

HISTORIC AND DESIGN REVIEW COMMISSION

December 05, 2018

HDRC CASE NO: 2018-566
ADDRESS: 817 NOLAN
LEGAL DESCRIPTION: NCB 549 BLK 9 LOT 5&6
ZONING: R-6 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Willie and Guadalupe Francois
OWNER: Willie and Guadalupe Francois
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: October 19, 2018
60-DAY REVIEW: December 18, 2018
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 817 Nolan.

APPLICABLE CITATIONS:

Sec. 35-618. - Tax Exemption Qualifications.

- (a) Assessed Valuation. In accordance with the provisions of this article, a building, site, or structure which meets the definition of a historically significant site in need of tax relief to encourage preservation and which is substantially rehabilitated and/or restored as certified by the historic and design review commission and approved by the city tax assessor-collector, shall have an assessed value for ad valorem taxation as follows regardless of ownership during the granted time period:
- (1) A residential property shall have the assessed value for ad valorem taxation for a period of ten (10) tax years equal to the assessed value prior to preservation.
- (b) Applicability. This exemption shall begin on the first day of the first tax year after verification of completion of the preservation required for certification; provided the building shall comply with the applicable zoning regulations for its use and location.
- (c) Application. Application for a historic structure preservation tax exemption pursuant to this division is to be filed with the office of historic preservation. The historic preservation officer shall be the agent of the city for the purposes of administering this division provided that the historic preservation officer request a recommendation from the historic and design review commission. Each application shall be signed and sworn to by the owner of the property and shall:
- (1) State the legal description of the property proposed for certification;
 - (2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;
 - (3) Include a final complete set of plans for the historic structure's restoration or rehabilitation;
 - (4) Include a statement of costs for the restoration or rehabilitation work;
 - (5) Include a projection of the estimated construction, time and predicted completion date of the historic restoration or rehabilitation;
 - (6) Authorize the members of the historic and design review commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification and the records and books of the owners as necessary to certify that the property in question is in substantial need of restoration or rehabilitation;
 - (7) Include a detailed statement of the proposed use for the property; and
 - (8) Provide any additional information to the historic and design review commission which the owner deems relevant or useful such as the history of the structure or access to the structure by the public.

Each application shall contain sufficient documentation confirming or supporting the information submitted therein.

- (d) Certification.
- (1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's

documentation for recommendation of either approval or disapproval of the application for exemption.

- (2) Tax Assessor-Collector Approval. Upon receipt of the certified application for tax exemption as well as the recommendation of the historic and design review commission, the city's tax assessor-collector shall within thirty (30) days approve or disapprove eligibility of the property for tax relief pursuant to this division. In determining eligibility, the tax assessor-collector shall first determine that all the requirements of this division have been complied with and that only the historic structure and the land reasonably necessary for access and use thereof is to be provided favorable tax relief.
- (e) Verification of Completion. Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.
- (f) Historic Preservation Tax Exemptions.
 - (1) Historic Preservation Tax Exemption for Residences in Need of Substantial Repair. In accordance with the provisions of this chapter, a historically significant residential building, which meets both the definitions of a historically significant site in need of tax relief to encourage preservation and of a residential property in Appendix "A" of this chapter, and is either individually designated or is located within the boundaries of a locally designated historic district which is substantially rehabilitated and is approved by the chief appraiser of the Bexar County Appraisal District, shall have an assessed value for ad valorem taxation as follows:
 - A. A residential property shall have no assessed value for ad valorem taxation for a period of five (5) tax years after verification, as defined in Appendix "A" to this chapter. Thereafter, the exempt property shall be reappraised at current market value and assessed at a fifty (50) percent rate for an additional consecutive five-year period.
 - B. This exemption shall begin on the first day of the first tax year after verification of completion of the substantial rehabilitation by the historic and design review commission, provided compliance with subsection (b) of this section.
- (g) Eligibility.
 - (1) The tax exemption options outlined in subsection (f), above, will remain in effect unless terminated by designation status being removed pursuant to subsection 35-606(g) of this article.

FINDINGS:

- a. The applicant is requesting Historic Tax Verification for the property at 817 Nolan, located in the Dignowity Hill Historic District. The applicant received Historic Tax Certification for this property at the HDRC hearing on January 12, 2005.
- b. A number of rehabilitative scopes of work have been approved including: (2014) construction of a porch on the east façade, a porch on the first and second floors on the rear façade, a ramp on the east façade, a porte-cochere on the east façade, reconfiguration and replacement of windows and doors to appropriate or original configuration, installation or repair of wood windows where missing or deteriorated.; (2016) reconfiguration of a utility pole; and (2017) construction of a rear accessory structure, a rear covered patio, a concrete driveway, fencing, and sidewalk and landscaping improvements. In addition to the previously noted exterior items, a number of interior scopes of work have been planned or completed including electrical and mechanical improvements, interior finishes and framing. The project started in December 2014 and was completion by November 2018.
- c. The applicant submitted an itemized list of cost that meets the threshold to be eligible for Historic Tax Certification.
- d. 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.

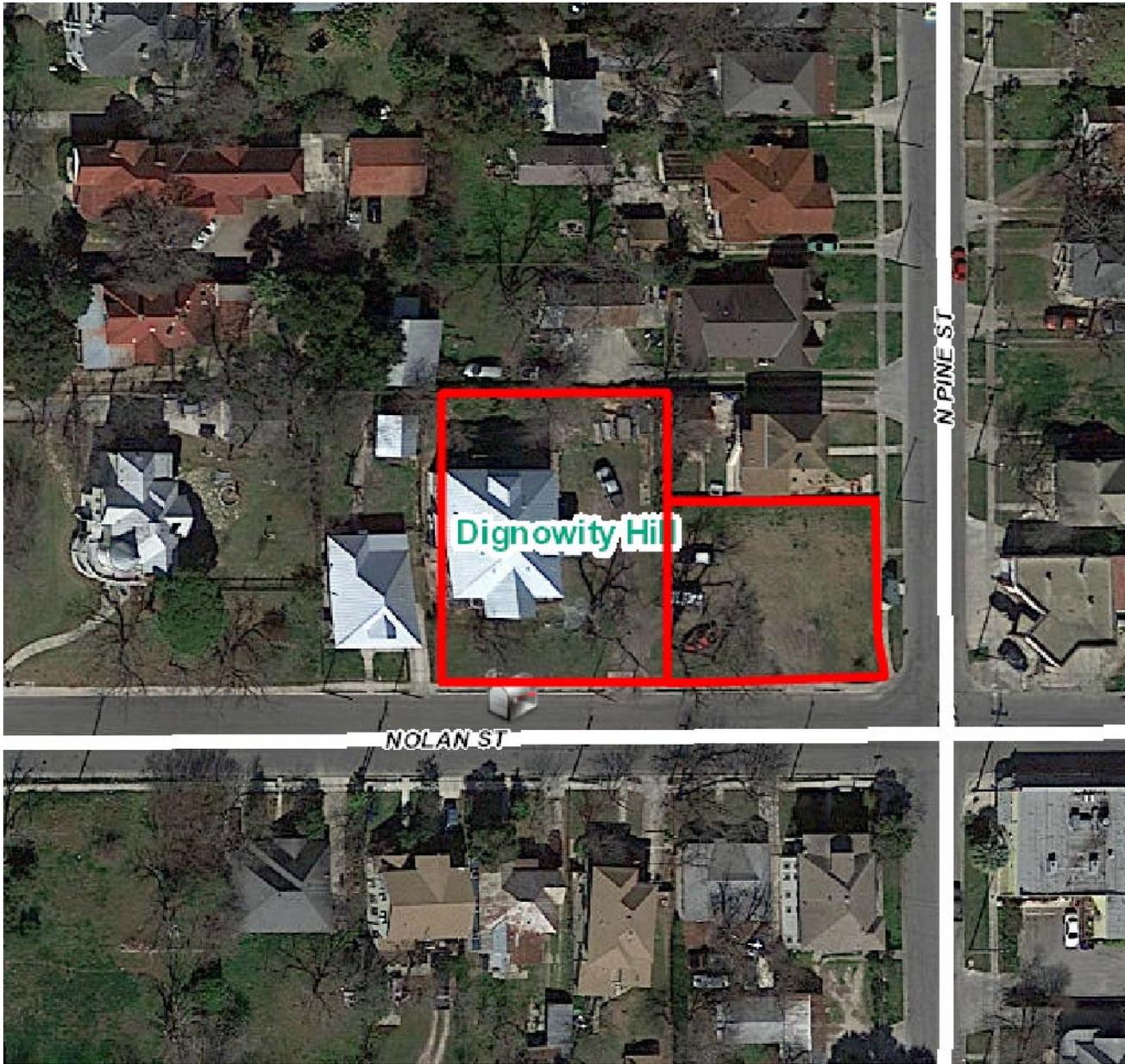
- e. Approval of Tax Verification by the HDRC in 2018 means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2019.

RECOMMENDATION:

Staff recommends approval of Historic Tax Verification based on findings b through d.

