

HISTORIC AND DESIGN REVIEW COMMISSION

January 19, 2022

HDRC CASE NO: 2022-027
ADDRESS: 1824 E HOUSTON ST
LEGAL DESCRIPTION: NCB 1373 BLK 1 LOT 15 E 20.24 OF 14
ZONING: RM-4
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Andrew White
OWNER: Andrew White
TYPE OF WORK: Exterior modifications to rear accessory structure
APPLICATION RECEIVED: January 03, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Katie Totman

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to make the following modifications and repairs to the accessory structure:

1. Modify the existing door and window openings.
2. Apply stucco and accent wood over the existing stone exterior.
3. Apply stucco and accent wood over the existing CMU exterior.
4. Replace the metal roof with a new metal roof.
5. Perform various repair and maintenance work.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
- iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.

iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

5. Architectural Features: Lighting

A. MAINTENANCE (PRESERVATION)

i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.

ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.

iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.

ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

iv. *Screens and shutters*—Preserve historic window screens and shutters.

v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

Standard Specifications for Original Wood Window Replacement

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

Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.

- MATERIAL: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The primary historic structure located at 1824 E Houston is a single-story residential home constructed ca 1948. It features Spanish Eclectic architectural elements including a dual front gable roof, a red barrel tile roof, and stone exterior.
- b. EXTERIOR MODIFICATIONS (EAST ELEVATION) – The accessory structure currently features two single bay garage doors with a pedestrian door on either side, and three (3) transparent garage doors on the south end of the structure. The applicant has proposed to modify the existing garage and pedestrian door openings as well as several window openings located on the east elevation of the accessory structure to include black single hung vinyl windows, French doors, and sliding glass doors. Although the Historic Design Guidelines for Exterior Maintenance and Alterations 9.A.i., notes to preserve existing outbuildings where they remain, staff finds that the feature that makes the structure unique is the exterior stone. Modifications to the existing garage doors may be appropriate and staff recommends that an inset be created where the garage doors are located to visually preserve the historic appearance.
- c. EXTERIOR MODIFICATIONS (SOUTH ELEVATION) – The applicant has proposed to create a new opening on the south elevation of the accessory structure and install French doors. This part of the accessory structure is

likely a later addition with CMU block construction and is not visible from the immediate right of way from E Houston Street. The Historic Design Guidelines for Exterior Maintenance and Alterations, 6.A.i., notes that any new openings are not visible from the right of way. Staff finds this treatment appropriate.

- d. APPLICATION OF STUCCO/WOOD ACCENT OVER STONE – The original footprint of the accessory structure features a stone façade that matches that found on the primary historic structure. The Historic Design Guidelines for Exterior Maintenance and Alterations 2.A.i., discourage painting or covering historically unpainted masonry surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. At this time, staff recommends that the masonry be preserved and repaired to be consistent with the guidelines.
- e. APPLICATION OF STUCCO/WOOD ACCENT OVER CMU BLOCK – The southern most section of the accessory structure is constructed of CMU block and is open to the elements. Based on Sanborn map research, this section of the accessory structure is likely a later addition. The applicant has proposed to cover the CMU block with stucco and wood accent material. Although the Historic Design Guidelines for Exterior Maintenance and Alterations 2.A.i., discourage painting or covering historically unpainted surfaces, CMU blocks are routinely painted, and this will not adversely impact the material. Staff finds this treatment appropriate.
- f. LIGHTING – The applicant has proposed to install small wall sconces on the exterior of the accessory structure. According to the Historic Design Guidelines for Exterior Maintenance and Alterations 5.A.iii, avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building. Staff finds that the proposed fixture and location are generally consistent with the guidelines.
- g. REPAIR/MAINTENANCE – The applicant has proposed to perform various repair and maintenance work to the accessory structure including wood window restoration and painting of wood elements. Staff finds that this work is consistent with the guidelines.
- h. METAL ROOF REPLACEMENT – The garage currently features a standing seam metal roof, and the applicant has proposed to replace or repair as needed. Both requests are consistent with the design guidelines and the new metal roof shall adhere to the following stipulations:
 - Panels that are 18 to 21 inches in width.
 - Seams are 1 to 2 inches in height.
 - Panels should be smooth without striation or corrugation.
 - Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed.
 - Roof color will feature a standard galvalume finish or match the existing historic roof.

