

HISTORIC AND DESIGN REVIEW COMMISSION

May 15, 2019

HDRC CASE NO: 2019-255
ADDRESS: 607 MASON ST
LEGAL DESCRIPTION: NCB 1264 BLK 3 LOT 10
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: Lisa Hendrickson
OWNER: Lisa Hendrickson/Verdant House LLC
TYPE OF WORK: Window repair, fenestration modifications, door replacement, roof replacement, foundation repair, fencing, rear deck construction and Historic Tax Certification
APPLICATION RECEIVED: April 29, 2019
60-DAY REVIEW: June 28, 2019
CASE MANAGER: Edward Hall
REQUEST:

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

1. Perform rehabilitative scopes of work to the historic structure including the repair of all existing wood windows, the repair of the original front door and sidelites, the replacement of existing gutters and painting.
2. Perform rehabilitative scopes of work to the rear, accessory structure including roof repair and painting.
3. Perform rehabilitative scopes of work to the front porch including the extension of the front porch across the width of the front façade.
4. Remove the existing, rear water heater closet addition and cover the existing rear steps in wood decking.
5. Install rear yard privacy fencing and landscaping materials to screen utility equipment.
6. Replace the existing, standing seam metal roof with a shingle roof.
7. Replace the existing, wrought iron porch columns with new, fiberglass columns.
8. Receive Historic Tax Certification.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

1. Materials: Woodwork

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

3. Materials: Roofs

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.

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.

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

- iii. Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

FINDINGS:

- a. The historic structure at 607 Mason was constructed circa 1910 and is first found on the 1912 Sanborn Map. The structure was constructed in the Folk Victorian architectural style. Currently, the structure features a standing seam metal roof, a non-original, concrete porch and porch columns. The structure's original, wrap around porch was modified and enclosed on the side (east) façade.
- b. PREVIOUS APPROVALS – The applicant has received administrative approval for foundation repair, skirting replacement and painting.
- c. REHABILITATION (Primary Structure) – The applicant has proposed rehabilitative scopes of work to the primary historic structure that include the repair of all existing wood windows, wood siding repair, the repair of the original front door and sidelites and the replacement of existing gutters. Staff finds the rehabilitative scopes of work to be appropriate and consistent with the Guidelines. The proposed gutters should feature a simple, profile and should be painted to match the color of the fascia and soffit.
- d. REHABILITATION (Accessory Structure) – The applicant has proposed rehabilitative scopes of work to the rear, accessory structure, that includes in-kind roof repair and painting. Staff finds the proposed rehabilitative scopes of work to be appropriate and consistent with the Guidelines.
- e. FRONT PORCH (Modifications) – The historic structure originally featured a wraparound front porch, as seen by the existing roof form and historic Sanborn Maps. The current wraparound porch has been enclosed by a side addition. The porch structure itself does not extend the full width of the front façade. At this time, the applicant has proposed to extend the front porch across the width of the front façade, while maintaining the existing, enclosed section of the wraparound porch. The Guidelines for Exterior Maintenance and Alterations notes that porches should be reconstructed on accurate evidence of the original. While the applicant is not proposing a full porch restoration, staff finds the extension of the porch across the entire front façade to be an accurate representation of the original. Staff finds that the porch should mirror the profile of the porch roof in curvature. The applicant is to submit detailed construction documents that include elevations for the proposed reconstruction prior to receiving a Certificate of Appropriateness. At no time should the original porch roof be modified.
- f. PORCH COLUMNS – The historic structure currently features wrought iron porch columns, which are not original to the historic structure. The applicant has proposed to replace these columns with fiberglass columns of

the Doric order. The Guidelines for Exterior Maintenance and Alterations 7.B.iii. notes that replacement elements, such as columns should be replaced in-kind. When in-kind replacement is not possible, columns should feature compatible materials, textures, dimensions and finishes. Staff does not find the installation of fiberglass columns to be consistent with the Guidelines.

- g. REAR STEPS & WATER HEATER CLOSET – The rear elevation currently feature elements that are not original to the structure, including concrete steps and a water heater closet. The applicant has proposed to demolish the rear water heater closet and cover the existing, concrete steps with wood steps. Staff finds both scopes of work to be appropriate.
- h. FENCING & LANDSCAPING – The applicant has noted the removal of the existing, chain link fence, the construction of a rear yard privacy fence and the installation of shrubbery on the property to screen utility equipment. Staff finds this to be appropriate and consistent with the Guidelines. The proposed rear privacy fence should not exceed six (6) feet in height.
- i. ROOFING – The applicant has proposed to replace the existing, standing seam metal roof with an asphalt shingle roof. The existing, standing seam metal roof is noted on the 1952 Sanborn Map and is architecturally appropriate for the design. The Guidelines for Exterior Maintenance and Alterations B.vi. notes that metal roofs are to be used on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Staff finds that if roof replacement is necessary, that a standing seam metal roof that features 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 be installed.
- j. HISTORIC TAX CERTIFICATION – The applicant has requested Historic Tax Certification. The applicant has submitted an itemized list of costs that meets the threshold to be eligible for Historic Tax Certification. The requirements for Historic Tax Certification outlined in UDC Section 25-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs, an itemized list of cost, and a timeline of completion. All scopes of work must be completed as approved through issued Certificates of Appropriateness to be eligible for Historic Tax Verification.

