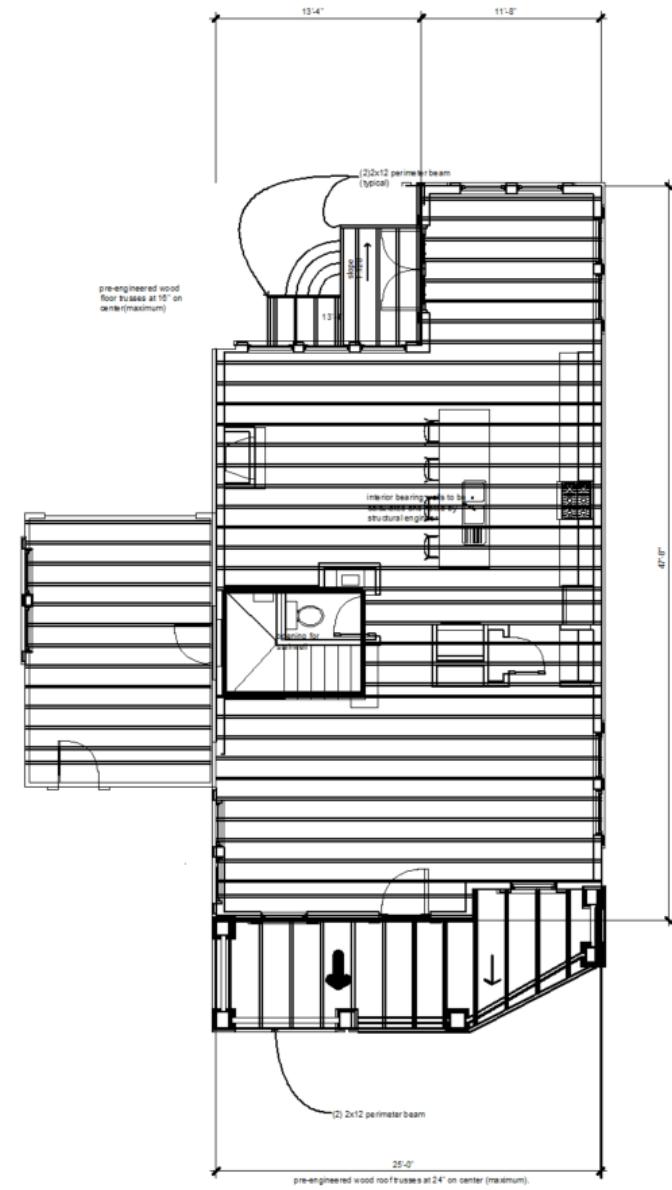
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Dec 1st 2021

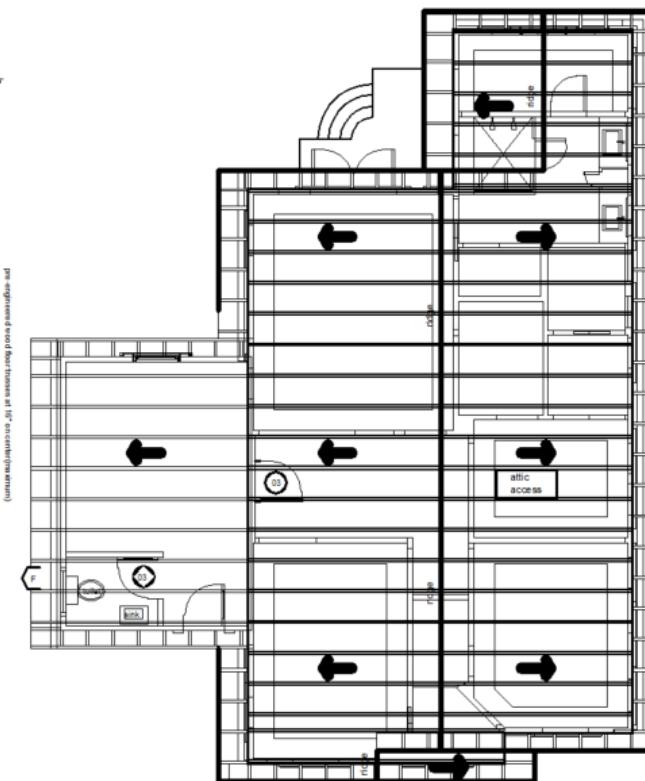
Approval Stamp / Date:



Foundation Plan, Lower Floor Framing Plan
scale: 1/4" = 1'-0"

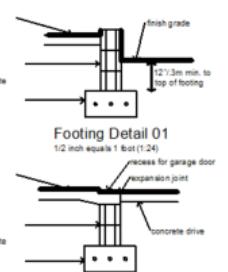


Lower Roof Plan, Upper Floor Framing
scale: 1/4" = 1'-0"



Upper Roof Plan
scale: 1/4" = 1'-0"

- 4" thick foaming slab
- 8" thick concrete block wall with (1) #5 rebar vertical reinforcement at 32" on center; cells filled solid with concrete
- 20" x 10" x 25" concrete footing with (3) #5 rebar continuous
- 4" thick concrete slab
- 8" thick concrete block wall with (1) #5 rebar vertical reinforcement at 32" on center; cells filled solid with concrete
- 20" x 10" x 25" concrete footing with (3) #5 rebar continuous



Footing Detail 02
1/2 inch equals 1 foot (1:24)

General Notes

General Contractor to verify all field conditions, and insure compliance of proposed structure with said conditions. General Contractor to verify all dimensions in construction documents, and notify designer of any discrepancies before construction.

All products and materials to be installed according to manufacturer's specifications.

During adverse weather conditions, including wind speeds in excess of 30 mph, workers are to secure all materials, tools, etc., leave work site immediately, and seek proper shelter.

Foundations

Foundations are designed for an assumed allowable soil bearing pressure of 2000 psf (95kPa) on compacted fill. Before construction commences, soil bearing capacity shall be verified by a subsurface investigation, as well as field and laboratory tests performed by a certified testing laboratory whose report shall include analysis and recommendations for site preparation in order to bear the foundation loads. The above report shall be submitted to the structural engineer for review before foundation construction begins.

Concrete

Concrete shall be per an approved mix design, proportioned to achieve a 28 day strength of 3000 psi (143N/m²) with a plastic and reticulate mix. Slump shall be four inches plus or minus one inch. Concrete shall be placed and cured according to ACI standards and specifications. Submit proposed mix design with recent field cylinder or lab tests for review prior to use. Mix shall be uniquely identified by mix number or other positive identification. Mix shall meet the requirement of ASTM C-33 for coarse aggregate.

Addition of water to concrete already transported from the batch plant is not allowed under any circumstances.

Concrete Testing

An independent testing laboratory shall perform the following tests on cast-in place concrete.

ASTM C143 - Standard test method for slump of portland cement concrete.
ASTM C39 - Standard test method for compressive strength of cylindrical concrete specimen.

A separate test shall be conducted for each class, for every 50 cubic yards (36m³ or fraction thereof), placed per day. Required cylinder(s) quantities and test age is as follows: 1 at 3 days, 1 at 7 days, 2 at 28 days.

One additional reserve cylinder to be tested under the direction of the engineer, if required. If 28 day strength is achieved, the additional cylinder(s) may be discarded.

Welded Wire Fabric

Welded wire fabric shall conform to ASTM A-185, be free from oil, scale, and rust, and shall be placed in accordance with the typical placing details of ACI standards and specifications. Minimum lap shall be one space plus two inches.

Reinforcing Steel

Reinforcing steel shall be ASTM A-615 grade 40 deformed bars, free from oil, scale and rust, and shall be placed in accordance with the typical bending diagram and placing details of ACI standards and specifications. Minimum overlap of 25" (635mm) (see typical footing corner). Steel coverage for footings and slabs (against earth) to be 3" (75mm). Vertical wall reinforcing steel at 6" (150mm) on center, both sides of openings, and 2 cells both sides slit spans over 8' (2.4m).

Masonry Walls

Masonry units shall be ASTM C-90 for hollow load bearing type masonry with unit strength of 1500 psi (95 N/m²) on the net area (fm = 1500 psi / 71.3kPa). Mortar shall be type M or S and meet ASTM C-270. Grout shall be 2000psi/95.78kPa minimum compressive strength and meet ASTM C-409. Slump shall be 8-11" (207mm). Do not fill masonry cells with concrete.

Floor plan dimensions are from face to face of an assumed 8" (203mm) wall construction.

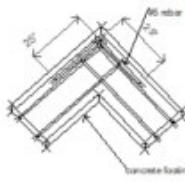
Provide hooked dowels in footings for all vertical reinforcing above. Provide 40' (10m) overlap for #5 rebar, 48" (1.2m) for #6 rebar, and 55" (1.4m) overlap for #7 rebar.

Provide 9 gauge galvanized horizontal joint reinforcing (Duo-Wall or engineer approved equal) at alternate block courses.

Chemical Anchors

Chemical anchors shall be an epoxy polymer injection system such as ITW/Resin/Epoxy, Rawl, Power-Fast, Simpson or engineer approved equal, installed in accordance with manufacturer's instructions. Installers shall be trained by the manufacturer's representatives.