RECOMMENDATION:

Staff recommends approval of items 1, 3, 4, and 5 based on findings b, c, and e through h with the following stipulations:

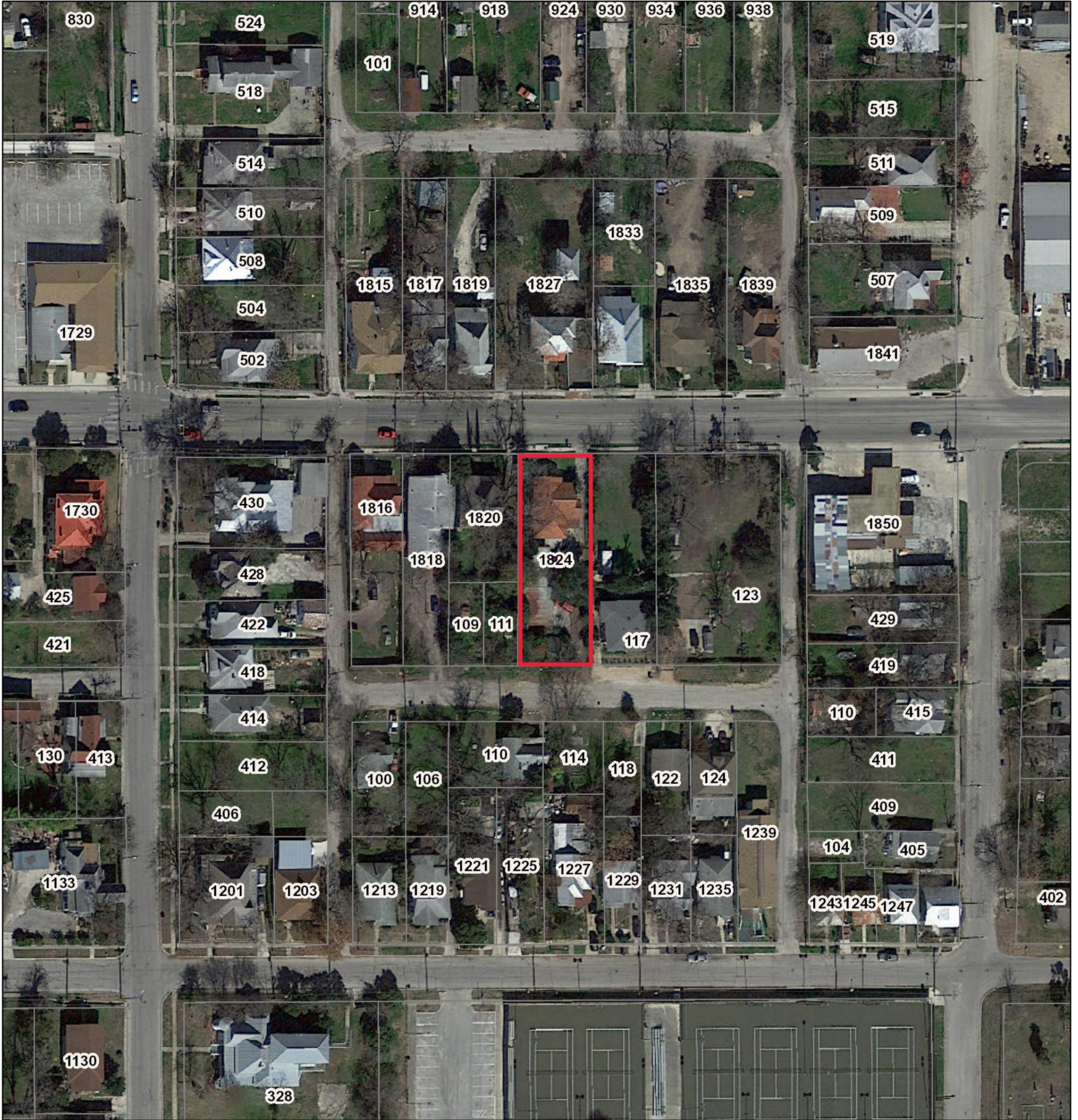
- i. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. All chimney, flue, and related existing

roof details must be preserved.