RECOMMENDATION:

1. Staff recommends approval of item #1, rehabilitative scopes of work to the primary historic structure based on finding c with the following stipulations:
 - i. That the applicant perform all repair work in-kind with like materials.
 - ii. That the proposed gutters be submitted to staff for review and approval. The gutters should have a simple design and be painted to match the color of the soffit and fascia.
2. Staff recommends approval of item #2, rehabilitative scopes of work to the accessory structure based on finding d with the stipulation that all work be done in-kind and like materials.
3. Staff recommends approval of item #3, the reconstruction of the front porch across the width of the historic structure's front façade based on finding e with the following stipulations:
 - i. That the porch should mirror the profile of the porch roof in curvature. The applicant is to submit detailed construction documents that include elevations for the proposed reconstruction prior to receiving a Certificate of Appropriateness. Additionally, the applicant is to submit specifications regarding materials to staff. Tongue and groove decking featuring a 1x3 profile should be installed perpendicular to the porch wall. At no time should the original porch roof be modified.
4. Staff recommends approval of item #4, the demolition of a rear water heater closet and rear step modifications as submitted.
5. Staff recommends approval of item #5, rear yard fencing and landscaping with the following stipulation:
 - i. That the rear yard privacy fence not exceed six (6) feet in height.
6. Staff does not recommend approval of item #6, the replacement of the existing standing seam metal roof, based on finding i. Staff recommends that the standing seam metal roof be maintained, or if needed, replaced in kind with seams that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A roofing inspection is to be performed by staff to inspect the roofing materials prior to installation. A ridge cap is not to be installed.
7. Staff does not recommend approval of item #7, the installation of fiberglass porch columns, based on finding f. Staff recommends that the applicant install wood porch columns that are consistent with the Guidelines.

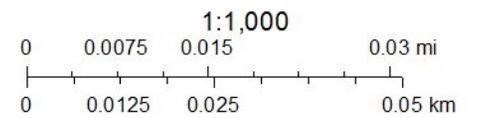
8. Staff recommends approval of item #8, Historic Tax Certification with the stipulation that all work be performed as approved.

City of San Antonio One Stop



May 6, 2019

— User drawn lines





607 Mason St

Mason St

Mason St

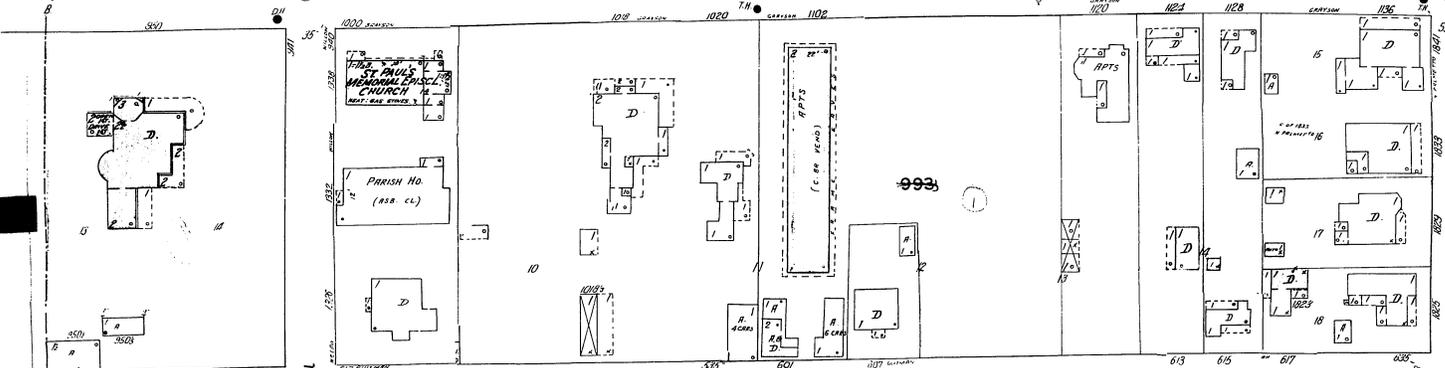
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TEN 03

F O R T S A M H O U S T O N

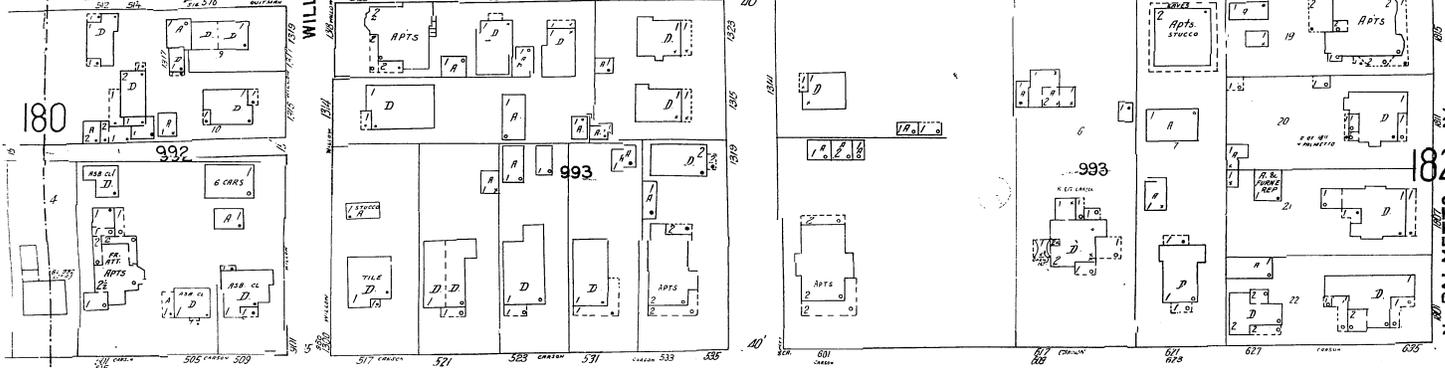


E. GRAYSON



WILLOW

QUITMAN

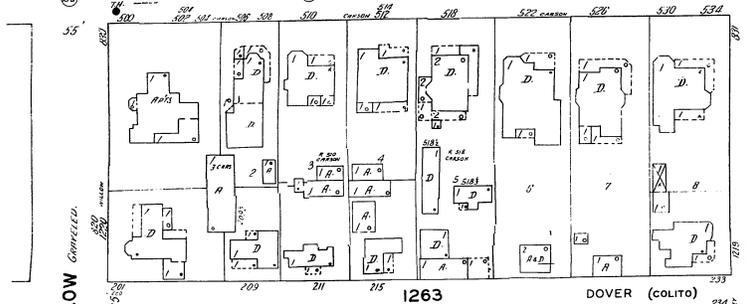


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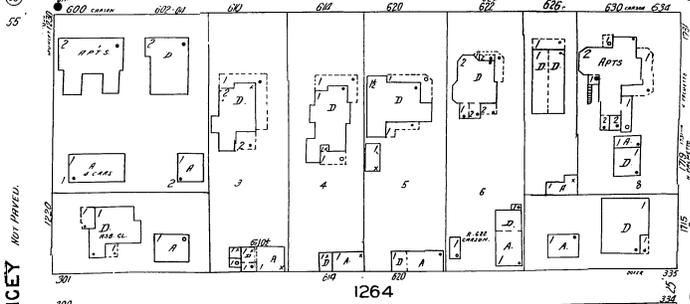
N. PALMETTO AV. GARFIELD