CASE MANAGER:

Huy Pham



N



Flex Viewer

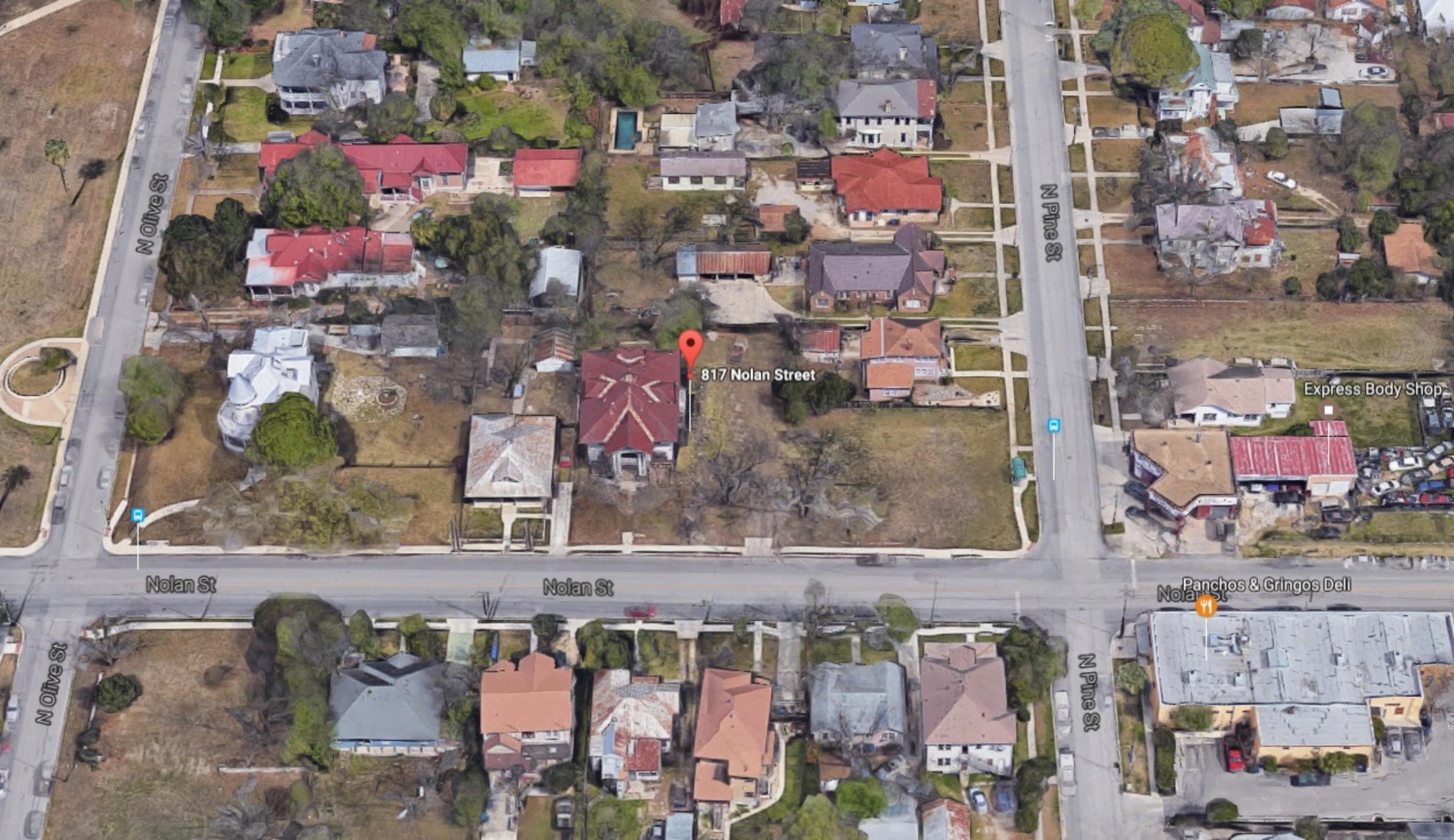
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Printed: Feb 20, 2017

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817 Nolan Street

Express Body Shop

Panchos & Gringos Deli

N Olive St

N Pine St

Nolan St

Nolan St

N Olive St

N Pine St



Product Marketing Manager - IBM Hybrid Cloud

Product Marketing Manager - Hybrid Cloud

Mission: Startups are exciting. That's why we've never stopped. For over a century IBM has been a company of inventors and innovators. We power the most important industries on the planet--from finance to telecommunications to scientific research. You may not know it but there's hardly a part of your daily life that isn't touched by an IBM client. IBM invented the relational database with Db2 and has been a leader in data management for decades. If you want to join a mature product line with a notable client list and that is still driving continuous innovation, join us in driving and amplifying the Db2 story in the market.

The IBM Hybrid Cloud team has first dibs on just about every cool pilot in the company. We're design thinkers who get to spend time honing new skills. We've changed the way IBM does marketing. We support our clients' data – whether in their own data centers or in the public cloud. We are helping them use that data on their journey to implement artificial intelligence in making their company a leader in their industry.

IBM Hybrid Cloud leads in digital transformation. What we do for our clients, we're doing for ourselves all the time: reinventing, learning what it takes to stay ahead of technological shifts and building what comes next. We're good at change because we've never been afraid of it. If you're the same, join us.

Role & Responsibility Summary:

The Product Marketing Manager at IBM marries deep customer, competitive and market understanding with in-depth product knowledge to develop and execute omni-channel go-to-market programs that deliver on business objectives.

As a champion in the market, you will help drive our Db2 value proposition and gain insights that enable you to contribute to our broader go-to-market strategy. You will be client centric, data driven and agile to the core to deliver optimal business outcomes. Attention to detail and an eye for quality, along with the ability to grasp and translate technical capabilities into benefits is crucial.

You will be responsible for the external positioning of our Db2 database products, working across the marketing team on content as well as inbound and outbound marketing activities. In this role, you will develop strategic marketing plans for Db2 through market research, competitive analysis, customer engagement, and business planning. Working closely with

Development and Business Services Center
Office of Historic Preservation
1901 S. Alamo
San Antonio, Texas 78204

October 19, 2018

To Whom It May Concern

My husband and I are submitting our Tax Verification Application for our property located at 817 Nolan. This house was converted into a duplex early in the 20th century and we have converted it back to a single family residence.

The exterior modifications included the renovation of an existing 2nd story porch on the east side of the house and the addition of a 2nd story porch on the north side of the house, a roof over a section of the wrap-around porch on the east side of the house and a wrap-around porch on the south, east and north side of the 1st level of the house and new stairs to the south, east and north side of the house. This request was approved on Dec. 22, 2014 by your office and the request number is#2014-310.

Following are the new or updated items projects added to the house:

- New HVAC System with 3 units, one for each floor
- New Plumbing System all the way to the curb to include new water heaters
- New Electrical system
- New Cement pier & beam foundation
- New Metal roof
- New Spiral staircase at rear of house
- New Sheetrock & texture throughout the house
- New Paint on the interior and exterior
- New Aeratis tongue & groove flooring on all exterior porch floors
- New Foam insulation on all exterior walls and blown-in insulation in attic
- New Double-pane insulated wood windows, sidelights and transoms that matched the design of original windows, sidelights and transoms
- All wood floors were sanded, stained and polyurethaned
- All door & window trim and floor boards were sanded down to wood and stained
- Original claw foot tubs were resurfaced and used
- An original kitchen sink and bathroom sink were refinished and used in the kitchen and laundry room
- Original door hardware was used or bought for doors that were missing the hardware
- New Kitchen and bathroom cabinets & hardware
- New finished out attic to be used as office space
- New Support beams added to the 1st floor ceilings to add "stiffness" to the house
 - Beams are wrapped with stained wood for decorative appeal
- New 6" crown molding in every room
- All existing doors were sanded down to wood and stained to include the pocket doors separating the formal living room and dining room
- New lighting fixtures

- New smoke and carbon detectors throughout the house
- The stairs, handrails and spindles were all sanded down and stained
- New security system on interior and exterior of house

Additional exterior work included adding a new 3-car garage, new exterior attached storage room and half bath, new covered patio, new iron fence in front of house, new privacy fence on sides and rear of house and new sidewalks & driveway.

Because the house was a duplex, there were four kitchens and four small bathrooms and multiple rooms that made up bedrooms and living rooms for tenants. The interior of the house was re-designed to have:

1st Floor

- One large kitchen with new cabinets and countertops - This entailed knocking down interior walls that had made up two kitchens, a small dining room and a hallway
- New mechanical room
- New kitchen pantry
- New "sports" room - We knocked down one wall and joined two rooms
- Formal living room
- Formal dining room
- Center room
- One guest bedroom
- One full bathroom
- New half-bathroom

2nd Floor

- The East side of the 2nd story is the Master Suite which includes the bedroom, bathroom and closet
 - One wall was knocked down to make a large master bedroom
 - Two previous rooms make up the master bathroom and master closet
 - Master bathroom includes a new walk-in tiled shower along with a claw-foot tub
- Three guest bedrooms
- One Jack & Jill full bathroom joining bedrooms 1 and 2
- One hallway full bathroom
- One laundry room
- Closets were added to all guest bedrooms since the house didn't have any
- The few closets we had were reconfigured so that we now have two hallway closets and two small closets in the master bedroom

3rd Floor

- The attic was finished out so that we can use it as an office complete with new windows and a skylight that replaced original vents

We started working on the house in April of 2015 but the approval was provided in December, 2014. The appraised value of the house in 2013 and 2014 was \$97,330 and \$105,780 respectively. My understanding is that taxes are determined based on the assessment prior to the improvements made. If true, than the correct appraised value would be for the \$97,330 when looking at the correct assessed value for taxes.