- ii. That the proposed windows adhere to the stipulations noted in the citations including a fully wood or aluminum clad wood product that closely matches the wood windows on the accessory structure.
- iii. That the garage door openings be preserved, as noted in finding b, so the structure still reads as a traditional garage.

Staff does not recommend approval of item 2 based on finding a and d. Staff recommends that the stone exterior be repaired/re-pointed.

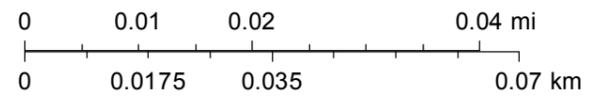
City of San Antonio One Stop



January 14, 2022

1:1,000

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels

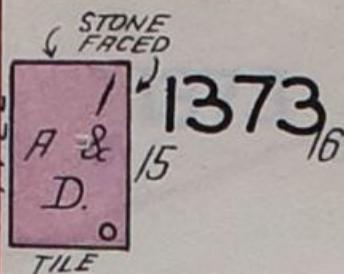


E. HOUSTON GRAVELED.

820

1824

STAN

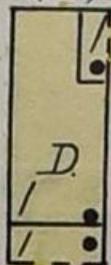


14

1373

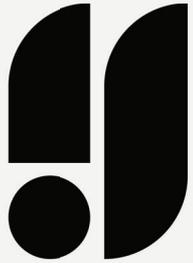
17

(ou)



MAY 109





INTERIORS

MAY ST ON HOUSTON

1824 E HOUSTON ST
SAN ANTONIO, TX 78202



EXTERIOR SCOPE OVERVIEW

- Modify existing 1,020 sqft structure into a functional living area with a bedroom and 2 bathrooms. This includes full enclosure of many of the existing openings such as the garage doors and southeast open face of the building.
- Multiple exterior finishes are present, with stone, brick, CMU and stucco all in play.
- Since there are significant gaps in the exterior due to current use (garage doors, office, bathroom, outdoor bar), we request to stucco the entire building for uniformity.
- Scope does not impact footprint of structure.
- North face of structure will have stucco applied but will be otherwise unmodified.
- Will execute work in a manner that supports replatting / readdressing this structure to a May St address, once complete.
- Existing metal roof may be refurbished or replaced if deemed necessary.

EXISTING FRONT EXTERIOR

EXISTING CMU SIDING

EXISTING STONE SIDING



UNEVEN FLOORING

EXISTING SIDE EXTERIOR

- TURN SIDE ENTRANCE INTO MAIN ENTRANCE
- ADD EXTERIOR FRENCH DOORS AND FLANKING EXTERIOR SCONCES
- COVER EXISTING EXPOSED CMU WITH STUCCO
- ADD APPROVED LANDSCAPE