Typical Footing Corner



Wood

Structural wood components (beams, joists, rafters, etc.) shall have the following minimum allowable fiber stresses of no. 2 southern pine conforming to 1997 NDS, as follows:

- Shear Fv = 90 psi / 620 kPa
- Bending 2x4 or 2x6 Fb = 1250 psi / 86184Pa
- Bending 2x8 Fb = 1200 psi / 82734Pa
- Bending 2x10 Fb = 1050 psi / 72394Pa
- Bending 2x12 Fb = 975 psi / 67244Pa

Wood in contact with concrete of masonry, and at other locations as shown on structural drawings, shall be protected or pressure treated in accordance with AITC 109.

All wall framing to be Spruce, #2 grade. Floor plan dimensions are from face to face of an assumed 4", 6", or 8" (101, 152, or 203mm) wall construction.

Attached wall sheathing with 8d common nails at 4" (101mm) on center on panel edges and 8" (203mm) on center at intermediate locations.

Micro-Lam beams shall conform to NER 126 and shall be 2.0 E.S.P. (Fb = 2525psi / 20,167kPa, E = 2,000,000psi / 13,789,514kPa)

Joists and rafters shall be laterally supported at ends by solid blocking or other means to prevent rotation of member.

Pneumatic framing nails are an acceptable alternate to 10d common nails.

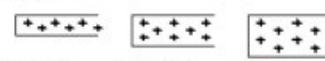
All metal connectors shall be galvanized. Connector model numbers shown are Strong-Tie connectors as manufactured by Simpson Strong-Tie Company, Inc., 1450 Doolittle Drive, PO Box 1595, San Leandro, CA 94577. Substitutions are acceptable with the approval of the engineer of record. Unless shown otherwise, metal size and number of fasteners shown in the latest Simpson catalog.

Standard washers shall be used between wood and bolt heads and nuts. Bolts and screws shall be ASTM A-307.

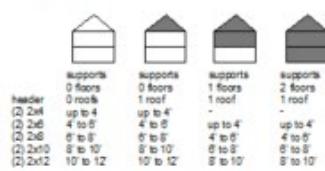
Multi-member wood rafters, beams, and ledgers shall be fastened together with 10d common nails in a evenly spaced staggered pattern as shown below, unless noted otherwise. For multi-ply members of three or more, the nails shall be installed successively. Nail the first two members together as shown below, then attach the third ply, and then additional layers. All multi-member shall be full length except for ledger members.

Multi-member Connections

maintain 2" clearance from end and 1" clearance from edges.

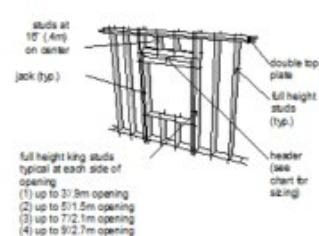


Wood Header Spans



Span chart based on 10' (3m) tributary floor and roof loads. Span chart based on header providing support for wall height equal to width of opening. Nominal 4" (101mm) wide single headers may be substituted for the double members. Spans are based on #2 or standard grade lumber. #3 grade lumber may be used with appropriate design.

Header Framing Detail



Wood Trusses (pre-fabricated metal plate connected)

Engineered wood truss systems shall be designed by supplier's specialty engineer to configuration and load-carrying capacity shown on plans. Submit shop drawings for review prior to fabrication. Shop drawings shall show and specify all connector types utilized within trusses, as well as connectors utilized in all other connections and attachments between trusses or components applied as part of the engineered truss system. All truss connections are the responsibility of the truss specialty engineer. An erection drawing shall be included, identifying all truss system components, as well as all permanent bracing required for truss design. The following load duration factors shall be used in the design of the truss system.

- Dead load 0.90
- Dead load + floor live load = 1.00
- Dead load + roof live load = 1.20
- Dead load + wind load = 1.33

Shop drawings and calculations for the engineered truss system shall be signed and sealed by a professional engineer registered in the permit state. Secure approval of shop drawings prior to commencing fabrication.

Trusses shall be designed for the loads as indicated on the framing plans. Allowable stress increases shall be as identified in NFPA NDS 1997 unless superseded by requirements of the applicable building code. Prefabricated wood trusses shall be fabricated from southern pine with dried #2 grade or better for chords, and #3 grade or better for webs. No wane, knots, skips or other defects shall occur in the plate contact areas or scarfed areas of web members. Plates shall be centered with one required each side of truss. Bearing locations must be marked on trusses by fabricator to ensure proper installation. Truss engineer to utilize only load bearing walls indicated on plan for bearing and tie-down.

Where bottom chords of trusses do not have solid sheathing, provide permanent 2x4x10 (3m) (minimum length) lateral braces at 10' (3m) on center (maximum) unless closer spacing is required by truss engineer's analysis. Stagger splices min. 4' 1.2m and attach with (2) 12d nails at each truss. Terminate bracing runs at walls or with diagonal cross brace each end. Confirm to Truss Plate Institute: HIS-51 Handling, Installing and Bracing of Metal Plate Connected Wood Trusses.

Reference construction drawings for sloped ceiling, trays, steps and other special ceiling features. Reference construction drawings for roof top units, exhaust fans, kitchen hoods and other units suspended or supported by trusses for location, loads, and physical size. Truss girder and multi-ply truss configurations to accommodate openings and special loading shall be provided by the truss manufacturer.

A certified testing agency shall be engaged to perform industry standard inspections to ensure conformance with plans and specifications.

Engineer of record requires that the engineered drawings for the wood components on the referenced project be reviewed for compatibility with the design intent of the structure prior to fabrication.

Wood trusses shall be designed, signed and sealed by a professional engineer registered in the permit state, and fabricated in conformance with the Quality Control Manual by Truss Plate Institute (TPI).

Design, handling, erection, temporary and permanent bracing of metal plate connected wood trusses shall be in accordance with the applicable building code referenced above, the National Forest Products Association, National Design Specification for Wood Construction 1997, Truss Plate Institute, HIS-51 Handling, Installing and Bracing of Metal Plate Connected Wood Trusses, Truss Plate Institute, DSB-55 Temporary Bracing of Metal Plate Connected Wood Trusses, ANSI/Truss Plate Institute, 1-1995 National Design Standard for Metal Plate Connected Wood Truss Construction.

Truss repairs required during the progress of work are to be designed by the truss engineer with required materials and hardware to be provided by the truss manufacturer. Field repairs made to trusses are to be supervised and inspected by the truss manufacturer's representative. Written confirmation of repair acceptance by the truss manufacturer is required on all repairs and must be submitted to the engineer of record for acceptance. Nail-on type truss repair plates will not be allowed in a bottom chord tension splice.

Floor Decking and Blocking

Fasten sheathing panels to framing and blocking with 10d common or 10d hot dipped galvanized nails at 6" (152mm) on center at all panel edge framing and 12" (305mm) on center at all intermediate framing. Glue all connections.

Provide bracing in the first two framing spaces at each end of floor system, spaced 4' (1.2m) on center maximum. Bracing members shall be full depth joist or truss.

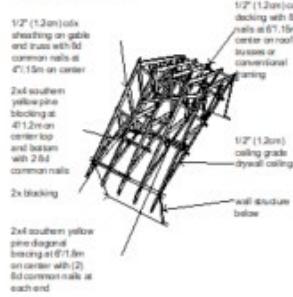
Ceilings

Attach gypsum board ceilings with 5d nails at 7' (2.1m) on center (typical). Apply two layers of 1/2" (12mm) type X gypsum board at gable ceilings with habitable space above.

Penetrations

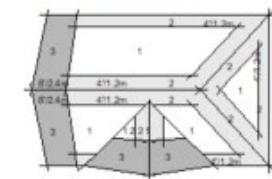
No penetrations shall be made in any structural members other than those located on these drawings without previous approval of the engineer.

Gable End Bracing Detail



Roof Sheathing

- Zone 1: use 8d common nails 67.15m on center at edges and 12" (305mm) on center intermediate
- Zone 2: use 8d common nails 67.15m on center
- Zone 3: use 8d common nails 47.15m on center



Nailing Schedule

connection	nail type	nailing
1 joist to sill or girder	10d	(3) 8d
2 blocking to joist	10d	(2) 8d
3 1x6 subfloor or less to each joist	face	(2) 8d
4 1x6 subfloor to each joist	face	(2) 8d
5 2" form subfloor to joist or girder	head & face	(2) 8d
6 sole plate to joist or blocking	face	16d @ 16"oc
7 top plate to stud	end	(2) 16d
8 stud to sole plate	end	(2) 16d
9 double studs	face	16d @ 24"oc
10 double top plate	face	16d @ 16"oc
11 top plate, tops & intersections	face	(2) 16d
12 continuous header (2 pieces)	along each edge	16d @ 16"oc
13 ceiling joists to plate	top	(3) 8d
14 continuous header to stud	top	(6) 8d
15 ceiling joist, laps over partition	face	(3) 16d
16 ceiling joist to parallel rafter	face	(3) 16d
17 rafter to plate	top	(3) 8d
18 1x2 beam brace to top stud & plate	face	(2) 8d
19 full sheathing or less to each	face	(2) 8d
20 bracing under trim full sheathing to each blocking	face	(3) 8d
21 built-up corner studs	16d @ 24"oc	(2) 2x2 at each end and corners, and 3/2"oc staggered.
22 built-up girder and beams	16d @ 24"oc	(2) 2x2 at each end and corners, and 3/2"oc staggered.
23 2" planks, each bearing		(2) 16d

Notes / Key:

06

! Index

- 01 floor plans
- 02 exterior elevations
- 03 garage plan and elevations
- 04 building sections, wall section
- 05 foundation plan, framing plans
- 06 notes and details
- 07 electrical plans
- 08 optional slab foundation

Review Main Submission for details

Revision Notes

Updated from Nov 9th 2021 DRC review

Drawing Title Group:

Detailed Design

Drawing Number / Revision:

Stage:

Final Hearing

Date:

Dec 1st 2021

Approval Stamp / Date:

Notes / Key:

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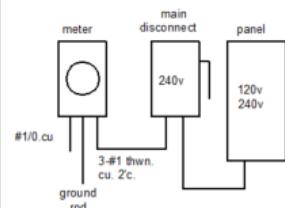
Electrical Notes

All electrical work shall be in accordance with the 2014 US national electric code.