Completed Renovation - South View



Completed Renovation - West View



Completed Renovation - East View



Completed Renovation – North View



Completed Renovation - Garage & Attached Storage & Half Bath



Completed Renovation - Covered Patio





RENOVATION & ADDITIONS FOR
MR. & MRS. ALLEN FRANCOIS

WILLS-LIPSCOMB ARCHITECTS
 ACCUTECH CONSULTANTS, LLC STRUCTURAL ENGINEERING LLC
 QUADTECH ENGINEERING, INC.

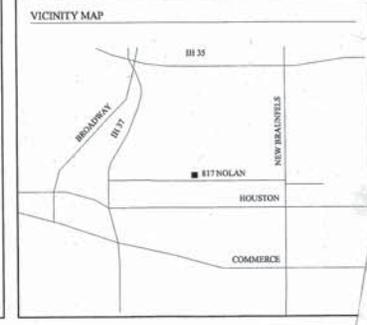
CONSTRUCTION DOCUMENTS
 APRIL 11, 2006

INDEX OF DRAWINGS

G101	GENERAL INFORMATION
D101	DEMOLITION SITE PLAN
D201	DEMOLITION FIRST FLOOR PLAN
D301	DEMOLITION SECOND FLOOR PLAN
D203	DEMOLITION ATTIC FLOOR PLAN
D901	DEMOLITION ELEVATIONS
D902	DEMOLITION ELEVATIONS
A101	SITE PLAN
A201	FIRST FLOOR PLAN
A202	SECOND FLOOR PLAN
A203	ATTIC FLOOR PLAN
A205	GARAGE PLANS & ELEVATIONS
A206	KITCHEN BUILDING PLANS & ELEVATIONS
A301	ELEVATIONS
A302	ELEVATIONS
A401	DOOR & WINDOW SCHEDULES
A501	SITE ELECTRICAL PLAN
A502	FIRST FLOOR ELECTRICAL PLAN
A503	SECOND FLOOR ELECTRICAL PLAN
A504	ATTIC ELECTRICAL PLAN
A701	WALL SECTIONS
A702	WALL SECTIONS
A703	WALL SECTIONS
A704	WALL SECTIONS
S101	FOUNDATION AND PIER FRAMING PLANS
S102	ROOF, ATTIC AND SECOND FLOOR FRAMING PLANS
S301	STRUCTURAL DETAILS
S301	SITEGRADING PLAN, SCHEDULES, STRUCTURAL SPECIFICATIONS
S302	STRUCTURAL SPECIFICATIONS
S303	STRUCTURAL SPECIFICATIONS
S304	STRUCTURAL SPECIFICATIONS
M101	MECHANICAL FLOOR PLANS
M102	MECHANICAL SCHEDULES

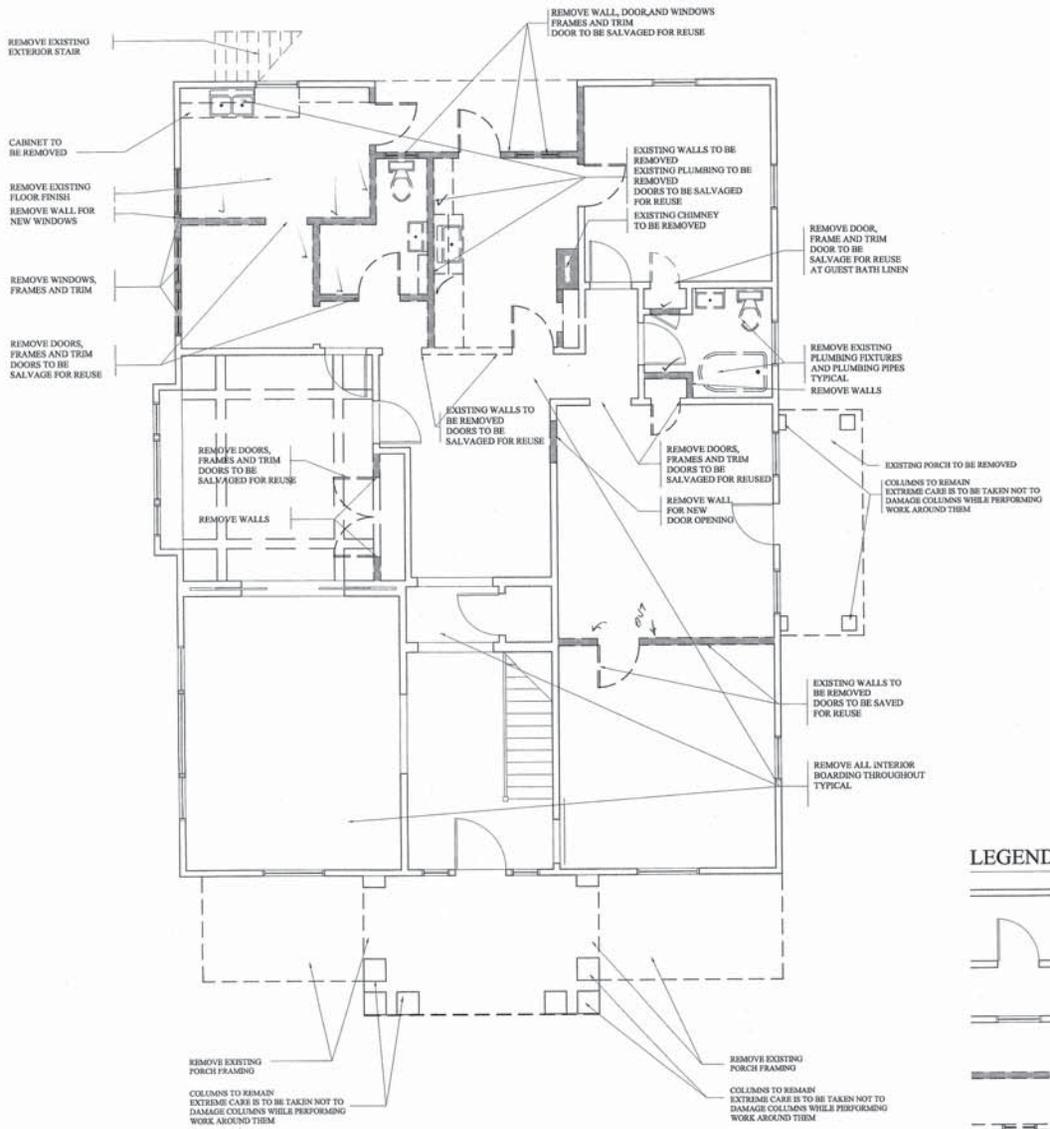
SUMMARY CODE ANALYSIS

- PROJECT NAME AND DESCRIPTION
 RENOVATIONS AND ADDITIONS FOR
 MR. & MRS. ALLEN FRANCOIS
- PROJECT LOCATION
 817 NOLAN STREET
 SAN ANTONIO, TEXAS 78202
- APPLICABLE CODES:
 INTERNATIONAL RESIDENTIAL CODE 2003 EDITION
 INTERNATIONAL ENERGY CONSERVATION CODE (NOT APPLICABLE)
- OCCUPANCY CLASSIFICATION
 R-3 RESIDENTIAL
- CONSTRUCTION CLASSIFICATION
 TYPE V-B
- HEIGHT & AREA LIMITS
 3 STORES
 UL



Reproductions and Additions for
MR. & MRS. ALLEN FRANCOIS
 817 NOLAN
 SAN ANTONIO, TX
WILLS-LIPSCOMB ARCHITECTS
 3218 KELLWOOD
 SAN ANTONIO, TX 78221
 210.486.8713
 www.willslipcomb.com





GENERAL NOTES:

1. CONTRACTOR TO REMOVE AND DISPOSE OF ALL MATERIALS SCHEDULED FOR REMOVAL IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS.
2. CONTRACTOR TO NOTIFY OWNER PRIOR TO REMOVAL OF ANY HAZARDOUS MATERIALS.
3. EXTENT OF NOTES AND LOCATIONS OF ITEMS FOR DEMOLITION SHOWN ARE DIAGRAMMATIC ONLY AND DO NOT REPRESENT ALL ITEMS TO BE DEMOLISHED. THE CONTRACTOR IS TO THOROUGHLY INSPECT THE SITE AND INCLUDE IN THE BID ALL PROVISIONS FOR DEMOLITION AND CUTTING AND PATCHING TO MAKE THE CONSTRUCTION AREA READY TO ACCOMMODATE WORK.
4. COMPLETELY REMOVE ALL EXISTING DIRT AND DEBRIS FROM THE CONSTRUCTION AREA.
5. PRIOR TO BEGINNING DEMOLITION AND NEW CONSTRUCTION WORK, CAREFULLY STUDY AND COMPARE CONTRACT DOCUMENTS WITH EXISTING CONDITIONS AT JOB SITE. REPORT TO THE ARCHITECT, BEFORE BEGINNING ANY WORK, PERCEIVED DISCREPANCIES, INCONSISTENCIES AND OMISSIONS.
6. USE EXTREME CAUTION NOT TO DAMAGE EXISTING SURFACES TO REMAIN.
7. USE EXTREME CAUTION THAT EXISTING BUILDING STRUCTURAL SYSTEM TO REMAIN IS NOT DAMAGED DURING CONSTRUCTION. PROTECT FROM DUST, DEBRIS, OR WATER DAMAGE.