E. CARSON

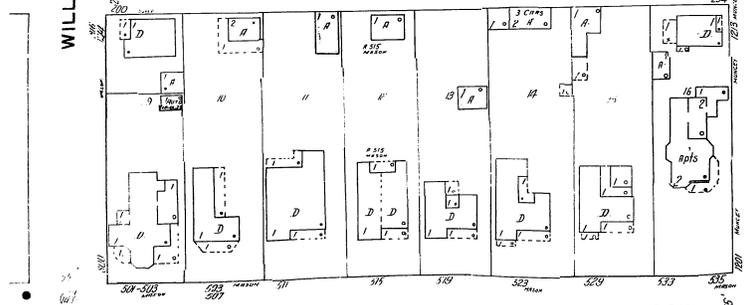


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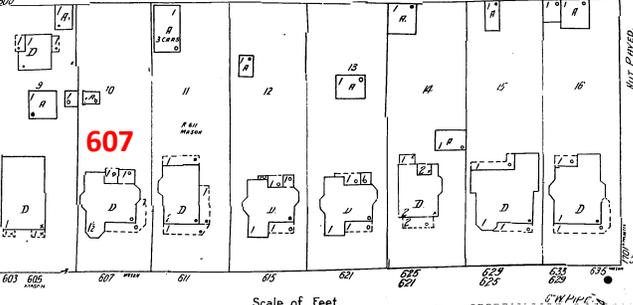


MUNCEY



WILLOW

MASON



607

Scale of Feet. 0 50 100 150

183

185





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San Antonio Board of Realtors®

An Historical Restoration of 607 Mason St, San Antonio, TX 78208

Date	April 29, 2019
Recipient	Office of Historical Preservation
Company Sponsor	Verdant House LLC Felix and Lisa Hendrickson
Company Contact	Lisa Hendrickson: 512.312.4811 or lisa.hendrickson@austingotham.com
General Contractor	Verdant House LLC. Licensed party: Lisa Hendrickson. License Number: H-930581
Deliverables:	Project Documentation for Scope of Work for 607 Mason Street's Historic & Design Review Commission

Summary

Located in the Government Hill section of San Antonio, this two-story Texas Folk Victorian home (2090 sq. ft.) built in 1900 is a classic example of a period home complete with high ceilings, 5" baseboards and original pocket doors. Both master bath and secondary bathroom have been added to the structure sometime after the original home was built. This home sits on a large lot with a detached garage that is accessible through alley access. This home has decades of deferred maintenance that needs to be rectified. We will not be changing the footprint of the house but updating the existing house to recapture the charm, warmth and beauty of its original state.

The House's Story

This story was told to me by Rose Mormena, an 85 year old San Antonio resident who grew up at 607 Mason St. She came by when we began the interior demolition and told me this story. She has sent me photos of her and her father in the living room (Exhibit 9) of the house and in front of the home Exhibit 10). Her father had carved his name in the cement he laid for the Studio Building in the rear of the house (Exhibit 11).

The home at 607 Mason St was built in 1900 by a German immigrant named Nickerson for \$500. During the removal of the sheetrock we found some of the original wallpaper that was hung by the Nickersons (over shiplap that was covered in linen and then having the wallpaper hung on top of the linen) and some of the wallpaper that was hung by the Mormenia family. Enclosed is a photo that Rose Mormenia sent me of her and her father sitting in the living room with the wallpaper in the back ground (Exhibit 9). The Petrick Saur Lumber Company provided the wood to build the home as two beams bearing the Petrick

Saur Lumber Company name were unearthed during the removal of the existing sheetrock (Exhibit 12). Unfortunately, the house went through a long period of deferred maintenance rendering the house a near teardown. We purchased the home because we saw how lovely the home once was and thought it could be one of the gems of the neighborhood once again. We call this house "The Nickerson House" in honor of its original owner.

Proposed Updates

Updating this home so that it meets today's homeowner's needs and expectations is important as is keeping with the original architectural intent. Updates will be included on both the main floor and the second floor. We propose the updates as discussed in the following paragraphs.

Main Floor

The main floor of this home contains a living room, formal dining room, kitchen, master bedroom and bathroom, additional second bedroom and bathroom with a laundry room. We propose to gut the non-functioning kitchen and replace with new kitchen complete with cabinetry, appliances, flooring and a kitchen island. We will gut the laundry room and redesign it so that we can add a powder room for guests to use. The other bathrooms in the home are only accessible through the bedrooms. The laundry room will become a more functional mudroom complete with powder room. Please see the existing floor plan (Exhibit 1).

Main Floor Windows

All original windows will be repaired. Non-original windows in the laundry room will be removed and replaced with french doors that will open onto new steps and decking at the rear entrance of house which opens onto the yard (Exhibit 2). Please see Exhibit 3 and Exhibit 3A for French Door details.

Main Floor Doors

The existing front door of the house will be repaired. We plan to use the original beveled glass and repair the door casings and jam. Sidelites will be repaired as well. Please see Exhibit 4 for photo of original front door with sidelites.

The existing back door is not original and will be replaced with french doors. Please see photo of the back of the house for guide notes (Exhibit 2)

Second Floor

Currently, the second floor of this home has been used for storage with two makeshift closets the focal point of the upstairs. Our vision includes the addition of a private suite that includes a bedroom, bathroom and sitting area. We will be repairing existing windows restoring them to original condition and not replacing any windows or making any change to them.