Switched flood lamps in owner-specified locations.

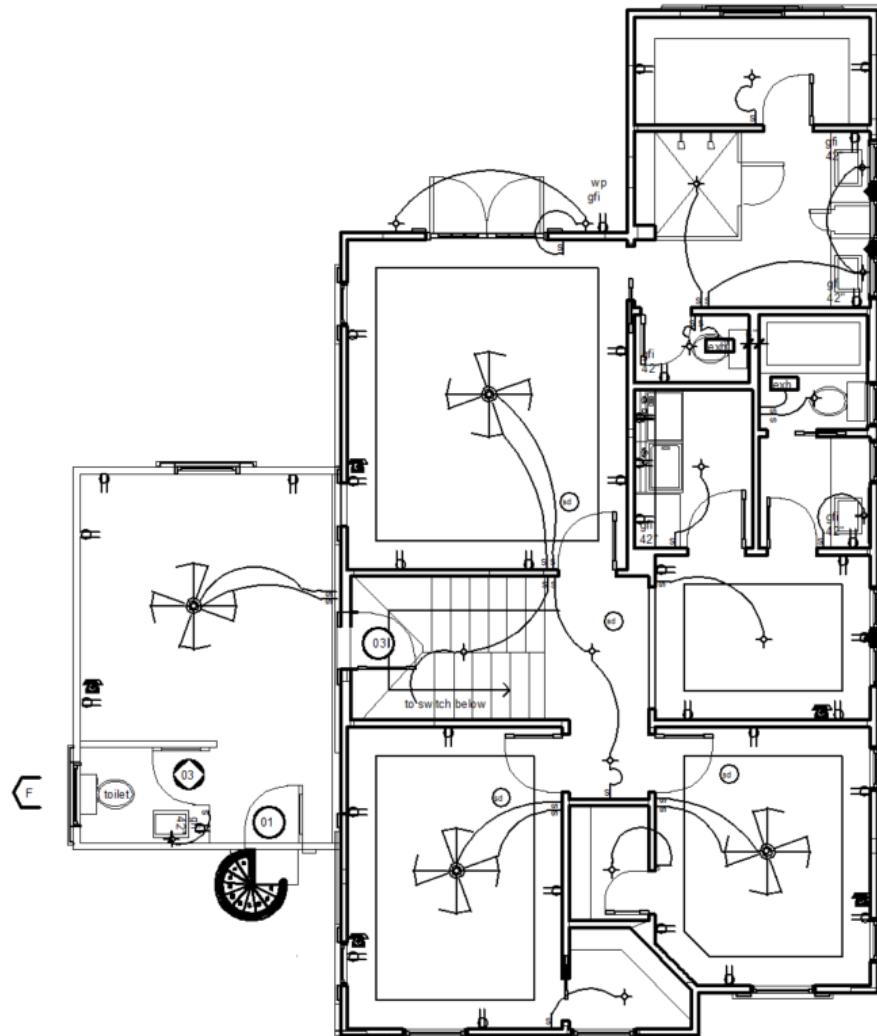
Provide 220v electrical service as required for owner-specified a/c compressor locations.

120-240v Electrical Panel Detail



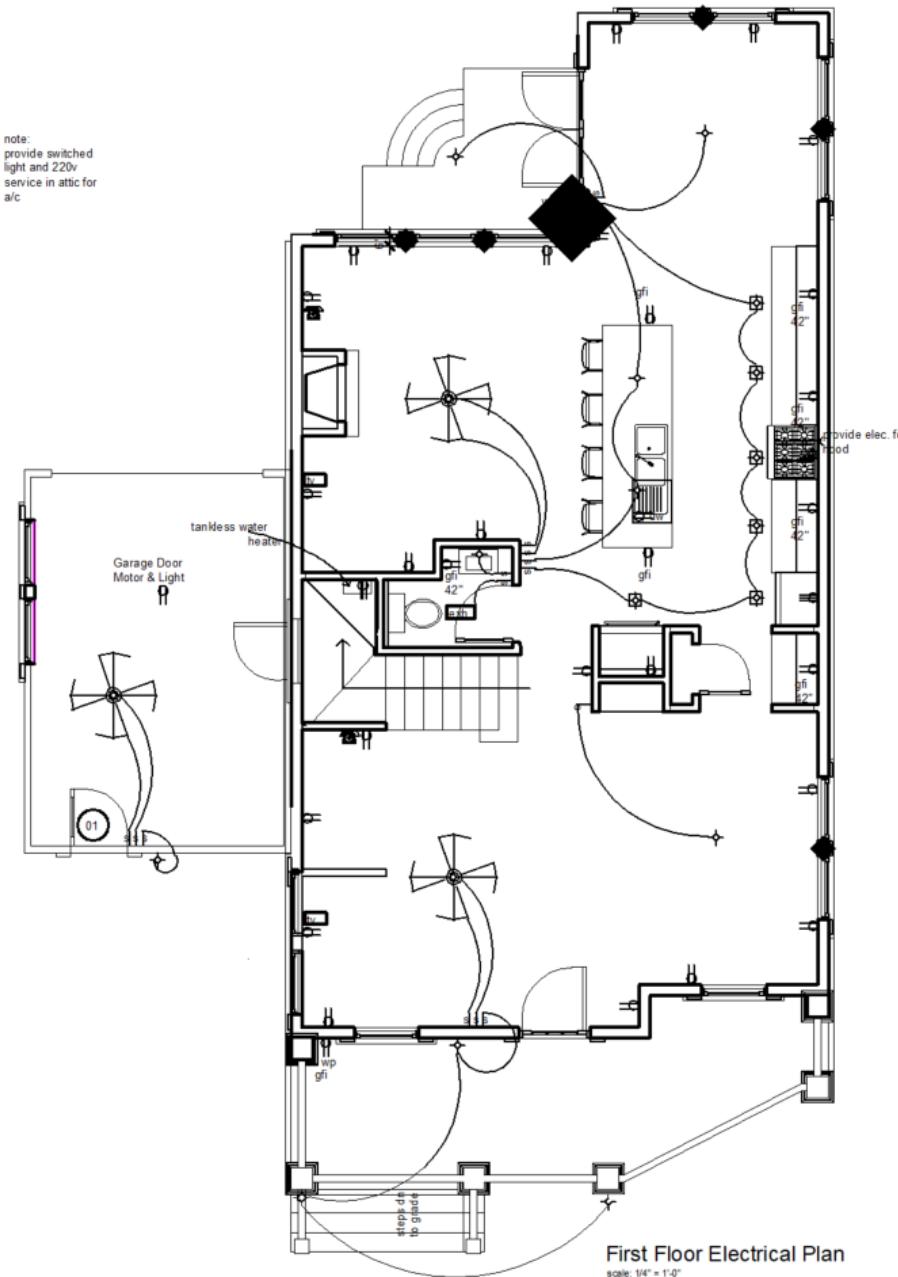
Electrical Legend

- 120v receptacle. receptacles in sleeping rooms to be arc-fault interrupted.
- 240v receptacle
- smoke detector & alarm, hard-wired and interconnected with supplemental power.
- light fixture
- light fixture - pendant or chandelier
- recessed light fixture
- light switch
- dimmer
- exhaust fan vented to exterior
- waterproof
- ground fault circuit interrupted
- mounted 42" (1.0m) above the floor
- category 6 network cabling
- phone line
- coaxial cable
- carbon monoxide alarm, hard wired with supplemental power.



Second Floor Electrical Plan
scale: 1/4" = 1'-0"

note:
provide switched
light and 220v
service in attic for
a/c



First Floor Electrical Plan
scale: 1/4" = 1'-0"

Notes / Key:

08

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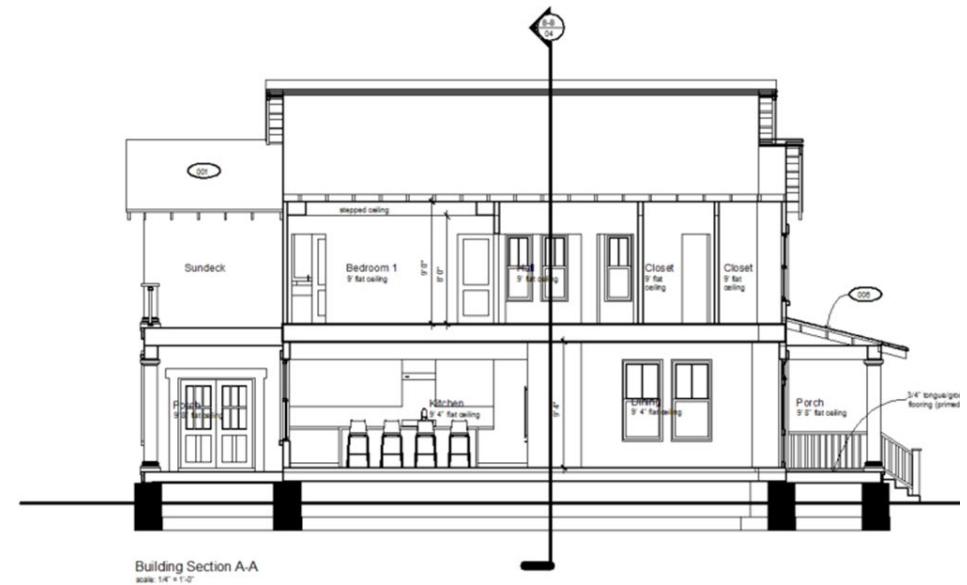
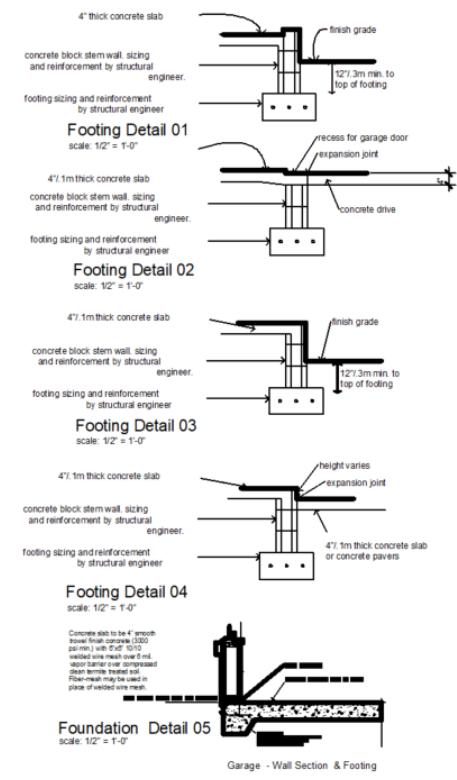
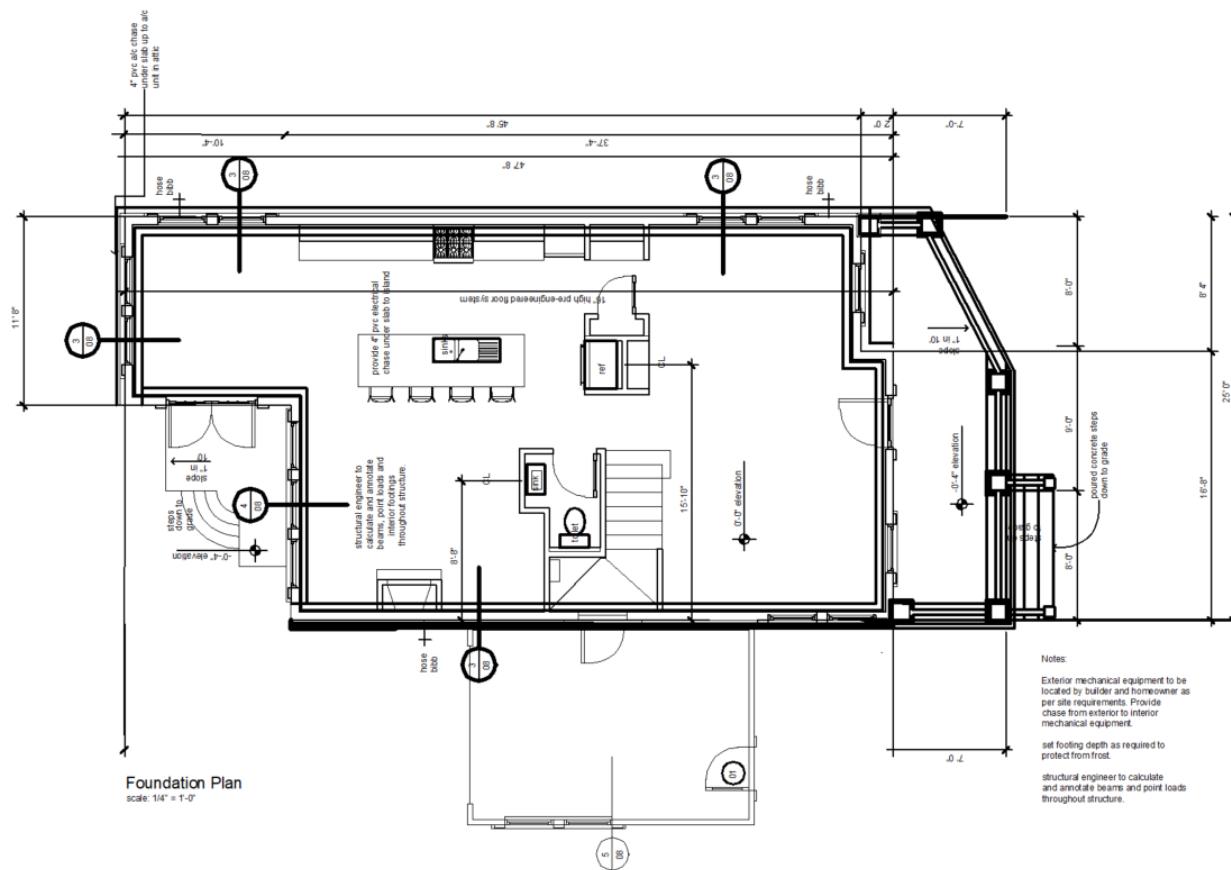
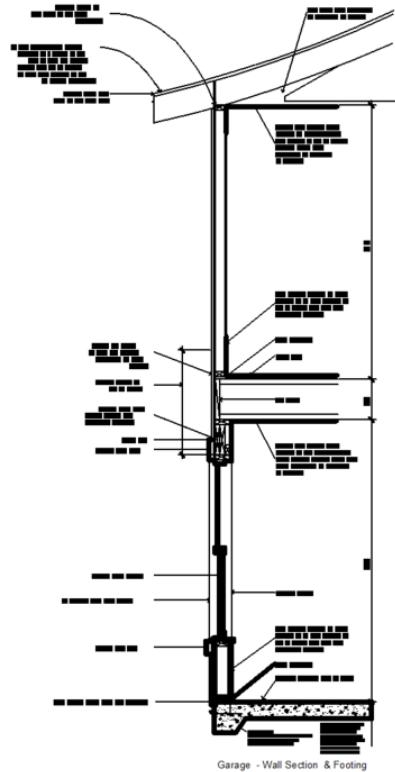
Stage:

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Date:

Dec 1st 2021

Approval Stamp / Date:



RRNA Neighborhood Meeting update on Key points underlined

- Questions fielded by neighbors in 82 minutes Feb 14th 2021 :
 - Is original facade elements being retained.
 - Yes original facade will be kept and detailed restoration plan developed
 - Will it be a single story for the front house as the last time it was two story ?
 - Yes it will be single story meeting 1930's original design
 - **The existing house will remain in the same location no move !**
 - What parking is for which dwelling is there a new entrance planned ?
 - **In lieu of the wide driveway, we have selected to retain a young cedar tree and split the driveway to allow additional screening.**
 - Is your set-back taking into consideration easements for any new services ?
 - No registered easements on the property / checked with City Engineer
 - New services on Dewberry St installed and surveyed
 - Height of dwelling on Dewberry boundary from pavement or grade does it meet zoning ?
 - Meets Zoning requirement – Zoning is 35' - Dwelling is 31'6"
 - Heights taken from grade as per city guidance
 - Will you be keeping the trees ?
 - Yes mature trees will all be kept and a landscaping plan in place
 - **We are also keeping some if not all of the young trees please refer to the drawings**

Notes / Key:

Discussion
Points



Revision Notes

Updated from Nov
9th 2021 DRC
review

Drawing Title Group:

Detailed Design

Drawing Number / Revision:

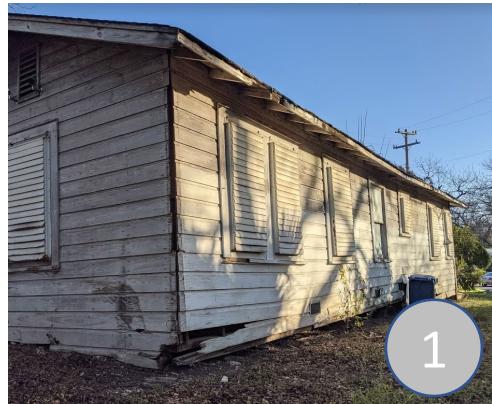
Stage:

Final Hearing

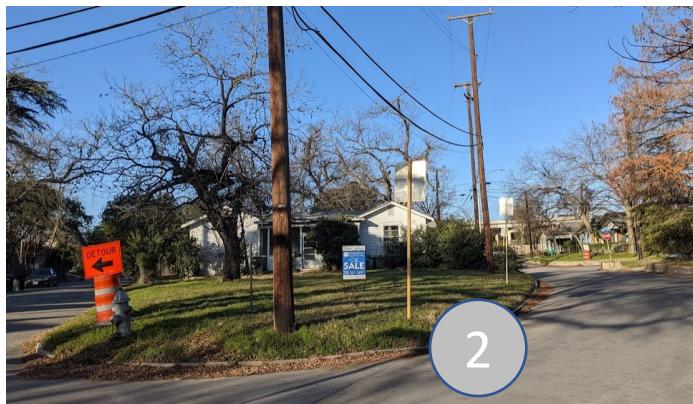
Date:

Dec 1st 2021

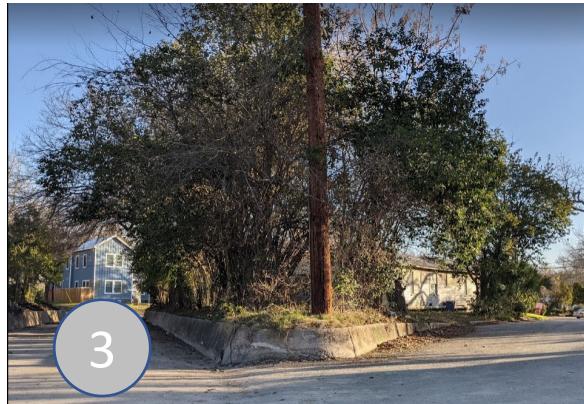
Approval Stamp / Date:



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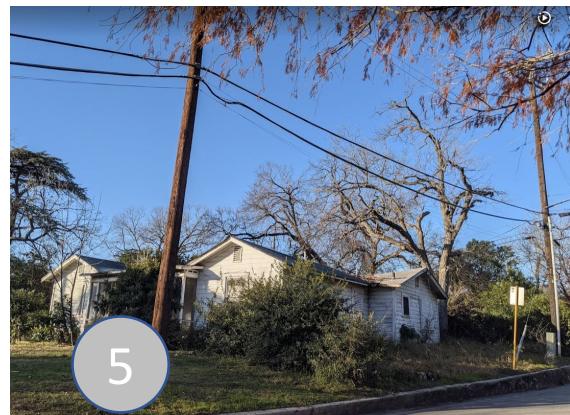
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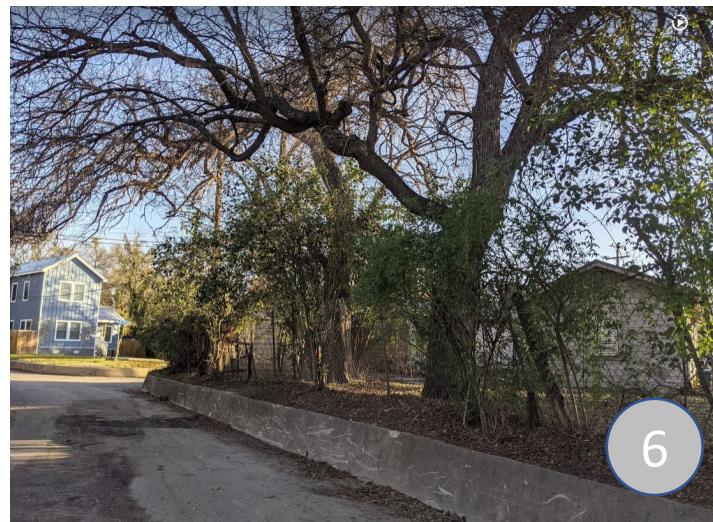
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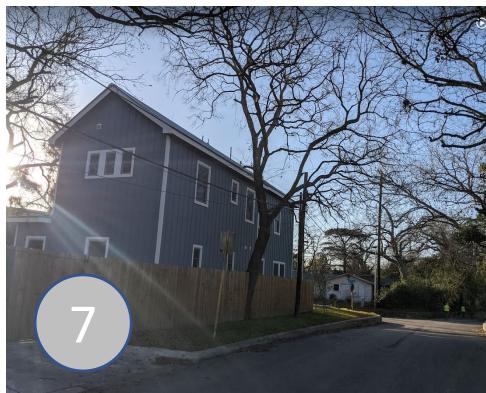
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5



6



7



Notes / Key:

SITE PHOTOS



Revision Notes

Updated from Nov 9th 2021 DRC review

Drawing Title Group:

Detailed Design

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Final Hearing

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Dec 1st 2021

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Response to the recommendations provided by Edward 11-19-21

We have separated the application into the following three request items:

1. Remove existing, rear addition to restore the original footprint of the historic, 1935 structure.
2. Rehabilitate the historic structure.
3. Construct a 2-story residential structure to front Ostrom, to the south.

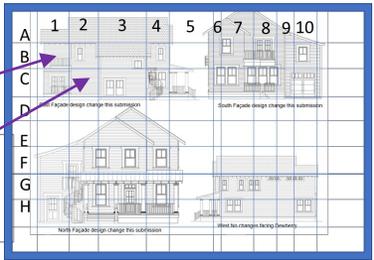
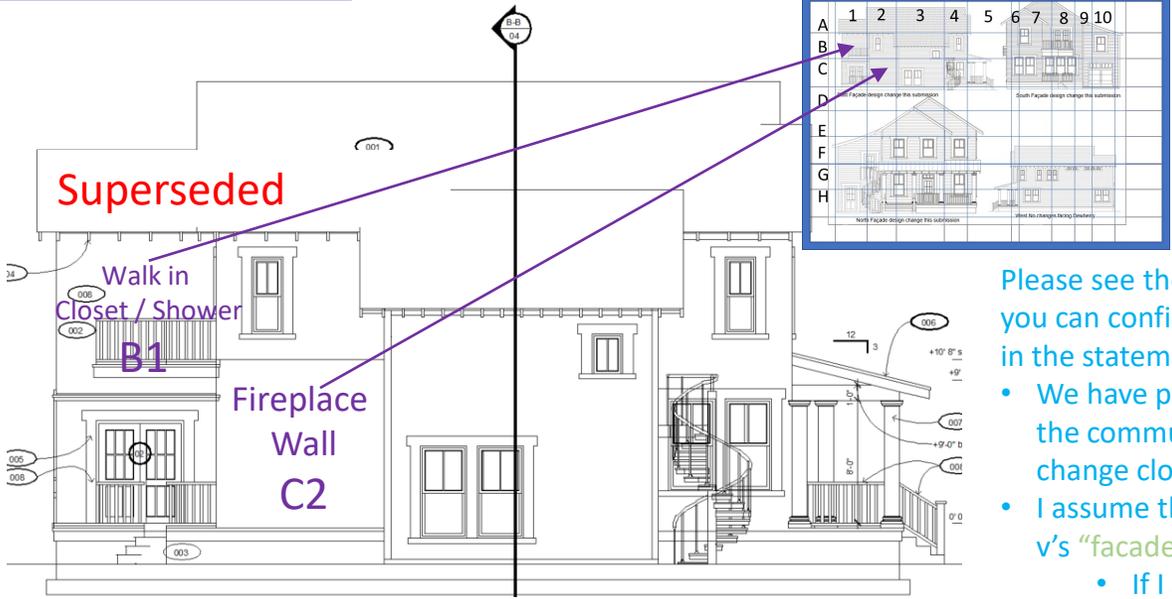
Below is staff's recommendation for each.

1. Staff recommends approval of item #1, the removal of existing additions with the following stipulation:
 - i. That wood siding, wood windows, and wood framing that is salvageable be salvaged for reuse on site. [Agreed](#)
2. Staff recommends approval of item #2, the rehabilitation of the primary historic structure with the following stipulation:
 - i. That any original materials beyond repair be replaced with in-kind materials featuring matching profiles. Wholesale material replacement, such as siding replacement, is not allowed. [Agreed](#)
 - ii. Windows that are found to be beyond repair should be submitted to OHP staff for review prior to their removal and replacement. [Agreed](#)
3. Staff recommends approval of item #3, the construction of a 2-story residential structure with the following stipulations:
 - i. That the proposed brick foundation skirting is modified to feature lap siding to match the profile of the house's siding. [Agreed and changed see section and elevations on this presentation.](#)
 - ii. That composite siding should feature smooth boards that feature a thickness of ¾" and an exposure of four (4) inches. The proposed standing seam metal roof should feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. [Agreed](#) A low-profile ridge cap [may](#) be submitted for review and approval by the Commission for new construction. [Questionable if needed on metal as this is a lean to roof on the front porch. The use of the word may does not define if you want it or not we will add if the design changes are accepted.](#)
 - iii. That a wood or aluminum clad wood window that is consistent with the staff's standards for windows in new construction be installed, as noted in the applicable citations. [Agreed](#)
 - iv. That the proposed garage [be](#) detached from the proposed new construction. [Modified design please see attached in accordance to the guidelines](#)
 - v. That additional fenestration should be added to facades sections that are currently void of fenestration and that all small, square windows be eliminated. Windows should feature traditional sizes and profiles. [Modified design please see attached](#)
 - vi. That all mechanical equipment be screened from view from the public right of way. [Agreed](#)
 - vii. ARCHAEOLOGY – An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable. [Agreed](#)

Please review and let me know which of the above items you agree with and/or have questions about.