LEGEND

	EXISTING WALL TO REMAIN		EXISTING CABINET TO BE REMOVED
	EXISTING DOOR TO REMAIN		EXISTING TOILET TO BE REMOVED
	EXISTING WINDOW TO REMAIN		EXISTING SINK TO BE REMOVED
	EXISTING WALL TO BE REMOVED		EXISTING SINK TO BE REMOVED
	EXISTING WINDOW TO BE REMOVED		EXISTING TUB TO BE REMOVED
	EXISTING DOOR TO BE REMOVED AND SALVAGED		

16 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

Renovations and Additions for
MR. & MRS. ALLEN FRANCOIS
 1400 W. 14TH AVENUE
 DALLAS, TEXAS 75207
WILLS LIPSCOMB ARCHITECTS
 1111 W. HIGHTOWER
 DALLAS, TEXAS 75205
 TEL: 972.382.7171
 FAX: 972.382.7171
 www.willslip.com

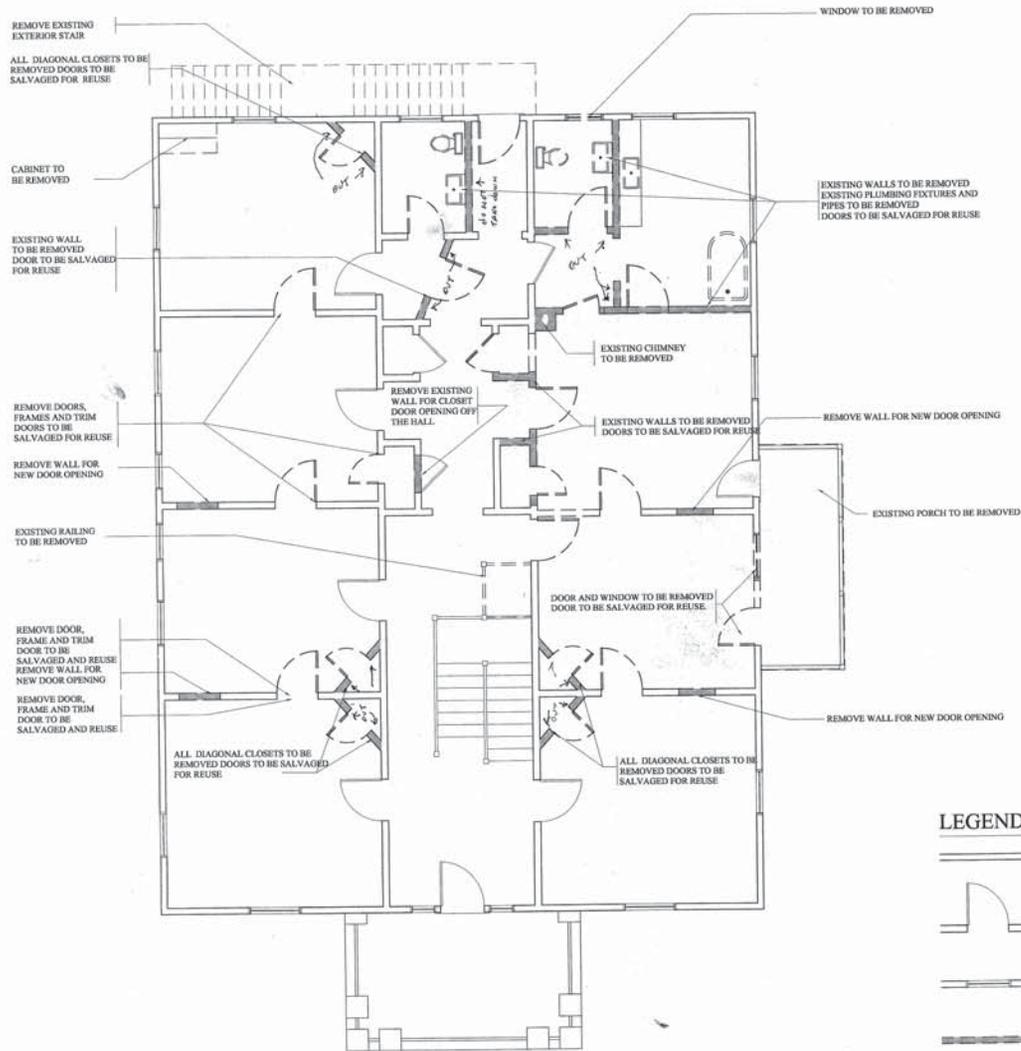
REVISIONS



CONSTRUCTION DOCUMENTS

DATE: 04/06
 DRWN BY: JBW-L
 PROJ NO: 2004.06
 CHKD BY: JBW-L
 SHEET NO:

D201



GENERAL NOTES:

1. CONTRACTOR TO REMOVE AND DISPOSE OF ALL MATERIALS SCHEDULED FOR REMOVAL IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS.
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3. EXTENT OF NOTES AND LOCATIONS OF ITEMS FOR DEMOLITION SHOWN ARE DIAGRAMMATIC ONLY AND DO NOT REPRESENT ALL ITEMS TO BE DEMOLISHED. THE CONTRACTOR IS TO THOROUGHLY INSPECT THE SITE AND INCLUDE IN THE BID ALL PROVISIONS FOR DEMOLITION AND CUTTING AND PATCHING TO MAKE THE CONSTRUCTION AREA READY TO ACCOMMODATE WORK.
4. COMPLETELY REMOVE ALL EXISTING DEBT AND DEBRIS FROM THE CONSTRUCTION AREA.
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7. USE EXTREME CAUTION THAT EXISTING BUILDING STRUCTURAL SYSTEM TO REMAIN IS NOT DAMAGED DURING CONSTRUCTION. PROTECT FROM DUST, DEBRIS, OR WATER DAMAGE.

LEGEND

	EXISTING WALL TO REMAIN		EXISTING CABINET TO BE REMOVED
	EXISTING DOOR TO REMAIN		EXISTING TOILET TO BE REMOVED
	EXISTING WINDOW TO REMAIN		EXISTING SINK TO BE REMOVED
	EXISTING WALL TO BE REMOVED		EXISTING SINK TO BE REMOVED
	EXISTING WINDOW TO BE REMOVED		EXISTING TUB TO BE REMOVED
	EXISTING DOOR TO BE REMOVED AND SALVAGED		

16 SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

Renovation and Additions for
MR. & MRS. ALLEN FRANCOIS
 4070 HOLLAN
 SAN ANTONIO, TX 78201
WILLS-LIPSCOMB ARCHITECTS
 2116 WILKINSON
 SAN ANTONIO, TX 78201
 TEL: 512/349-1111
 FAX: 512/349-1111
 www.willslipcomb.com

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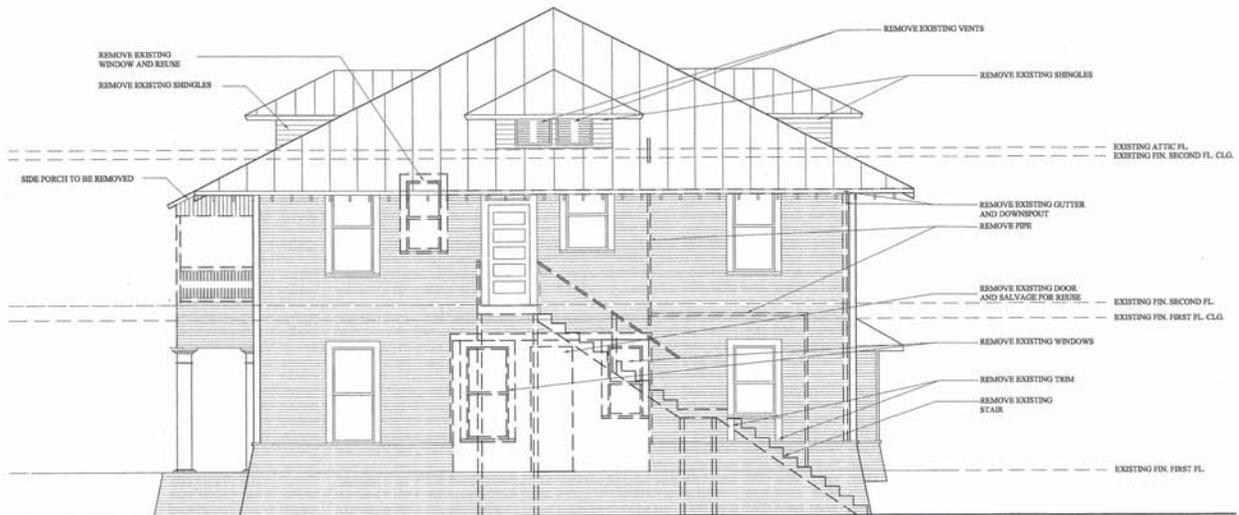
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DATE: 04/18/06
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 PROJ NO: 2004.06
 CHKD BY: JBW-L
 SHEET NO:

D202



6 SOUTH DEMOLITION ELEVATION
SCALE: 1/4" = 1'-0"



16 NORTH DEMOLITION ELEVATION
SCALE: 1/4" = 1'-0"

Renovations and Additions for
MR. & MRS. ALLEN FRANCOIS
 847 DELAN SAN ANTONIO, TX
WILLIS LIPSCOMB ARCHITECTS
 211 S. WILLOW SAN ANTONIO, TX 78211
 TEL: 512.345.1234 FAX: 512.345.1234
 www.willislipcomb.com

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CONSTRUCTION DOCUMENTS

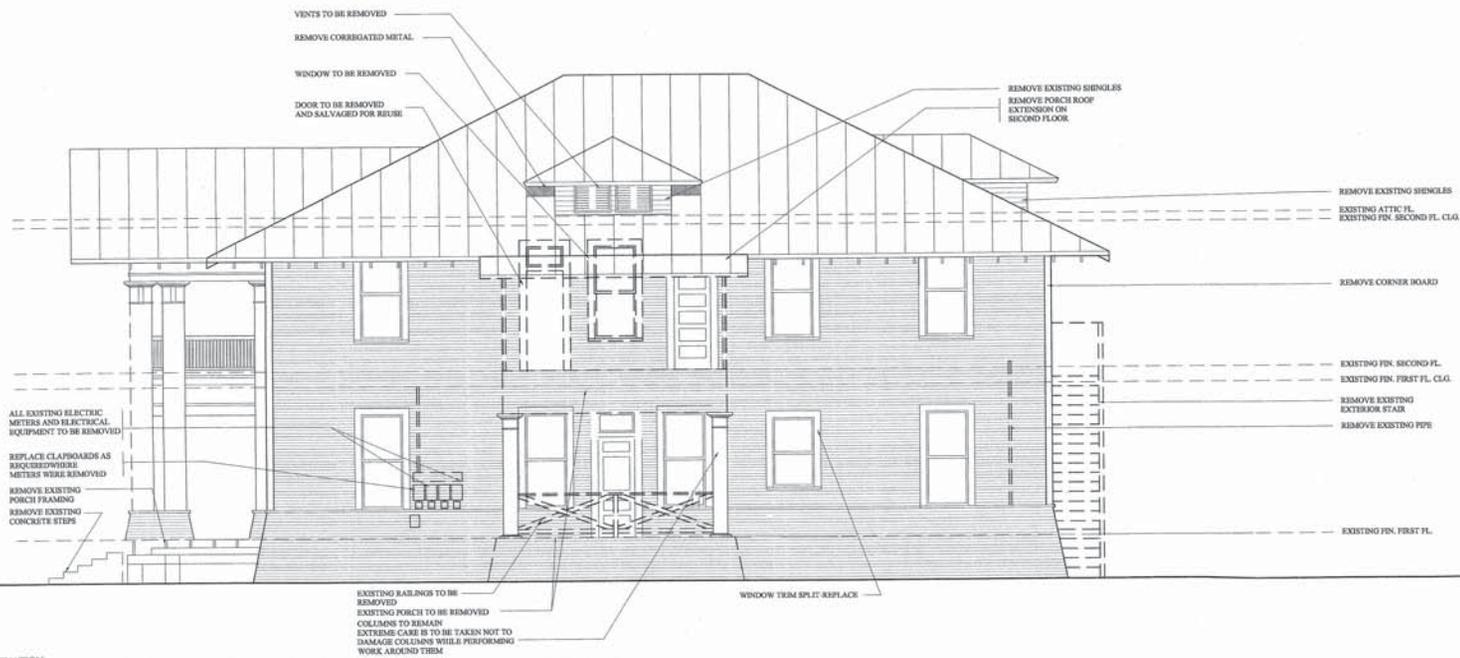
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 PROJ NO 2004.06
 CHKD BY JBW-L
 SHEET NO

D301



GENERAL NOTES:
 ANY ROTTEN CLAPBOARD, DOOR TRIM, WINDOW TRIM, RAFTER TAIL OR ROOF BOARDING IS TO BE REPLACED
 FILL ALL NAIL HOLES GAPS @ CLAPBOARDS AND TRIM
 REPLACE ALL WINDOW CAP AND PAN FLASHING AND SASH COORD
 REGLAZE WINDOWS AND REGLUE MUNTINS

6 WEST DEMOLITION ELEVATION
 SCALE: 1/4" = 1'-0"



16 EAST DEMOLITION ELEVATION
 SCALE: 1/4" = 1'-0"

Renovations and Additions for
MR. & MRS. ALLEN FRANCOIS
 4775 N. GARDEN
 SAN ANTONIO, TX
WELLS LIPSCOMB ARCHITECTS
 1414 BURNHAMWOOD
 SAN ANTONIO, TX 78222
 210.481.8713
 www.wellsarch.com

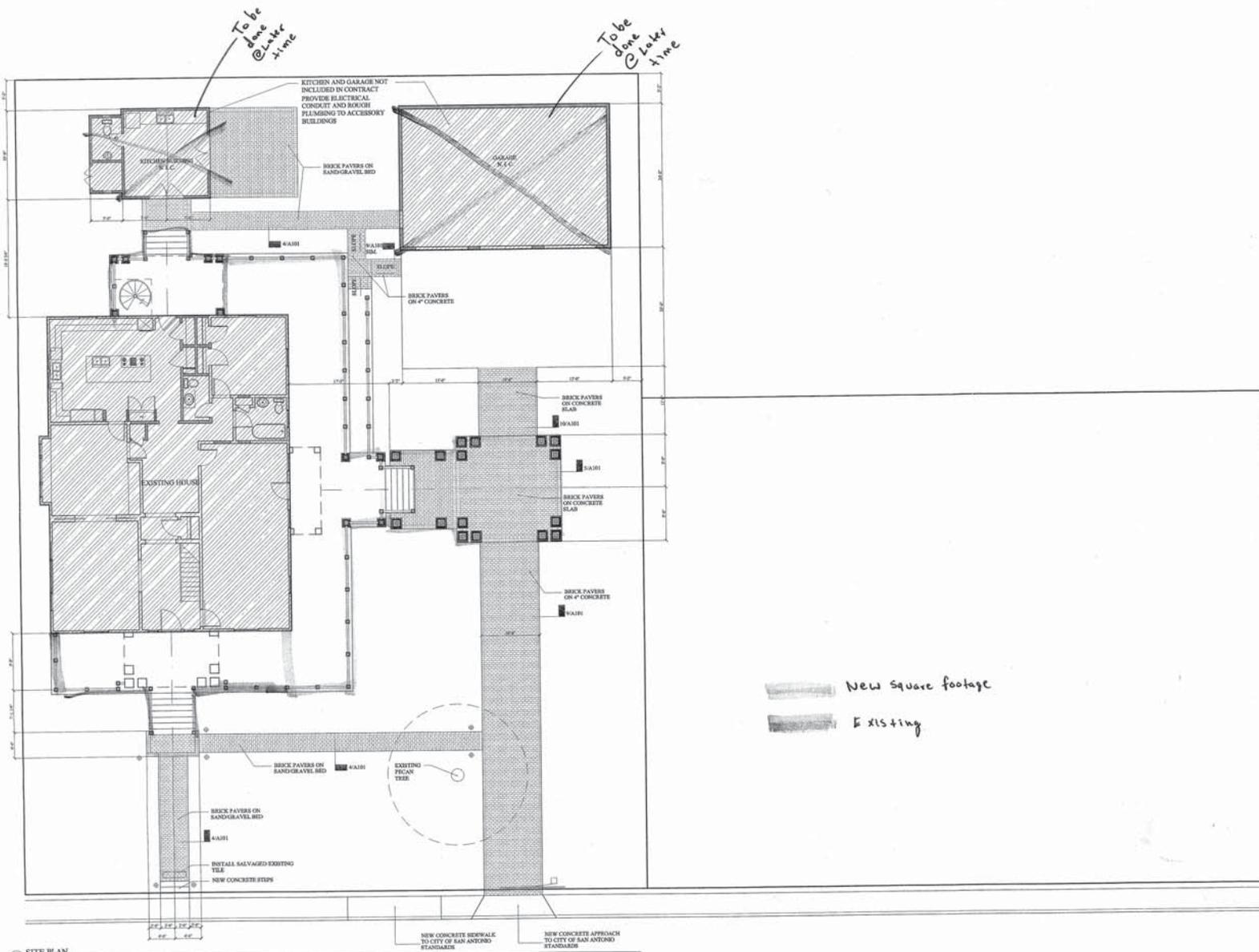
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CONSTRUCTION DOCUMENTS