We are proposing to add a small full bath, bedroom, a small closet and sitting area to reformulate the second floor.

Central heating and air system to be housed on the second floor as well. Foam insulation will be applied to the backside of the roof to maximize the efficiencies of the building envelope and the HVAC system.

Roof

Existing non-original tin roof is beyond its useful life (Exhibit 5) and will be replaced by Charcoal Architectural Shingle (Exhibit 5A) which is consistent with and popular in the neighborhood (Exhibits 5B, 5C, 5D). Replace gutters. Original shingle detail will not be removed rather it will be painted as per the paint schedule already approved (Exhibit 5E).

MEP

Mechanical, electrical and plumbing will all be upgraded to be code compliant. Fixtures will be tasteful and consistent with period.

Staircase

A new staircase with landing and historically accurate details will replace current non-original steep and narrow staircase. Current has narrow, shallow and broken treads. We will replace with wider and less steep staircase.

Exterior

House siding will be repaired, power washed, sanded, primed and painted in historically accurate colors (Exhibit 13). Porch period incorrect metal work will be replaced with circular wood columns (Exhibit 6) and wrap around corner will be added back in to match existing soffit. All porch upgrades will be done in historically accurate style similar to others in the neighborhood (please see photo included in package). We are sourcing the columns from Allen & Allen, a local millwork provider in business in San Antonio since 1913 and carries many products for historical restoration.

Foundation will be repaired as per engineer's report and plan. Replacing existing skirting with square lattice as is period appropriate. This has already been approved by Administrative Approval by the HDRC.

We will be removing the chain link fencing from the front of the house. In the rear of the house, there is a wooden fence on the west side of the yard. We will be completing the fence by adding it to the east side of the yard and the back perimeter of the property that opens onto the alley next to the garage. (Exhibit 7 & Exhibit 7A).

We will be adding a back deck/landing outside of the laundry room (please see Main Floor Windows for details). Trees will be trimmed back (pecan trees in the back of the house) while some well overgrown mulberry and hackberry trees will be removed. We have received a Tree Permit from the City of San Antonio for this. Add low shrubs per HDRC guidelines in front of porch and living room windows and gas meter.

Rear Exterior

Remove non-original water heater closet from the rear exterior of the house and replace with a tankless water heater to be installed inside the home. Non-original canopy over the rear door and stairs to be removed. Rear door concrete stairs to be covered by new wider and safer stairs. Please see photo mark-up enclosed in packet.

The one car garage siding will be painted in accordance to the color palate already approved by the HDRC (Administrative Approval) (Exhibit 8).

Existing Freestanding Studio Building in Backyard Area

The existing 240 square foot freestanding studio building will be repaired. These repairs include concrete flooring, sheetrock and roof repairs (corrugated roofing will be repaired) so that the studio space can be used as an artist's studio or for other kinds of activities. Again, this structure will use the pre-approved color scheme of the main house.

Paint Schedule

Color	Location	Color Code	Finish
Sherwin Williams Repose Gray	Exterior Siding	SW - 7015	Eggshell
SW Iris White	Exterior Trim	SW - 7000	Semi Gloss
SW Domino (Black)	Front Door	SW - 7015	Gloss
Behr Premium Ultra Pure White	All Interior Trim & Doors, Base moulding		Semi Gloss
Ceiling White	All Ceilings		Flat
Room Colors TBD but all to be soft palette, off white or similar	Interior walls		Eggshell

Conclusion

We are proposing these changes as to upgrade the house to restore it to its original beauty. It is our intention to apply for historic designation for the home as we believe there is genuine value to the home and the story it has to tell.

607 MASON

PRELIMINARY FLOOR PLAN



① FLOOR PLAN
1/8" = 1'-0"