Thank you,

Edward

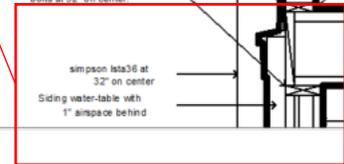
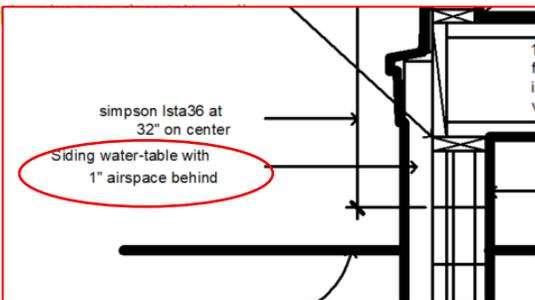
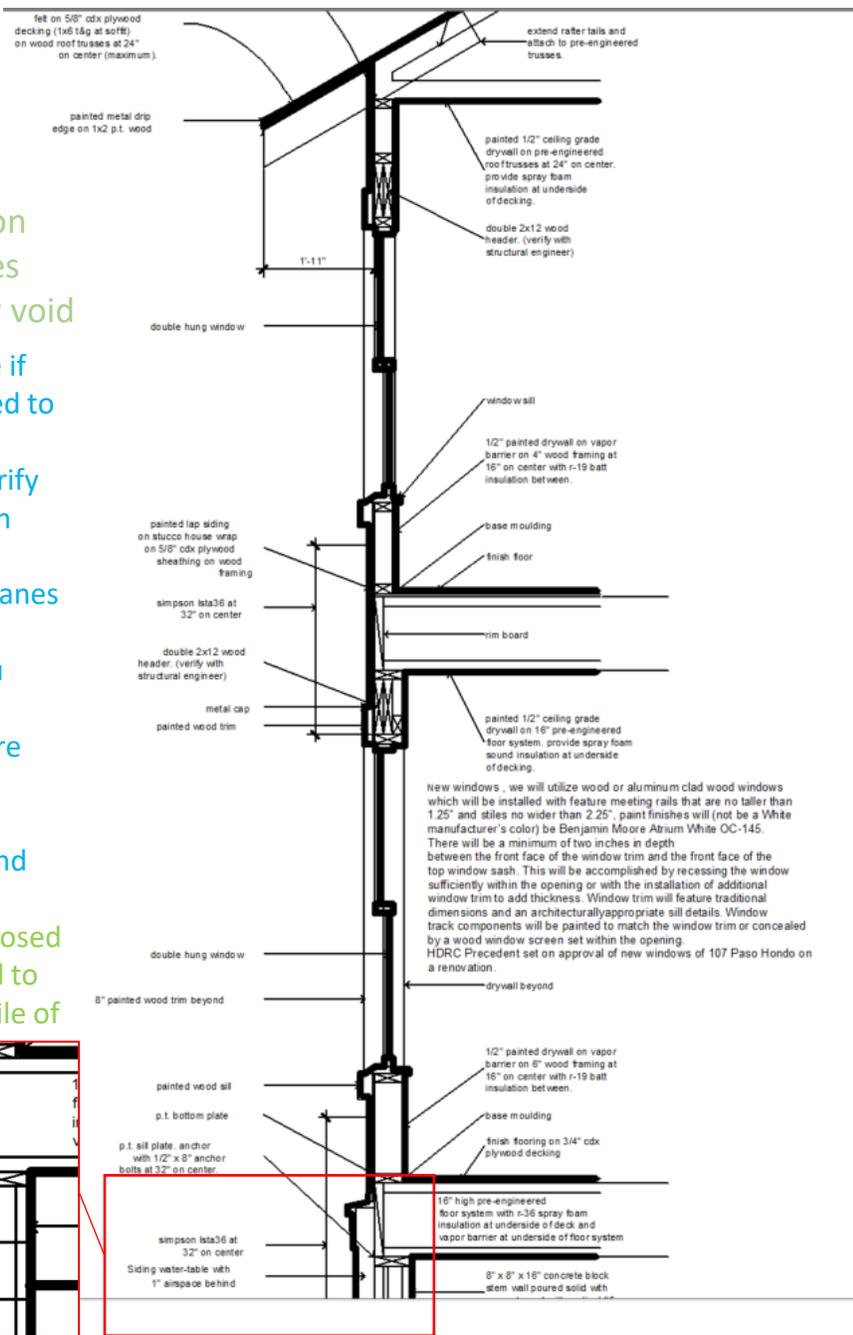


E. Hall 11/19/21
That additional fenestration should be added to facades sections that are currently void

Please see the Proposed Solution on this page if you can confirm these are the locations alluded to in the statement.

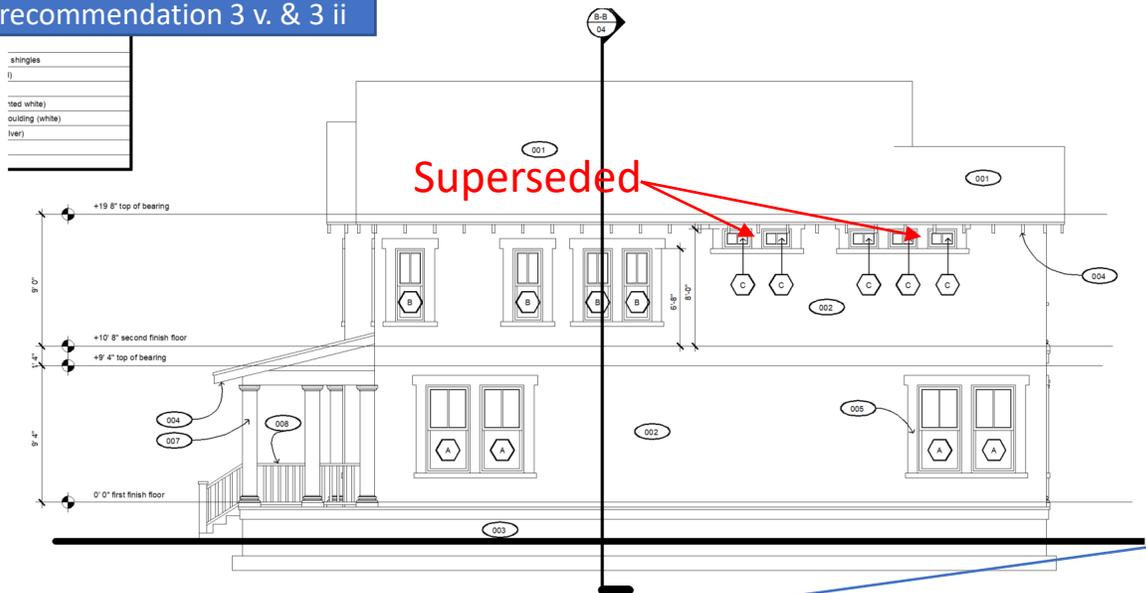
- We have provided a grid picture to help clarify the communications if the suggested design change clouded is not correct.
- I assume that you are referring to façade planes v's "facades sections"

- If I am assuming incorrectly and you wish to see sections through the windows, we have included that here also.
- Please note façade section details updated to address brick removal and siding at water table per recommendation 3 I "That the proposed brick foundation skirting is modified to feature lap siding to match the profile of



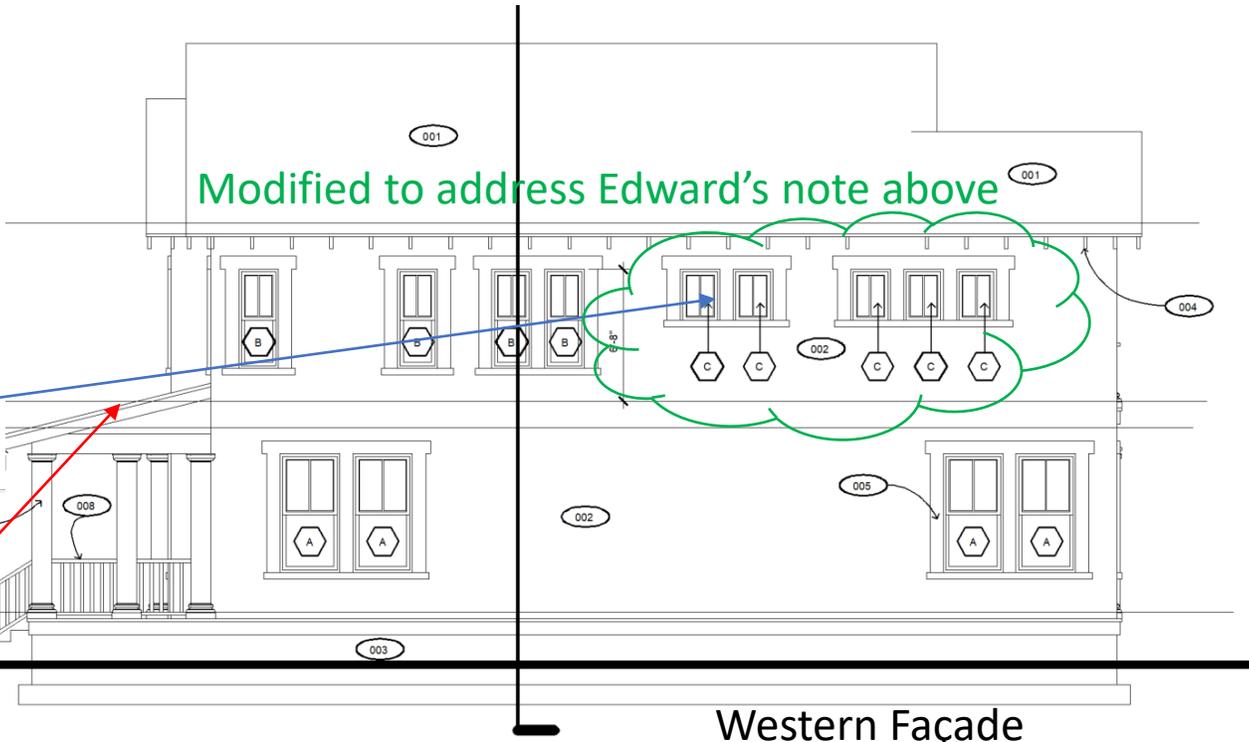
Response to recommendation 3 v. & 3 ii

shingles
l)
1st white
outslg (white)
lver)



E. Hall 11/19/21

that all small, square windows be eliminated, windows should feature traditional sizes and profiles.