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 PROJ NO 2004.06
 CHKD BY JBW-J
 SHEET NO

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

Renovations and Additions for
MR. & MRS. ALLEN FRANCOIS
 47 WILSON
 SAN ANTONIO, TX
WILLS-LIPSCOMB ARCHITECTS
 3218 W. BELLEVUE
 SAN ANTONIO, TX 78212
 210.881.8171
 210.881.8113
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REVISIONS

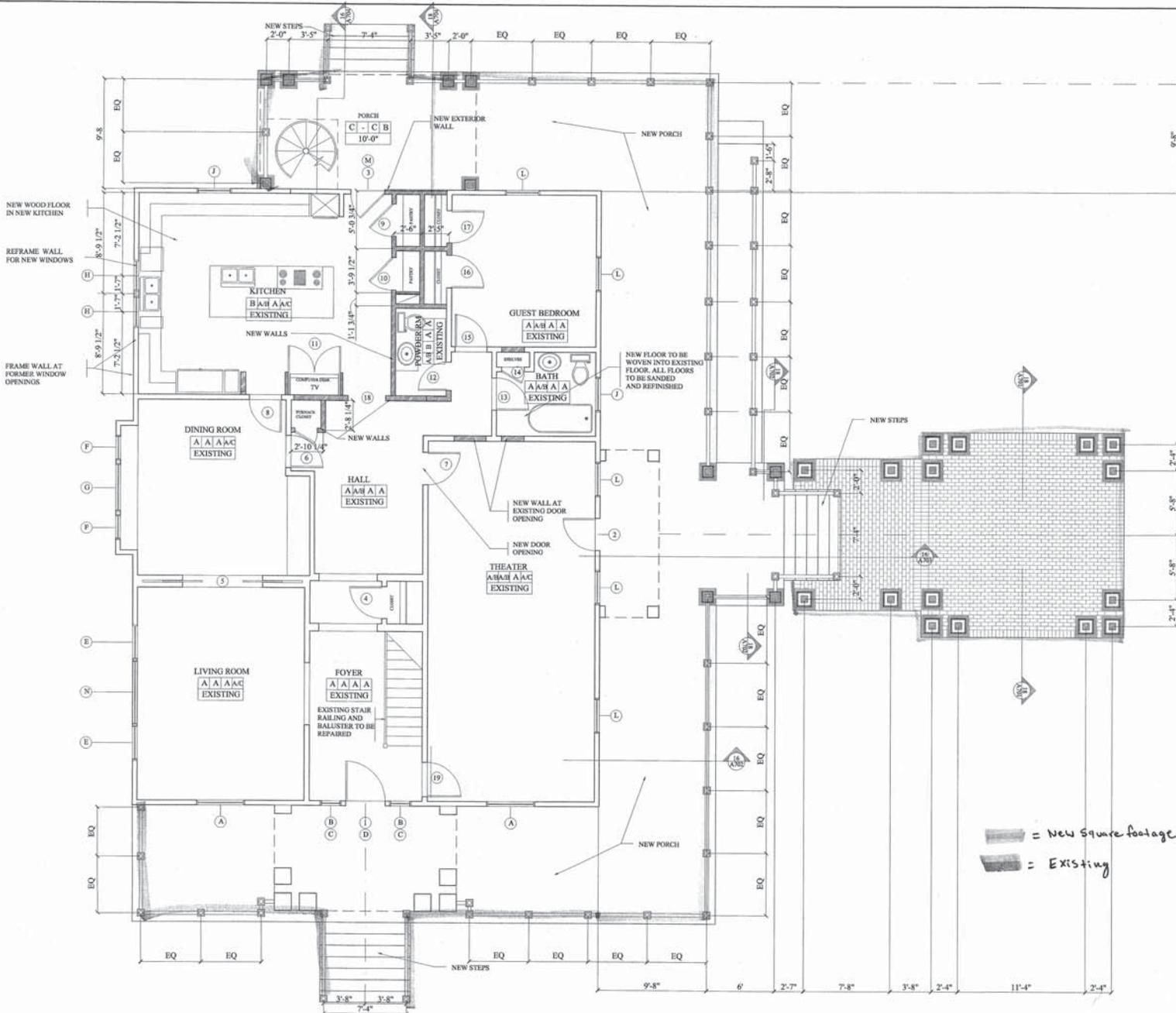


CONSTRUCTION DOCUMENTS

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 PROJ NO 2004.06
 CHKD BY JBW-L
 SHEET NO

A101

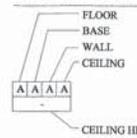
SITE PLAN BASED ON SURVEY OF LOTS 2 AND 4 AT 817 WILSON STREET SAN ANTONIO, TX. PREPARED BY ROBIN GRIFFIN, INC., ROY BOON, PROFESSIONAL LAND SURVEYOR. 11/21/2004. SAN ANTONIO, TX 78247-4117 AND DATED JUNE 23, 2004 AND SURVEY OF LOTS 2 AND 4 AT WILSON ST. SAN ANTONIO, TX. PREPARED BY STEPHEN G. COOK, PROFESSIONAL LAND SURVEYOR. 12/04/2004. SITE 107, SAN ANTONIO, TX. 78247-4117 AND DATED JULY 3, 2004.



GENERAL NOTES:

- WHERE FLOOR NEEDS TO BE PATCHED NEW FLOOR BOARDS TO BE WOVEN INTO THE EXISTING FLOOR
- ALL FLOORS TO BE SANDED AND REFINISHED
- ALL EXISTING DOORS TO BE REFINISHED AND HARDWARE TO BE REPLACED
- NEW GYPSUM BOARD ON ALL WALLS AND CEILINGS
- ALL GYPSUM BOARD TO BE INSTALLED WITHOUT REMOVING EXISTING BASEBOARD AND TRIM
- INTERIOR CASWORK, AND TRIM PAINTING AND STAINING/SEALING NOT INCLUDED IN THIS CONTRACT
- PAINTING WALLS AND CEILINGS NOT INCLUDED IN THIS CONTRACT

ROOM FINISH LEGEND



- FLOOR**
- A EXISTING WOOD FLOOR TO BE REFINISHED
 - B NEW WOOD FLOOR TO MATCH EXISTING
 - C 5/4" x 3 1/2" DECK BOARDS
 - D CONCRETE UNFINISHED
 - E TILE
- BASE**
- A EXISTING WOOD BASE TO BE REFINISHED
 - B NEW WOOD BASEBOARD TO MATCH EXISTING
- WALL**
- A NEW GYPSUM BOARD
 - B CERAMIC TILE
 - C WOOD CLAPBOARDS
- CEILING**
- A NEW GYPSUM BOARD
 - B 3/4" x 3 1/2" WOOD BOARDS
 - C NEW CEILING BEAMS

[Handwritten] = New Square footage
[Handwritten] = Existing

16 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

Renovations and Additions for
MR. & MRS. ALLEN FRANCOIS
 117 MELAN
 SAN ANTONIO, TX
WILLS-LIPSCOMB ARCHITECTS
 1113 E. BELLEVUE
 SAN ANTONIO, TX 78203
 210.888.8713
 www.wlls.com

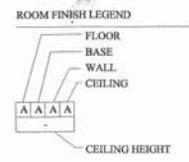
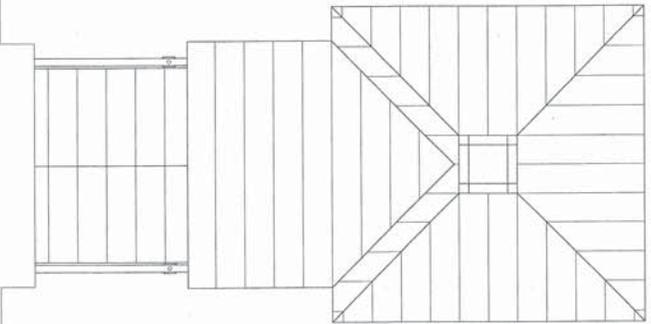
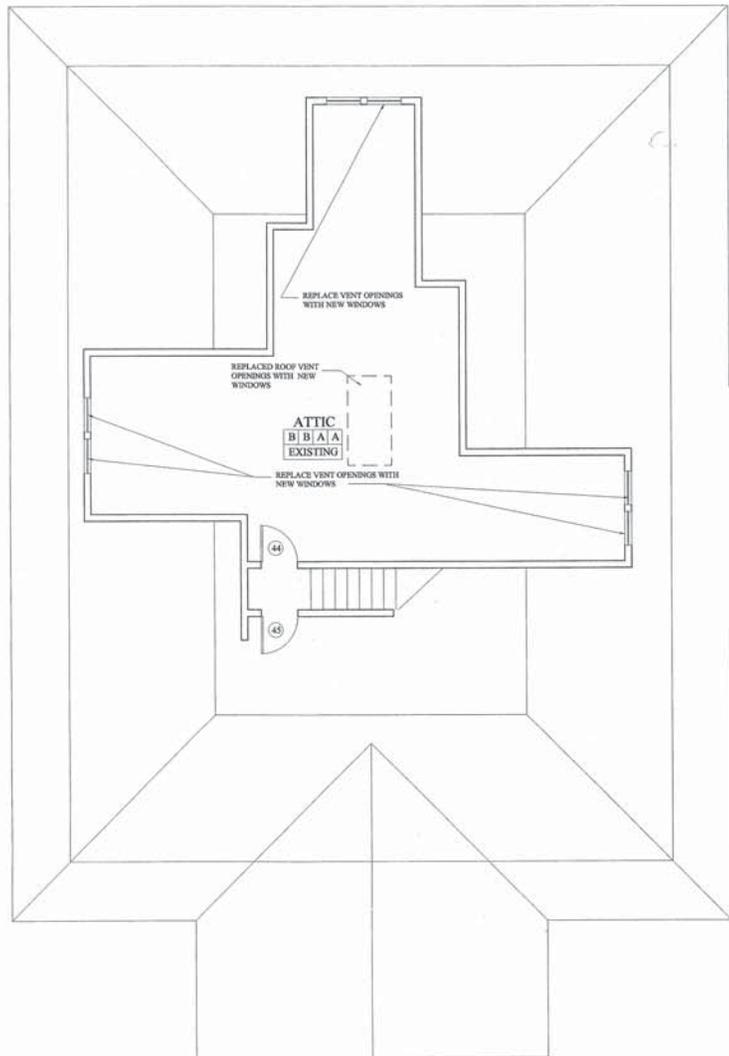
REVISIONS