As is
Floor Plan

Exhibit 1
607 Mason
SATX, 78208



607 Mason St.
SAITX, 78208
Exhibit 2

Canopies to be removed

2 windows and door to be replaced by french doors

Water heater closet removed. tankless WH installed inside house

Concrete stairs covered by new wider stairs

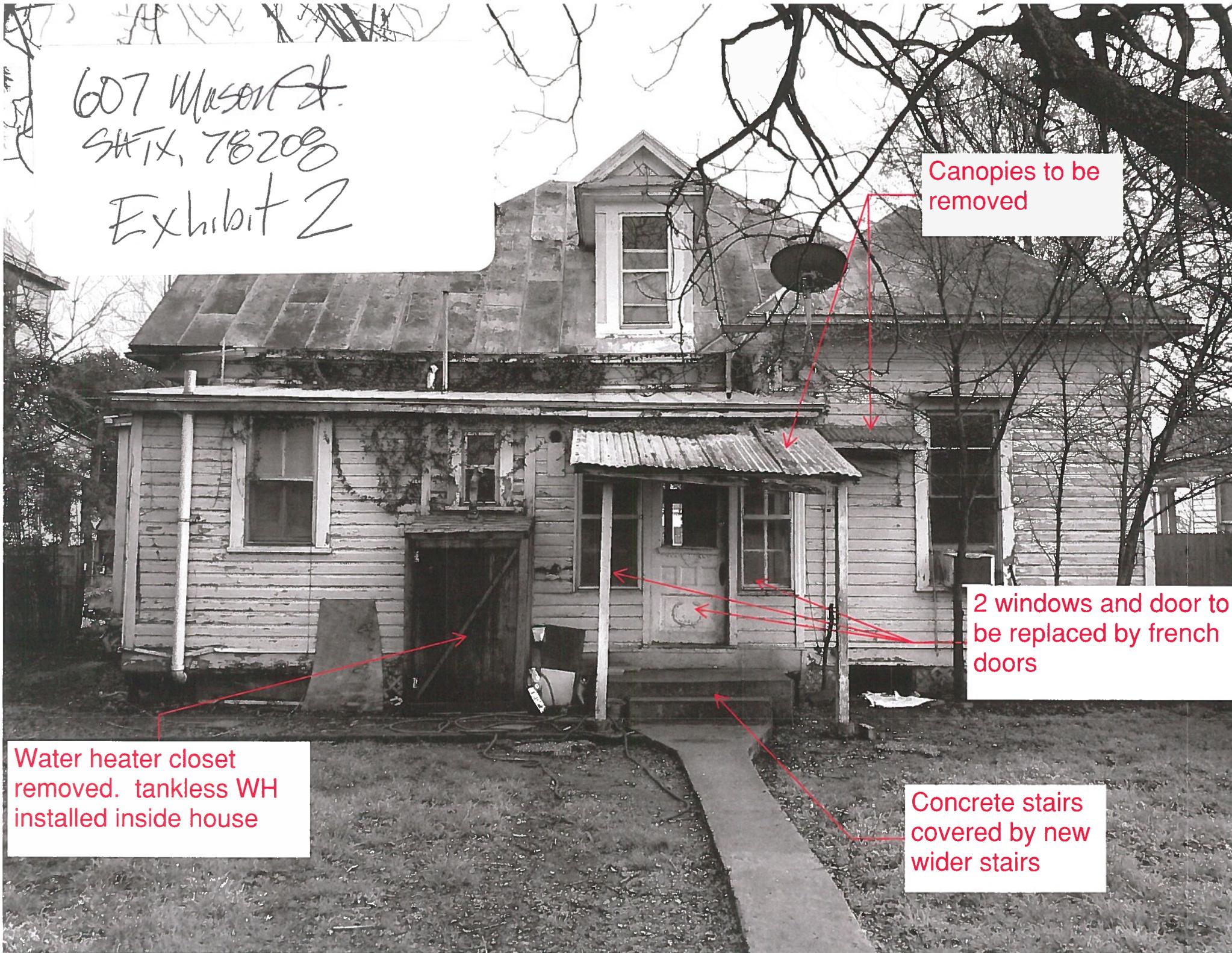


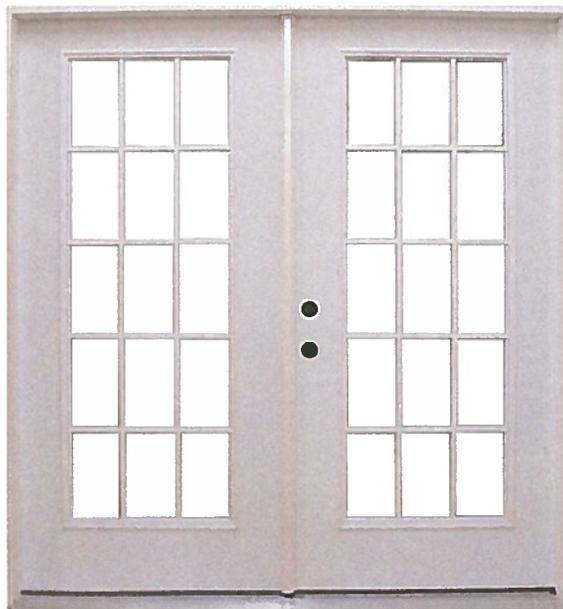
Exhibit 3



(REAR)
Proposed EXTERIOR French Doors
Steps down to the garden

[Home](#) / [Doors & Windows](#) / [Exterior Doors](#) / [Patio Doors](#)

Model # STPFL_PR_72_4IRH Internet #205451458



*Exhibit
3A*

*Proposed French Doors
for Rear Exterior*

[Share](#)

[Save to Favorites](#)

[Print](#)

607 Mason St. SAH 78208

Steves & Sons

72 in. x 80 in. Retrofit Prehung Right-Hand Inswing Primed White Steel Patio Door

★★★★★ (32)

[Write a Review](#)

[Questions & Answers \(104\)](#)

Exhibit 4 Existing Front
Door

607 Mason St
SAIT 78208

607



Current Roof
607 Mason St
SA TX. 78208

Exhibit 5



The GAF Lifetime Roofing System



GAF Timberline HD 33.33-sq ft Charcoal Laminated Architectural Roof... X

Image Coming Soon

Image with play button icon

Image with 'BUY IN BULK AND SAVE' badge

Image showing roof cross-section with list:

- GAF Timberline
- GAF Synthetic Underlayment
- GAF Synthetic Flashing
- GAF Synthetic Ice and Water Shield
- GAF Synthetic Gutter

Image of a GAF product box

Image of a house

Image of a house

GAF



Feedback

Product Warranty and Awards (NEW)

Exhibit SA

*607 Mason Street
SATX 76209*

*Proposed
~~Replacement~~
Replacement
Single Roof*



418 Mason Street
Exhibit 5B

FOR 607 Mason St
SATX, 78208



618 Mason St
SA TX, 78208

Exhibit 5C
for 607 Mason St SA TX 78208



502 Mason St.
SAIK 78208

Exhibit 5D

for 607 Mason St
SAIK 78208



PAINTED Shingle left in place
414 Mason St
SATX 78208
Exhibit 5E

418 Mason Street - Columns



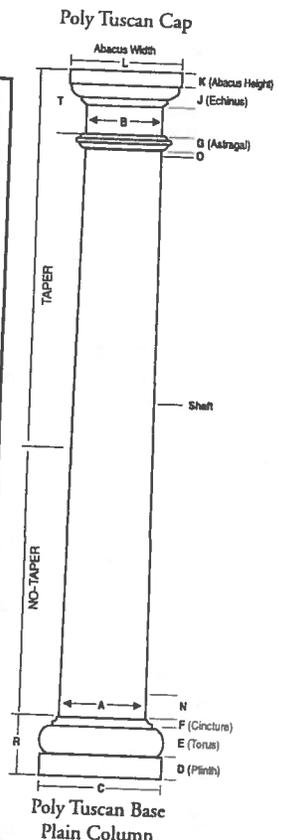
Columns for 607 Mason St
SATX, 78208
As seen @ **Exhibit 6**
418 Mason St. SATX 78208