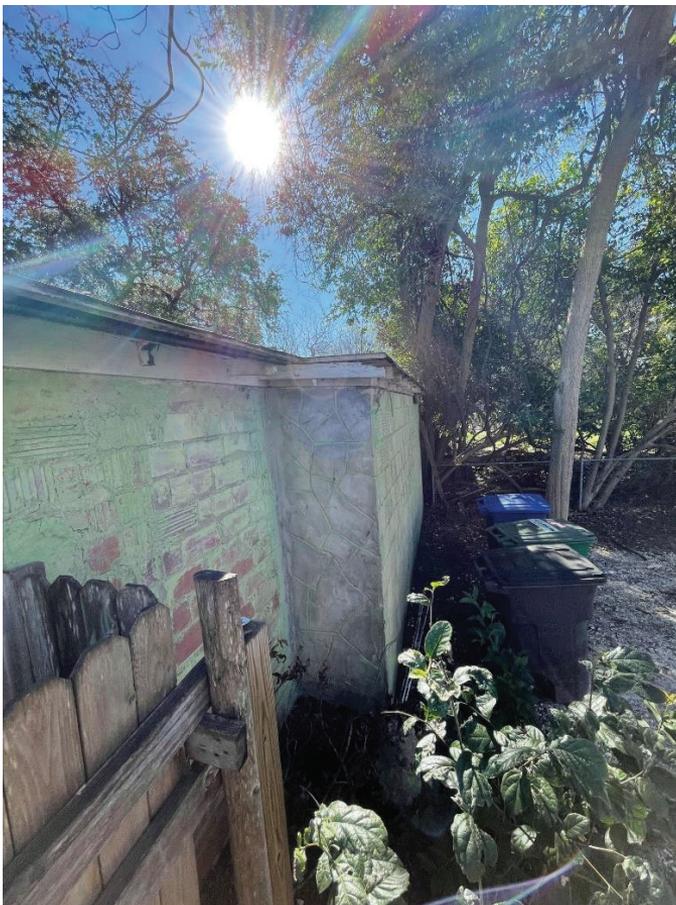
NORTH FACE



NORTH FACE



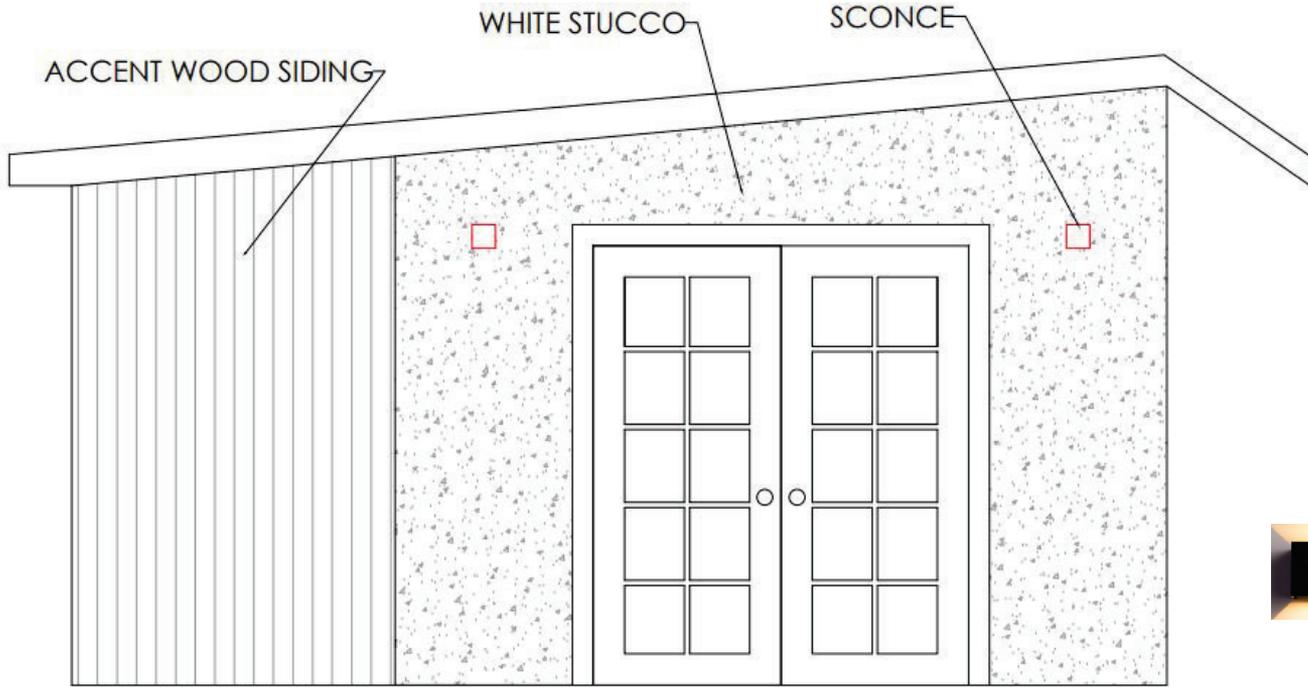
WEST FACE FROM NORTH SIDE