CONSTRUCTION DOCUMENTS

DATE 04/16/06
 DRWN BY JBW-L
 PROJ NO 2004.06
 CHKD BY JBW-L
 SHEET NO

A201



- FLOOR**
- A EXISTING WOOD FLOOR TO BE REFINISHED
 - B NEW WOOD FLOOR TO MATCH EXISTING
 - C 5/4" x 3 1/2" DECK BOARDS
 - D CONCRETE UNFINISHED
 - E TILE
- BASE**
- A EXISTING WOOD BASE TO BE REFINISHED
 - B NEW WOOD BASEBOARD TO MATCH EXISTING
 - C TILE
 - WALL
 - A NEW GYPSUM BOARD
 - B CERAMIC TILE
 - C WOOD CLAPBOARDS
- CEILING**
- A NEW GYPSUM BOARD
 - B 3/4" x 3 1/2" WOOD BOARDS
 - C NEW CEILING BEAMS

16 ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0"

Renovations and Additions for
MR. & MRS. ALLEN FRANCOIS
 4117 WILSON
 SAN ANTONIO, TX
WILLS-LIPSCOMB ARCHITECTS
 1115 W. WELLSPOOD SAN ANTONIO, TX 78213
 TEL: 512.345.1111 FAX: 512.345.1111
 www.willslipcomb.com

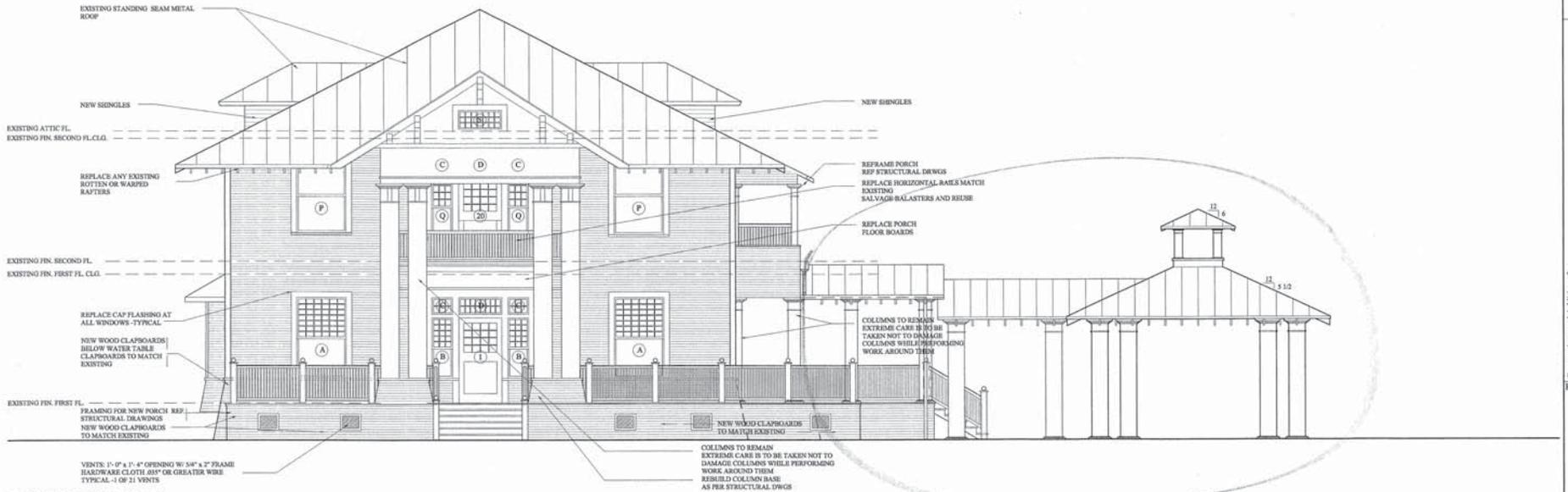
REVISIONS



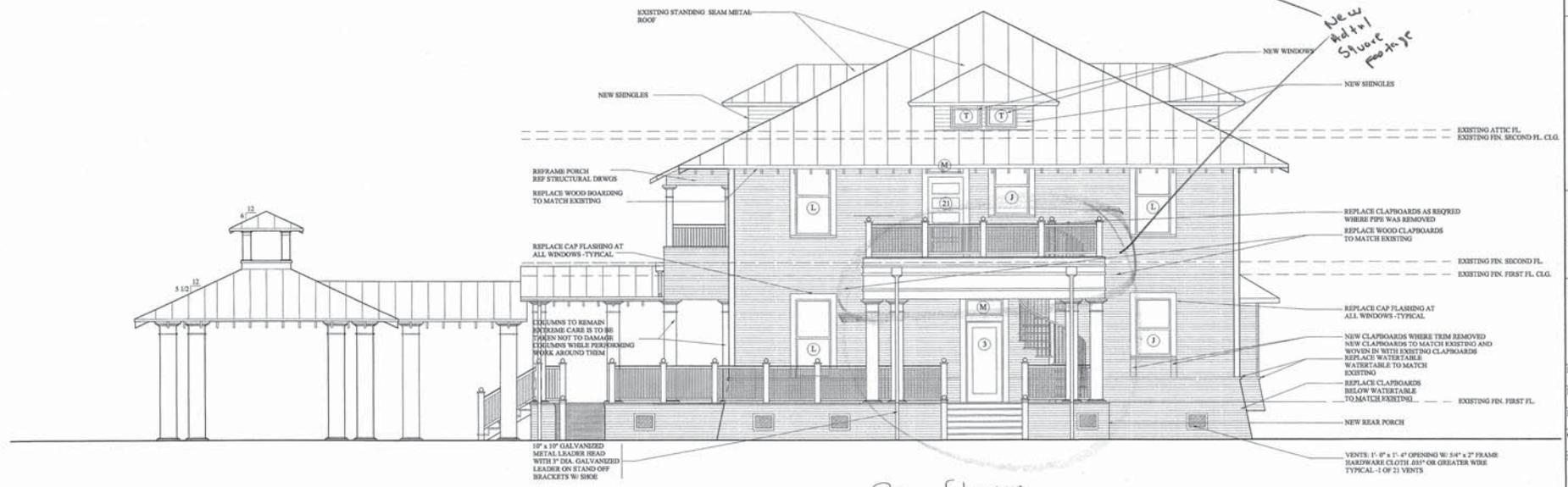
CONSTRUCTION DOCUMENTS

DATE 041008
 DRWN BY JBW-L
 PROJ NO 2004.06
 CHKD BY JBW-L
 SHEET NO

A203



6 SOUTH DEMOLITION ELEVATION
SCALE: 1/4" = 1'-0"



16 NORTH DEMOLITION ELEVATION
SCALE: 1/4" = 1'-0"

Rear Elevation

Revisions and Additions for
MR. & MRS. ALLEN FRANCOIS
1111 W. HARRISON
WILLS-LIPSCOMB ARCHITECTS
400 GARDEN ST. #101
HOUSTON, TX 77002
713.464.1111
www.willslipcomb.com