Round PERMACast® Columns

Exhibit 6A
607 Mason St
SA 7X, 78208

COL. SIZE	A	B	C	D	E	F	G	J	K	L	O	N	R	T	LENGTHS AVAIL (ft.)
6"	5 1/4"	4 3/4"	9"	1 1/4"	1 1/4"	3/4"	3/4"	1 1/4"	1 1/4"	8"	1"	6 1/4"	3 3/4"	4 1/4"	4,6,8
8"	7 1/4"	6 1/4"	10 1/2"	1 1/4"	1 1/4"	3/4"	3/4"	1 1/4"	1 1/4"	9 1/4"	1 1/4"	2 1/4"	4 1/4"	4 1/4"	5,6,8,10,12
10"	9 1/4"	8 1/4"	13 1/4"	2 1/4"	2 1/4"	3/4"	3/4"	1 1/4"	1 1/4"	11 1/4"	3/4"	2 1/4"	5 1/4"	5"	6,8,10,12,14
12"	11 1/4"	9 1/4"	16 1/4"	2 1/4"	2 1/4"	3/4"	3/4"	1 1/4"	2 1/4"	13 1/4"	3/4"	2 1/4"	6 1/4"	5 1/4"	6,8,10,12,14,16,18
14"	13 1/4"	11 1/4"	19 1/4"	3 1/4"	3 1/4"	1 1/4"	3/4"	2"	2 1/4"	17"	3/4"	2 1/4"	7 1/4"	7"	8,10,12,14,16,18,20
16"	15 1/4"	13 1/4"	22 1/4"	4"	3 1/4"	1 1/4"	1"	2 1/4"	3"	19 1/4"	1"	3"	8 1/4"	8"	10,12,14,16,18,20,22,24,26
18"	17 1/4"	15 1/4"	24 1/4"	4"	4"	1 1/4"	1 1/4"	2 1/4"	3 1/4"	22 1/4"	1 1/2"	10 1/4"	9 1/4"	8 1/4"	10,12,14,16,18,20,22,24,26
20"	19 1/4"	17 1/4"	27"	4 1/4"	4 1/4"	2"	1 1/4"	2 1/4"	3 1/4"	24 1/4"	1 1/2"	10 1/4"	11 1/4"	9"	10,12,14,16,18,20,22,24
22"	21 1/4"	19 1/4"	30 1/4"	5 1/4"	4 1/4"	2"	1 1/4"	3"	3 1/4"	27 1/4"	1 1/2"	10 1/4"	12 1/4"	10 1/4"	12,14,16,18,20,22,24,26
24"	23 1/4"	21 1/4"	33 1/4"	5 1/4"	5 1/4"	2 1/4"	2 1/4"	3 1/4"	4 1/4"	30 1/4"	1 1/2"	10 1/4"	13 1/4"	11 1/4"	12,14,16,18,20,22,24,26,28,30
28"	28"	24 1/4"	38"	6 1/4"	6"	2 1/4"	2 1/4"	3 1/4"	4 1/4"	33 1/4"	1 1/2"	10 1/4"	15 1/4"	11 1/4"	20,22,24,26,28
30"	29 1/4"	26 1/4"	41 1/4"	6 1/4"	5 1/4"	2 1/4"	3 1/4"	4"	4 1/4"	38 1/4"	1 1/2"	10 1/4"	14 1/4"	14 1/4"	20,22,24,26,28,30

*There may be a variance of up to 1/4" in all dimensions. Fluted columns available in all diameters. See page 16 for Parallel dimensions. See page 18 for Decorative Capital dimensions. □ Standard Fluted Column (Fluted in mold)
• Split columns are not load bearing.



Poly Tuscan Base Plain Column

COLUMN-LOC®

Column-Loc® creates a continuous connection from floor to beam/header without the expense of splitting and reattaching the column. This labor saving product is easy to install and delivers wind uplift resistance especially important in coastal and high wind areas. Currently available for 8" and 10" round (tapered and no-taper) and square PermaCast® columns. Kits are available with and without threaded rod in lengths up to 12'.



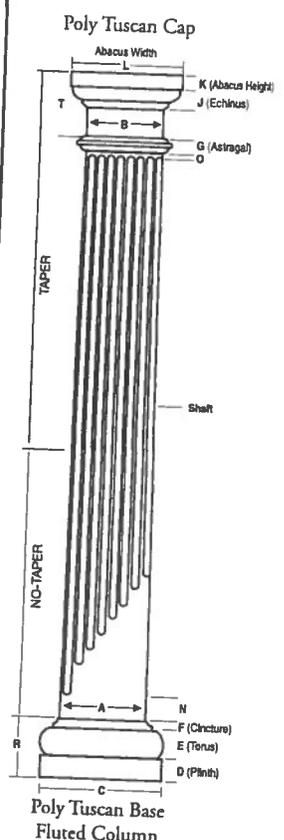
ROUND PERMACAST® INSIDE DIMENSIONS

Inside dimension may vary up to 1/8". Splitting a column will decrease inside dimension 1/8".



COLUMN SIZE	TOP I.D.	BOT I.D.
6"	3 3/4"	4 1/4"
8"	5 1/2"	6 1/4"
10"	7 3/4"	8 1/4"
12"	8 3/4"	10 1/4"
14"	10 1/4"	12 1/4"
16"	12 1/4"	15"
18"	14 1/4"	16 3/4"
20"	16 1/4"	19"
22"	18 1/4"	20 3/4"
24"	20 1/4"	22 3/4"
28"	22"	26 1/2"
30"	25 1/4"	28 3/4"

*Plain columns only



Poly Tuscan Base Fluted Column

PLUMB-FIT®

To make installation even easier our 6"-12" round and square poly Tuscan Cap and Base Sets with flashing cap now come with the Plumb-Fit® patented* installation system included.

ROUND PERMACAST® PORCH INSTALLATION BRACKET

The HB&G® Porch Installation Bracket includes the bracket and all required hardware. The bracket fits 20" - 30" Plain Round PermaCast® Columns and will secure a 2nd story porch to our PermaCast® Columns. Three brackets are required for each column.