WEST FACE FROM SOUTH SIDE



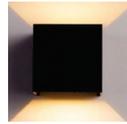
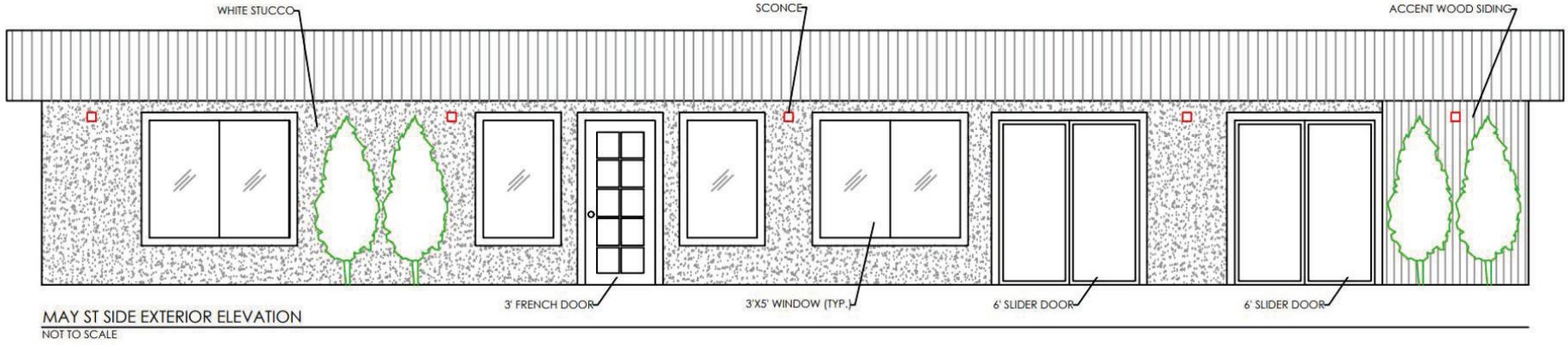
MAY ST PROPOSED MAIN ENTRANCE