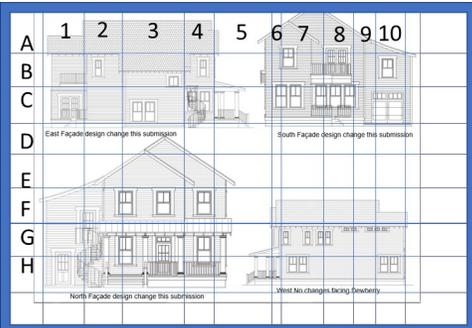


The proposed standing seam metal roof features smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.

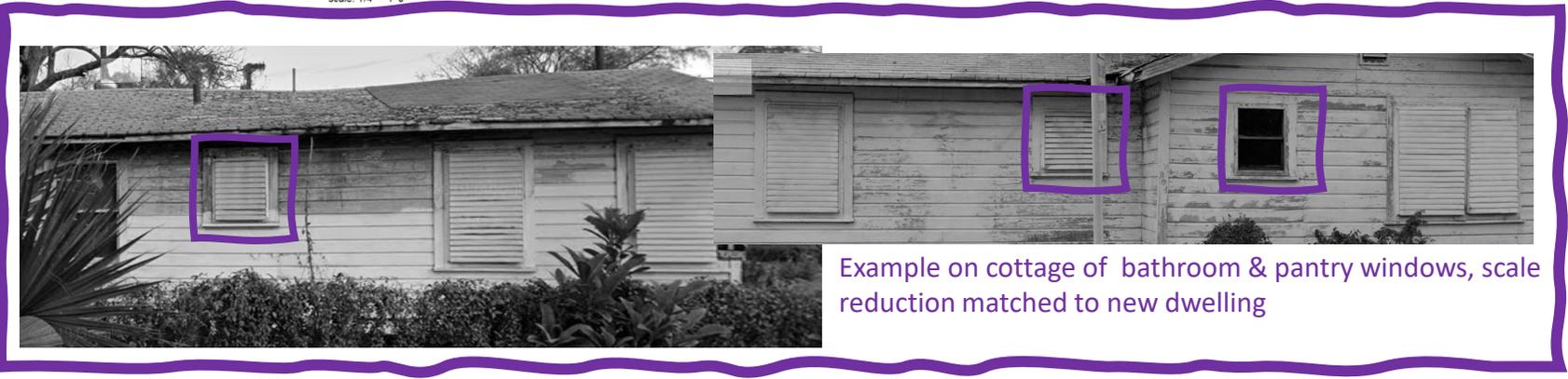


Right Side Exterior Elevation
scale: 1/4" = 1'-0"

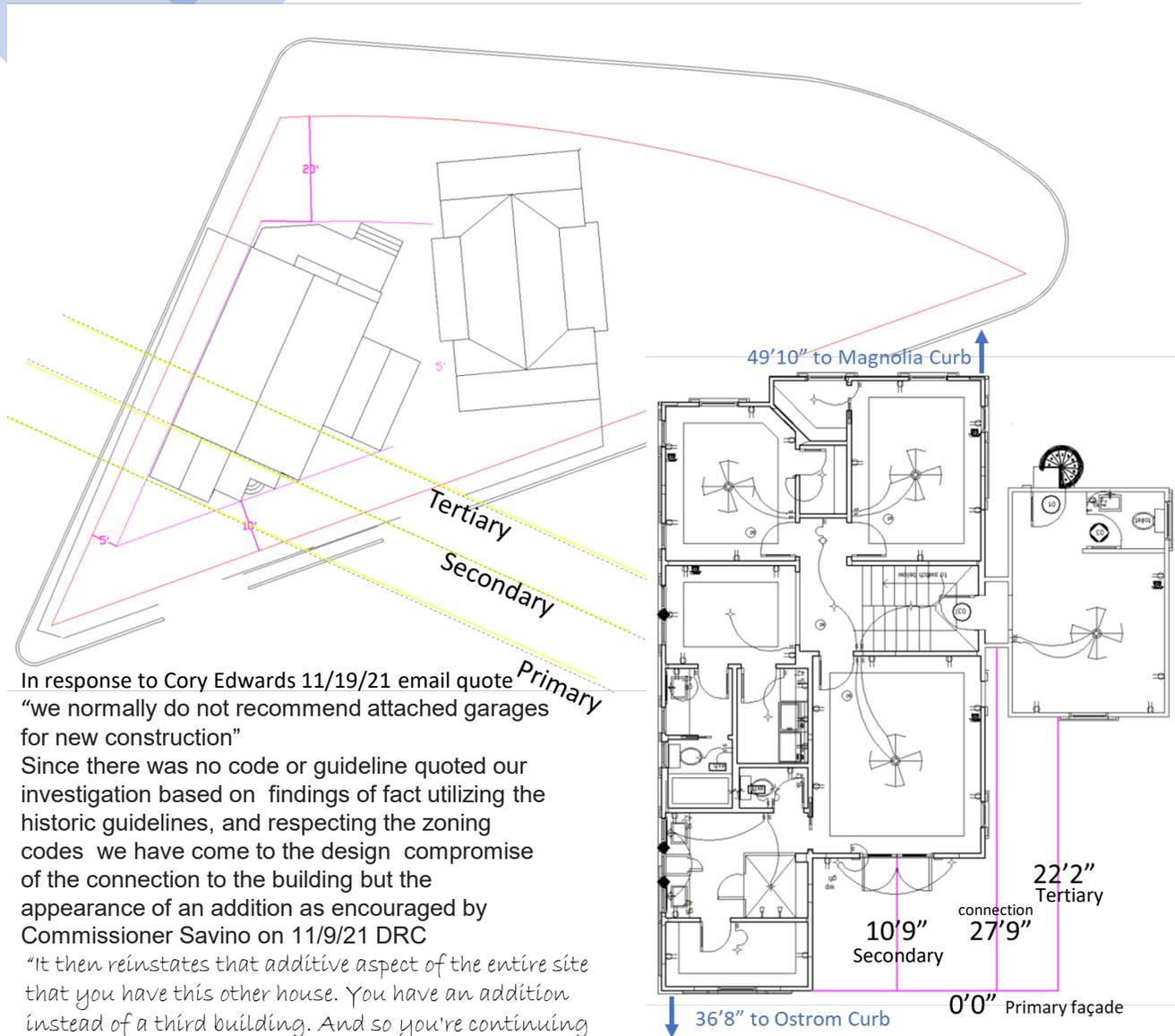
Western Façade



We are assuming that the comment is referring to G8,G9,G10



Primary, Secondary & Tertiary façade planes



In response to Cory Edwards 11/19/21 email quote “we normally do not recommend attached garages for new construction”
 Since there was no code or guideline quoted our investigation based on findings of fact utilizing the historic guidelines, and respecting the zoning codes we have come to the design compromise of the connection to the building but the appearance of an addition as encouraged by Commissioner Savino on 11/9/21 DRC
 “It then reinstates that additive aspect of the entire site that you have this other house. You have an addition instead of a third building. And so you’re continuing this additive aspect of smaller volumes. What it does is it helps break up one roof plane in a way that is ease”

Guidelines Referenced

New Construction | **Garages and Outbuildings**

5. Garages and Outbuildings

Why is this Important?
 Outbuildings help define the character of the district and reinforce the character of the principle historic building. Historic outbuildings in San Antonio are limited in number and declining rapidly.



The architectural features of this outbuilding are similar in character to the primary historic building.



This new garage complements the character of the primary historic building while remaining subordinate to the primary structure.

Guidelines

- 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.

This new garage and accessory dwelling unit have been designed using compatible materials and architectural details to complement the primary structure.

This new garage is appropriately sited and scaled as to not detract from the historic primary structure.