*Patent 9689674

Exhibit 7

607 W. 1st St
SALT LAKE, UT 84103

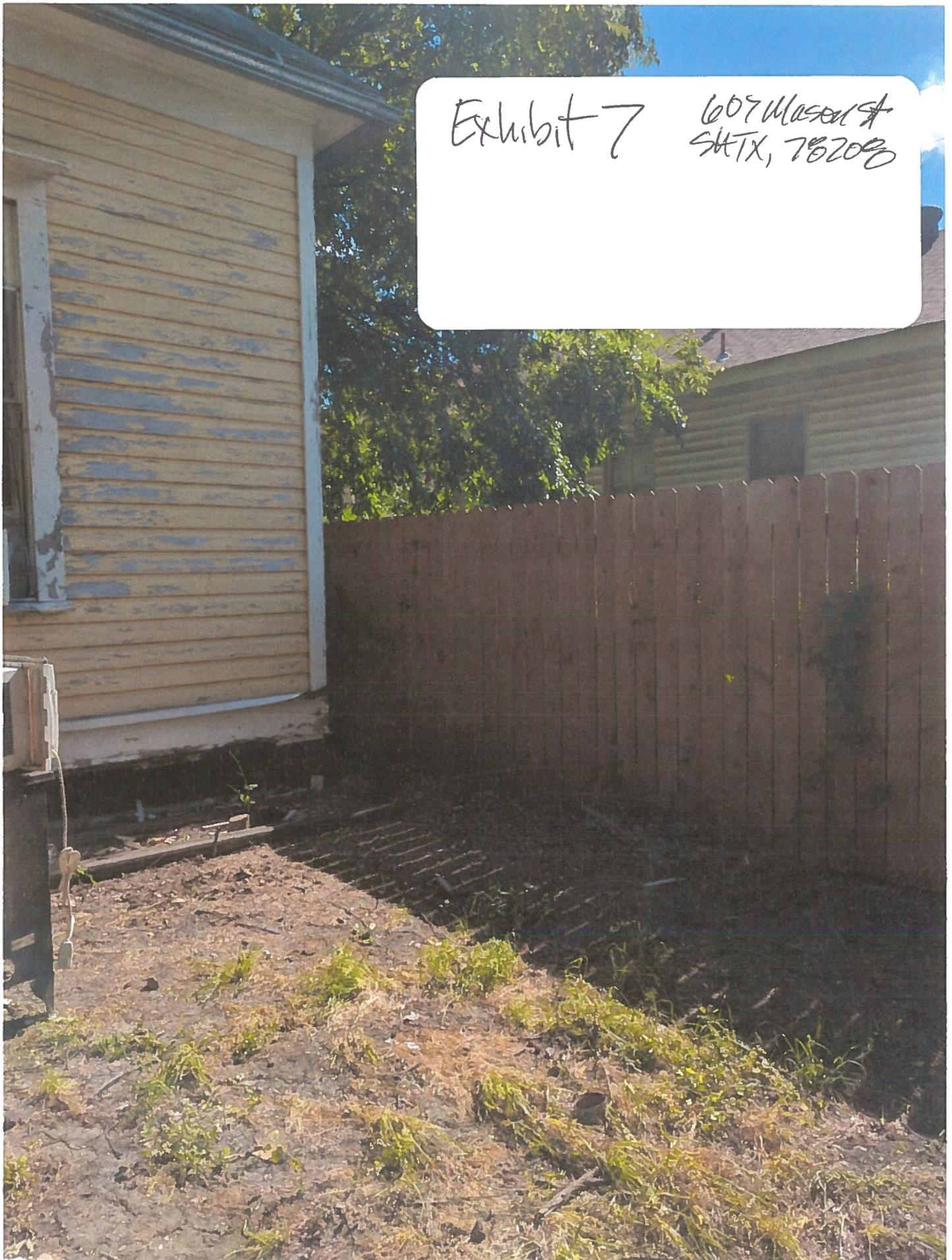
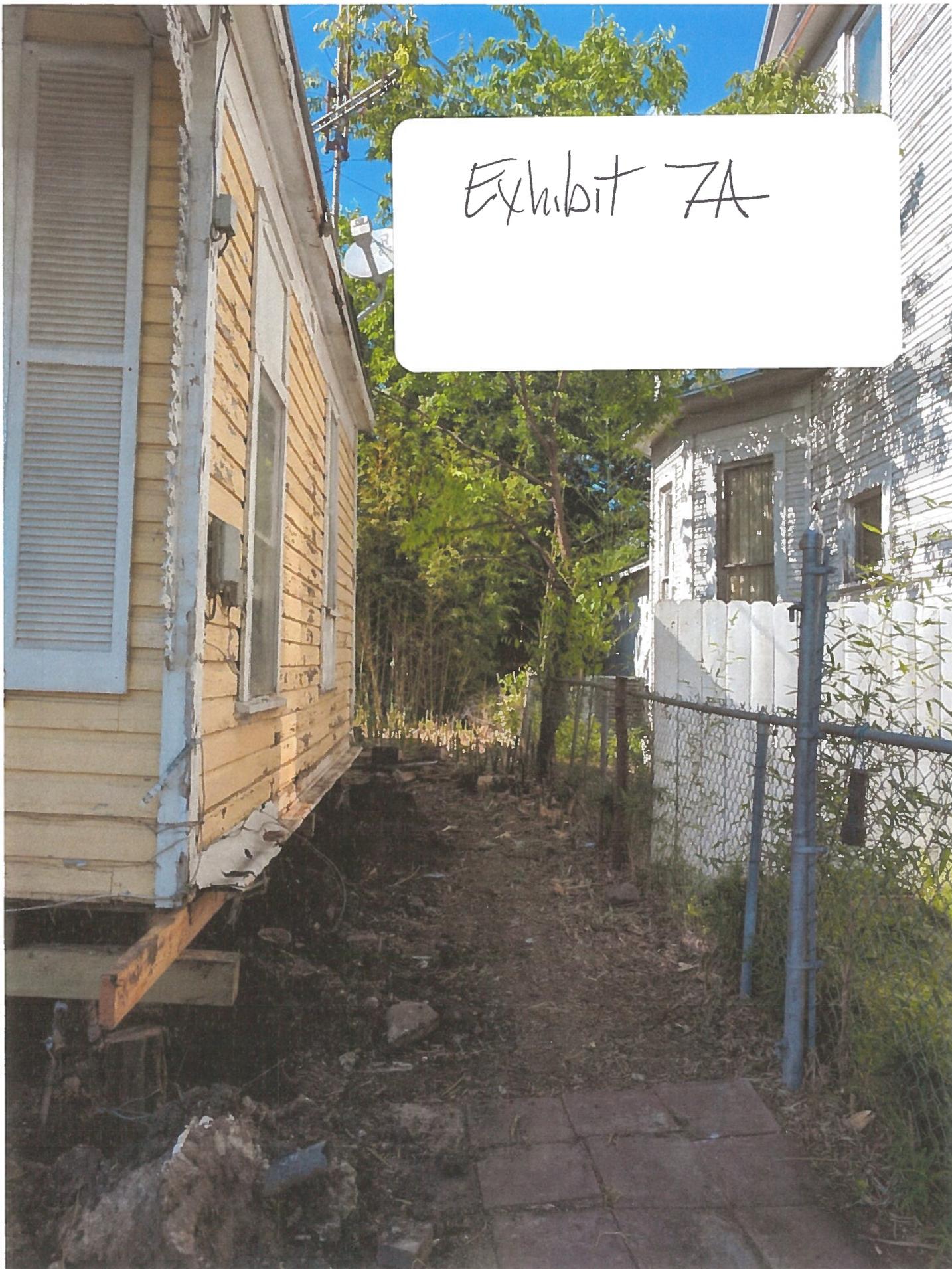