MAY ST PROPOSED ENTRANCE EXTERIOR ELEVATION
NOT TO SCALE

FRENCH DOORS

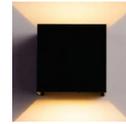
MAY ST PROPOSED SIDE ENTRANCE



SCONCE



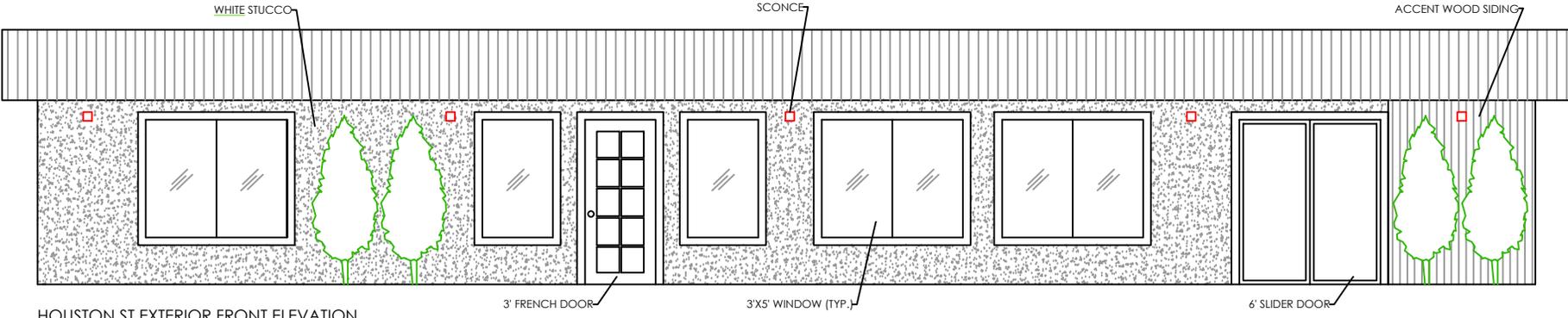
FRENCH DOORS



SCONCE

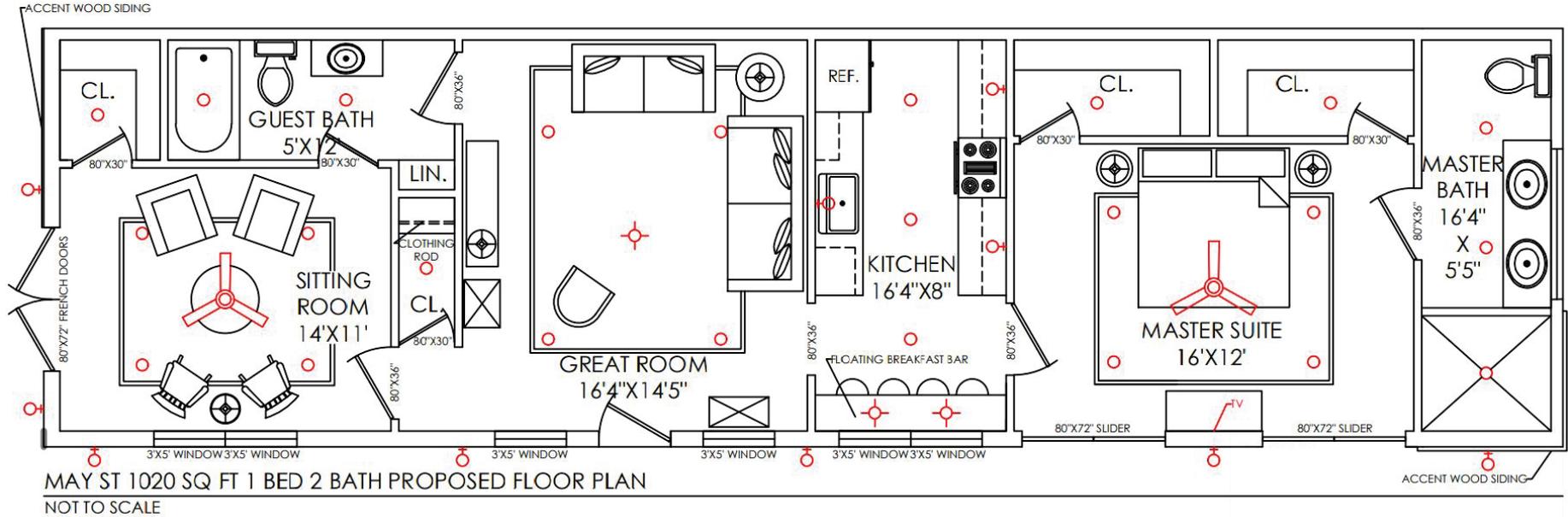


Revised Design
1/11/2022



HOUSTON ST EXTERIOR FRONT ELEVATION
NOT TO SCALE

MAY ST PROPOSED FLOOR PLAN



1020 SQUARE FEET
1 BED 2 BATH



Exterior Scope of Work

1824 E Houston St Garage Renovation

1824 East Houston Street

San Antonio, TX 78202



Roofing

Description	Quantity
Metal roofing, L+M	11 square
Fascia board, L+M	100 lineal feet
12" Soffit board, L+M	50 lineal feet

Roofing Notes

Complete roof replacement may be excluded if determined to be in acceptable shape.

All Roofing work is to be Contractor Purchased, Contractor Installed.

1. Furnish and install new architectural metal roof panels, roof vents, flashings & components as required by local building codes.
2. Architectural Shingle Specification: See San Antonio Historic District code for galvanized metal roof. Alternate materials and manufacturers that provide savings will be considered, but must be approved.
3. Remove existing roof panels as needed
4. Replace damaged or rotted plywood sheathing as necessary. Plywood replacement will be priced by each sheet required to be replaced. Price per sheet: \$_____
5. Repair any loose or damaged gutters or downspouts.
6. Haul off demolished roofing materials and debris.
7. Final Cleaning: Clean up all scrap roofing debris, screws and anchors from project site.

Siding

Description	Quantity
Wood lap siding, L+M	250 square feet
Stucco siding, L+M	1400 square feet

Siding Notes

All Siding work and repairs are to be Contractor Purchased, Contractor Installed.

1. Furnish and install new siding according to local building codes and manufacturer's instructions.
2. Siding Material Specification: *Stucco siding for all currently exposed brick, CMU and stone work as well as newly enclosed portion of exterior.* Ornamental / accent wood to be installed as shown in renderings. Alternate materials and manufacturers that provide savings will be considered, but must be approved by Owner and potentially the HDRC.
3. Remove existing siding as necessary to install new siding materials.
4. Replace damaged or rotted plywood sheathing as necessary. Plywood replacement will be priced by each sheet required to be replaced. Price per sheet: \$ _____
5. Include all necessary weather proofing membranes, flashings, trim boards, fascia boards, soffits, anchors and accessories.
6. Haul off demolished siding materials and debris.
7. Final Cleaning: Clean up all scrap siding debris, screws and anchors from project site.