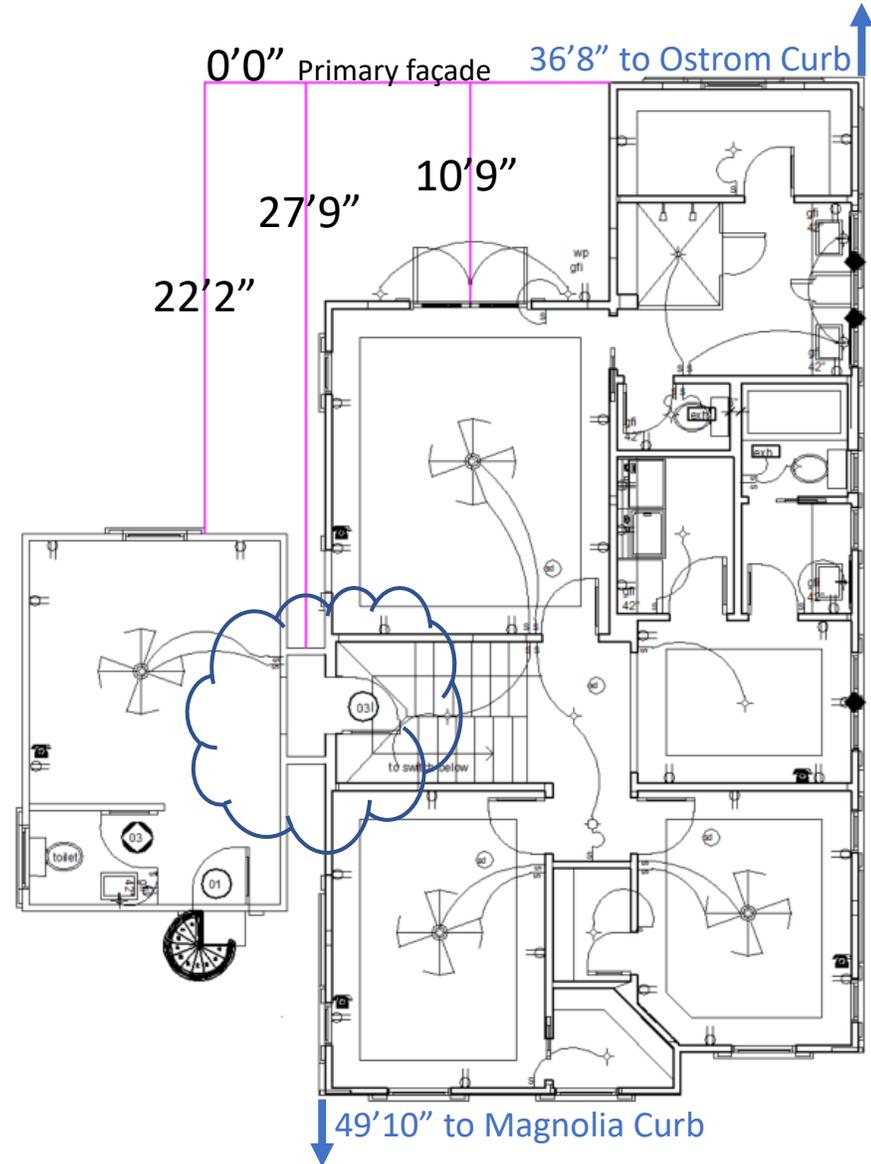


Response to recommendation 3iv



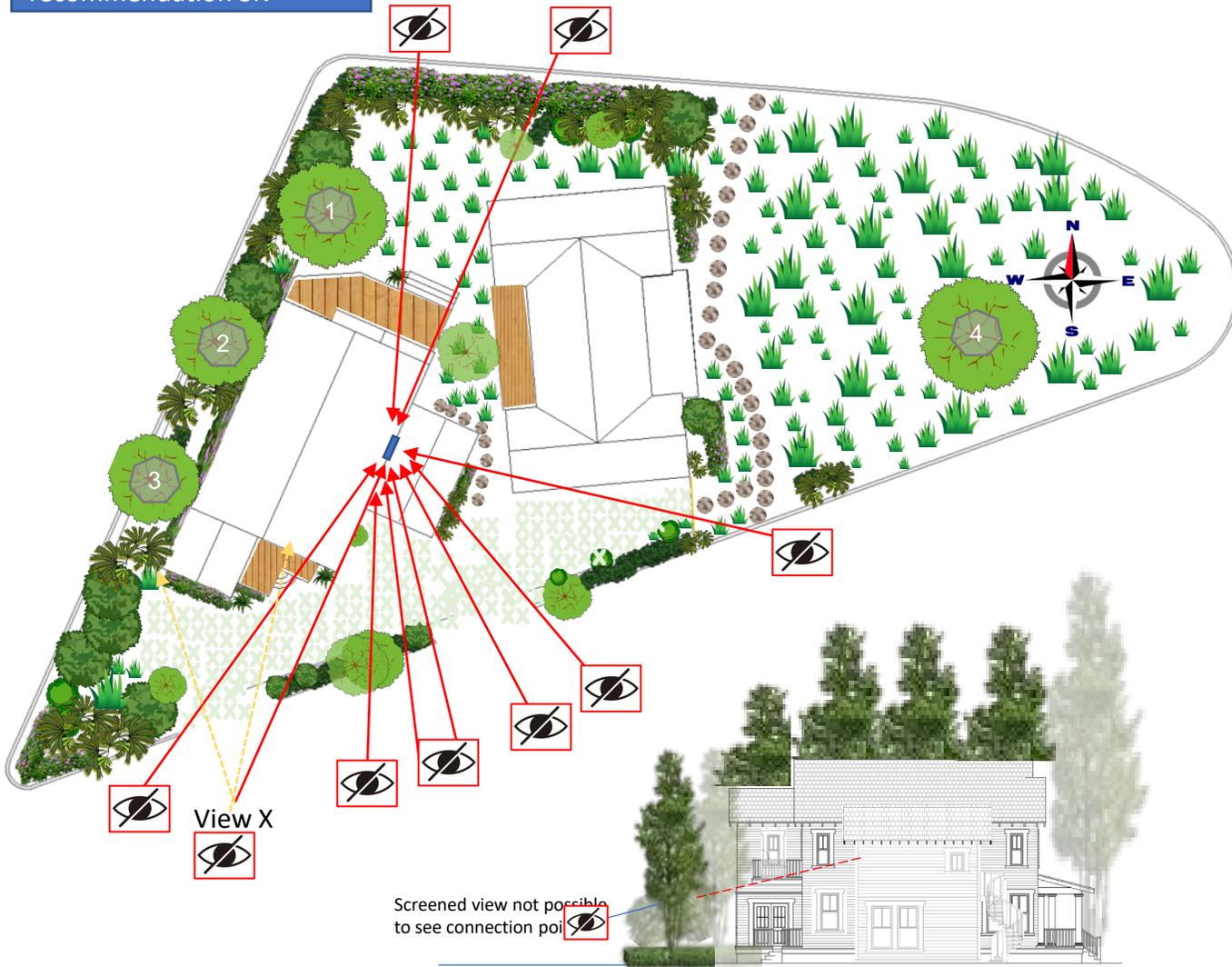
View Devoid of landscaping to show the connection point on Ostrom Elevation, depth differences shown.

façade updated to address brick removal and siding at water table per recommendation 3i : That the proposed brick foundation skirting is modified to feature lap siding to match the profile of the house's siding."



Response to recommendation 3iv

Connection between garage wing and house views



Commissioner Velasquez Feb 2021 DRC "the garage does reach the level of petit, so a good term to use would be to use the term Petit because it does talk about the scale that you have achieved, which is something that we have asked a lot of people to consider, and they hardly ever get that far and you really have and it's beautifully crafted"

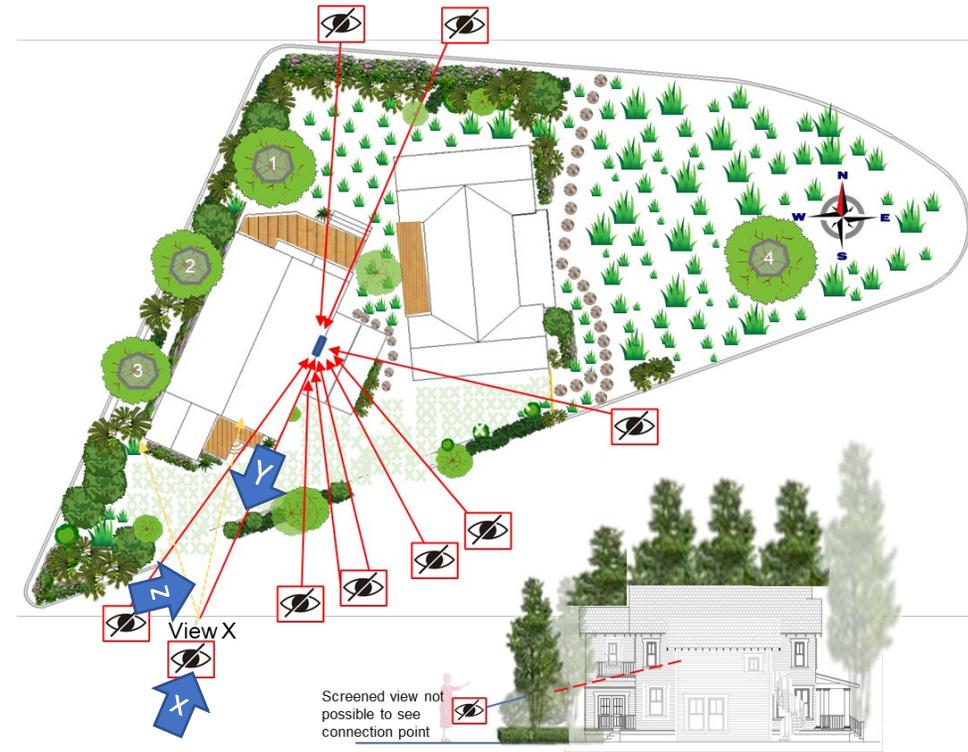


View X: looking through two tree trunks, bushes all above eye level. Reality you will see what's in the Orange boxes, giving the appearance of a separate petite garage that was really liked by commissioners in Feb DRC and had zero complaints from the neighborhood association. Marrying this best of both worlds approach.

Commissioner Savino DRC 11/9/21 "It then reinstates that additive aspect of the entire site that you have this other house. You have an addition instead of a third building. And so you're continuing this additive aspect of smaller volumes. What it does is it helps break up one roof plane in a way that is ease"

Response to recommendation 3iv

Connection between garage wing and house not able to see this connection,



View Eastbound on Ostrom Drive
Person view is essentially blocked
see image X



Man 6'2" & woman 5'5" walking down
street heads circled
See trunk thickness / merge of multiple
trees and major limbs



View from X location at the young cedar
trees and bushes

Commissioner Savino DRC 11/9/21 "It then reinstates that additive aspect of the entire site that you have this other house. You have an addition instead of a third building. And so you're continuing this additive aspect of smaller volumes. What it does is it helps break up one roof plane in a way that is ease"