Exhibit 7A



607 Mason SHIK
78208

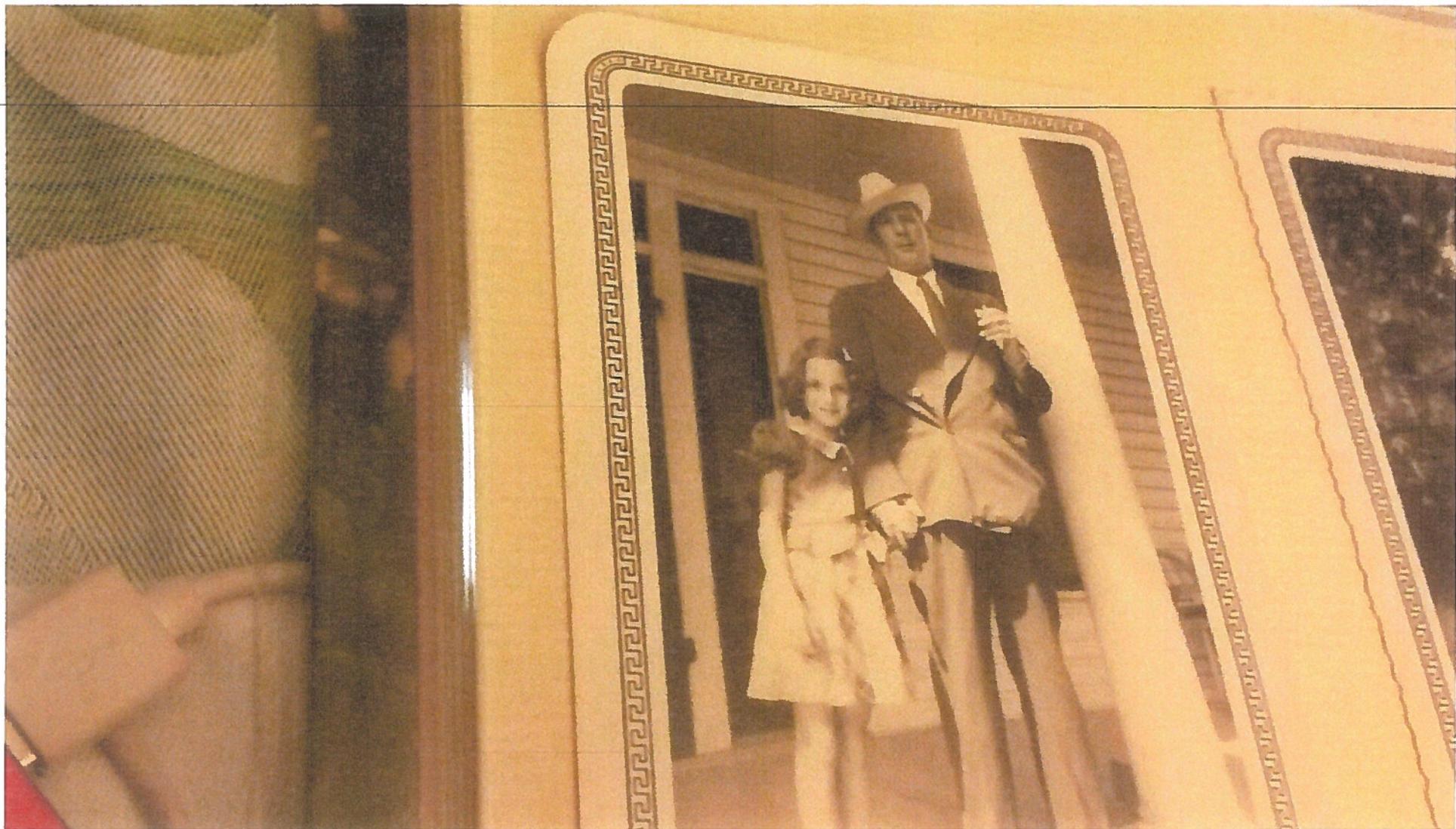
Detached Garage
Exhibit 8





Rose Mormenic & her father in the living room of 607 Mason St
Notice the wallpaper behind the sofa. SATX 78202

Exhibit 9



Rose Mormenia & her Father in front of 607 Mason St
SA TX, 78208
Exhibit 10

Exhibit 11

607 Mason St
SAITX 78208

Concrete signature at the Studio Building
entrance





607 Mason St
SALT, 78208

Exhibit 12
Living Room
Ceiling



Approved Colors
607 Masco St
Spartanburg, SC 29309
Exhibit 13