1 – Side / Back View w/ rock work



2 – Side / Front View w/ CMU & Stucco



3 - Back (West Side) w/ mix of stone and brick

Exterior Painting

Description	Quantity
Exterior Painting by Property SF, L+M	1020 square feet

Exterior Painting Notes

All Exterior Painting work (including paint materials) is to be Contractor Purchased, Contractor Installed.

1. Paint exterior siding, trim, soffits & fascia boards according to local building codes and paint manufacturer's specifications. (CPCI)
2. Paint Specification: To Be Determined. Alternate materials and manufacturers that provide savings will be considered, but must be approved

3. Exterior Paint Color: White - Paint code TBD.
4. Exterior Trim Color: Black - Paint code TBD.
5. Exterior Door Color: *To Be Determined*
6. Scape existing peeling, splintering or cracking paint to prep for new paint.
7. Power wash existing siding as necessary to prep for new paint.
8. Caulk and prep siding and trim boards.
9. Mask, tape and protect doors, windows & other areas as necessary.

Exterior Doors

Description	Quantity
Exterior wood entry door, single	1 each
French patio door	1 each
Sliding glass patio door	2 each
Exterior door hardware	4 each
Door trim kit	2 each

Exterior Doors Notes

All Exterior Door work (including door materials) is to be Contractor Purchased, Contractor Installed.

1. Furnish and install new exterior entry doors, patio doors and door hardware.
2. Contractor to field verify, measure and confirm doors specified below will fit in existing openings.
3. "Front" Entry French Door SKU #: *TBD - Bid on mid-grade french door*
4. "Side" Entry Single Door SKU #: *TBD - Bid on mid-grade door*
5. (2) Master Bedroom Sliding Doors SKU #: *TBD*
6. Door Hardware SKU #: *TBD*
7. Remove existing doors.
8. Furnish and install caulking, flashing, trim boards around doors to provide water tight installation.

Windows

Description	Quantity
3x5 Black single hung windows	6 each
Restore Existing Wood Window & Paint Black	1 each

Windows Notes

All Window work (including window materials) are to be Contractor Purchased, Contractor Installed.

1. Contractor to field verify and measure all window openings.
2. Furnish and install new windows.
3. Window Specification: All windows are 3'x5', BLACK, Ply Gem Single Hung Vinyl Windows, Home Depot SKU# 1006853664. Alternate materials and manufacturers that provide savings will be considered, but must be approved.
4. Refinish / restore existing wood window, including replacing any broken panes
5. Furnish and install caulking, flashing, trim boards around windows to provide water tight installation.

Misc Exterior Items

Description	Quantity
New shutters	8 each

Misc Exterior Items Notes

Install owner furnished shutters outside of each window

Foundations

Description	Quantity
New slab-on-grade, 4" thick (or as-needed for surface leveling), L+M	1020 square feet

Foundations Notes

All Concrete work is to be Contractor Furnished, Contractor Installed.

1. Tie rebar and pour concrete for new foundation to be poured that provides a single level across the entire structure.

*Plumbing for new bathroom on south side of building to be installed prior to pouring of concrete.

Electrical

Description	Quantity
Exterior wall light fixture (Sconces)	7 each
Outdoor landscaping lighting switches	3 each

Electrical Notes

Lighting fixtures will be purchased and provided by the Owner. Contractor is responsible for purchasing and installing all wiring, circuits, junctions, & devices, unless otherwise noted.

1. All Electrical work shall be installed according to local building codes and manufacturer's instructions.
2. All lighting to be installed per provided lighting plan.

3. Include all required Electrical Permit Costs as required by local building department.
4. Perform any necessary electrical demolition to accommodate new floor layout.
5. Reuse existing electrical circuits where applicable.
6. Install GFI protected outlets in wet locations as required by local building codes