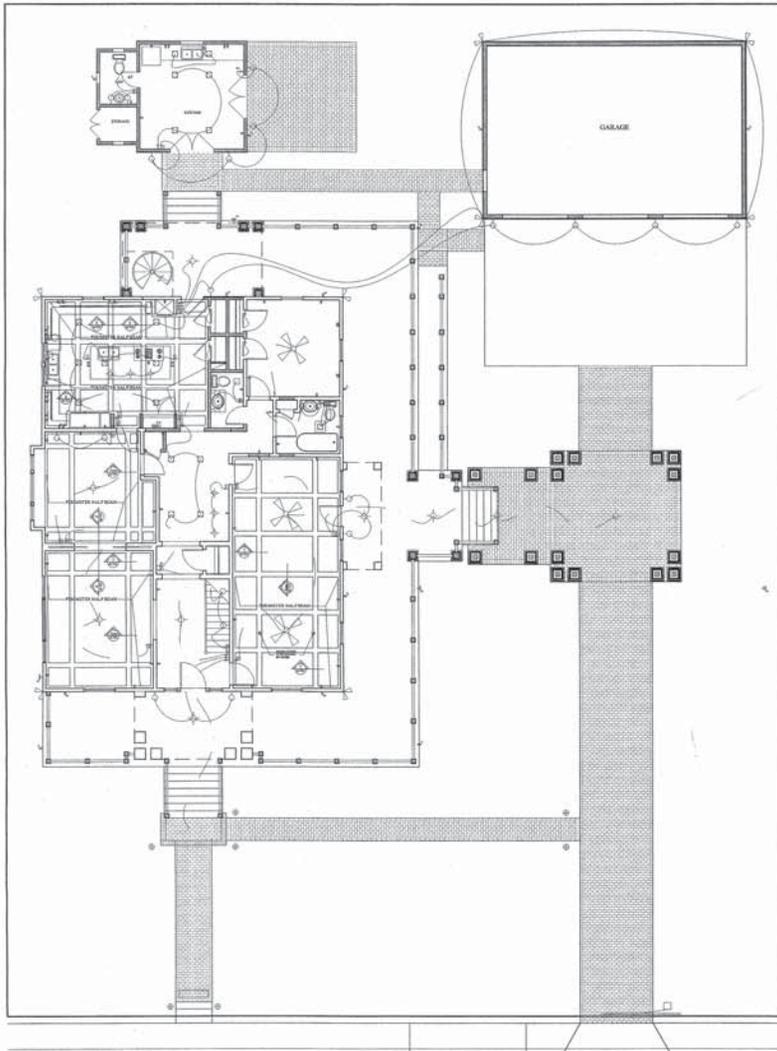
REVISIONS



CONSTRUCTION DOCUMENTS

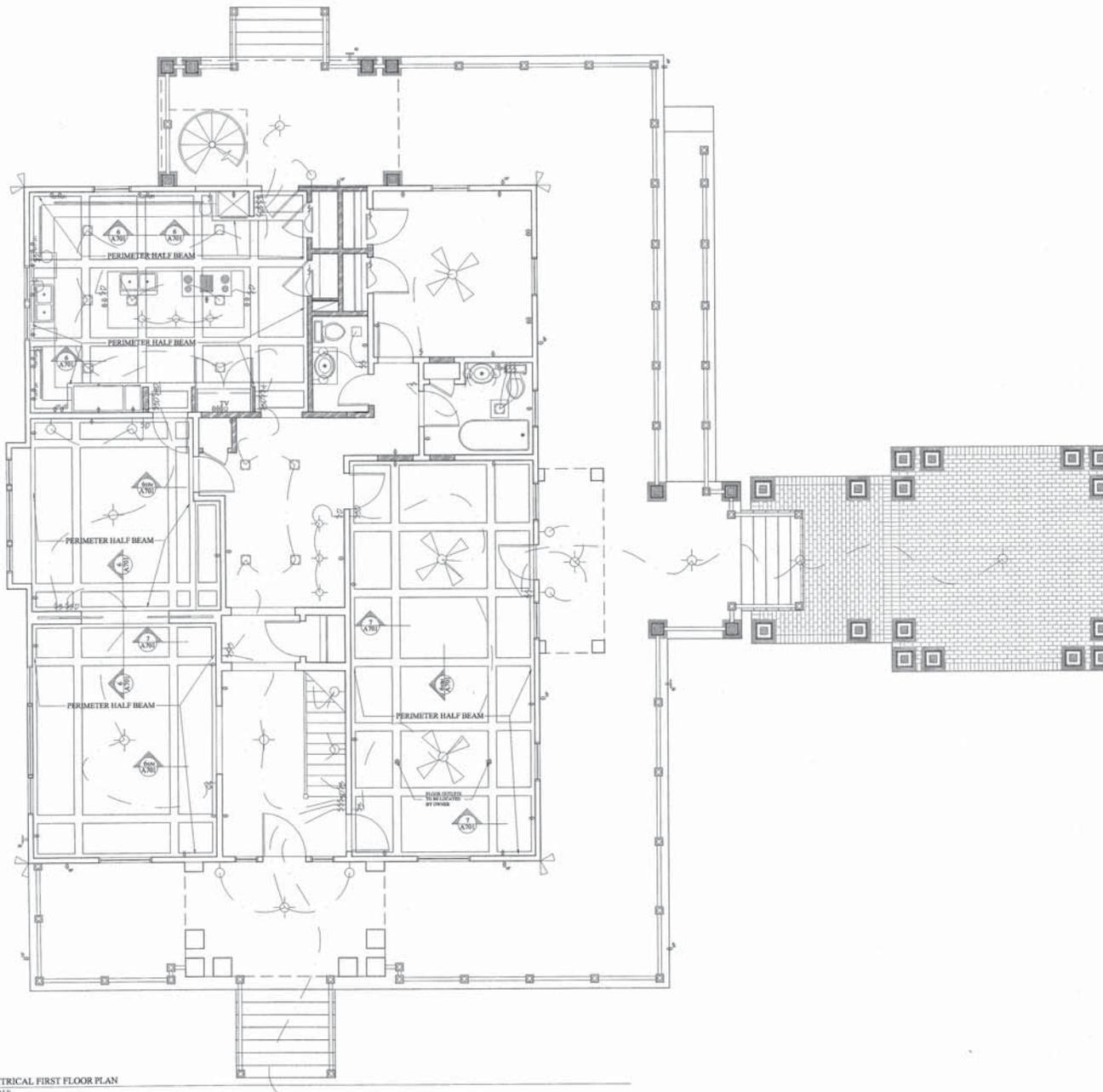
DATE: 04/06
DRWN BY: JBW-L
PROJ NO: 2004.06
CHKD BY: JBW-L
SHEET NO

A301



- SYMBOL LEGEND**
- RECESSED CEILING FIXTURE
 - ◻ RECESSED CEILING FIXTURE FOR SLOPED CEILINGS
 - WALL SCONCE
 - ⊙ CEILING MOUNTED FIXTURE
 - ⊠ HEAT, FAN, LIGHT SWITCHED SEPARATELY
 - ⊗ CEILING FAN
 - FLUORESCENT FIXTURE
 - ⊠ DUPLEX RECEPTACLE OUTLET
 - ⊠/2 DUPLEX RECEPTACLE OUTLET 1/2 HOT
 - ⊠/1 DUPLEX RECEPTACLE OUTLET W/ GFI
 - ⊠/HP WATERPROOF OUTLET
 - ⊠ RANGE OUTLET
 - ⊠/W/D SPECIAL OUTLET- DW, REF, W/D, ETC.
 - ⊠ FLOOR DUPLEX RECEPTACLE OUTLET
 - ⊠ TELEPHONE JACK
 - ⊠ FLOOD LIGHT
 - ⊠ TV OUTLET
 - S DIMMER SWITCH
 - S₂ DIMMER SWITCH
 - ⊠/3 THREE WAY SWITCH
 - ⊠/HP HOSE BIB





16 ELECTRICAL FIRST FLOOR PLAN
NO SCALE

- SYMBOL LEGEND**
- RECESSED CEILING FIXTURE
 - RECESSED CEILING FIXTURE FOR SLOPED CEILINGS
 - WALL SCONCE
 - CEILING MOUNTED FIXTURE
 - HEAT, FAN, LIGHT SWITCHED SEPARATELY
 - ⊗ CEILING FAN
 - FLUORESCENT FIXTURE
 - ⊘ DUPLEX RECEPTACLE OUTLET
 - ⊘/2 DUPLEX RECEPTACLE OUTLET 1/2
 - ⊘/2 HOT
 - ⊘/2/1 DUPLEX RECEPTACLE OUTLET W/ GF1
 - ⊘/2/1 WATERPROOF OUTLET
 - ⊘ RANGE OUTLET
 - ⊘/D SPECIAL OUTLET- DW, REF, W/D, ETC.
 - ⊘ FLOOR DUPLEX RECEPTACLE OUTLET
 - ⊘ TELEPHONE JACK
 - ⊘ FLOOD LIGHT
 - ⊘ TV OUTLET
 - ⊘ DIMMER SWITCH
 - ⊘ DIMMER SWITCH
 - ⊘ THREE WAY SWITCH
 - ⊘ HOSE BIB

Renovations and Additions for
MR. & MRS. ALLEN FRANCOIS
 4770 DOLAN SAN ANTONIO, TX
WILLIS LIPSCOMB ARCHITECTS
 1118 S. WILLOWWOOD SAN ANTONIO, TX 78222
 713.346.8713
 willis@wla.com

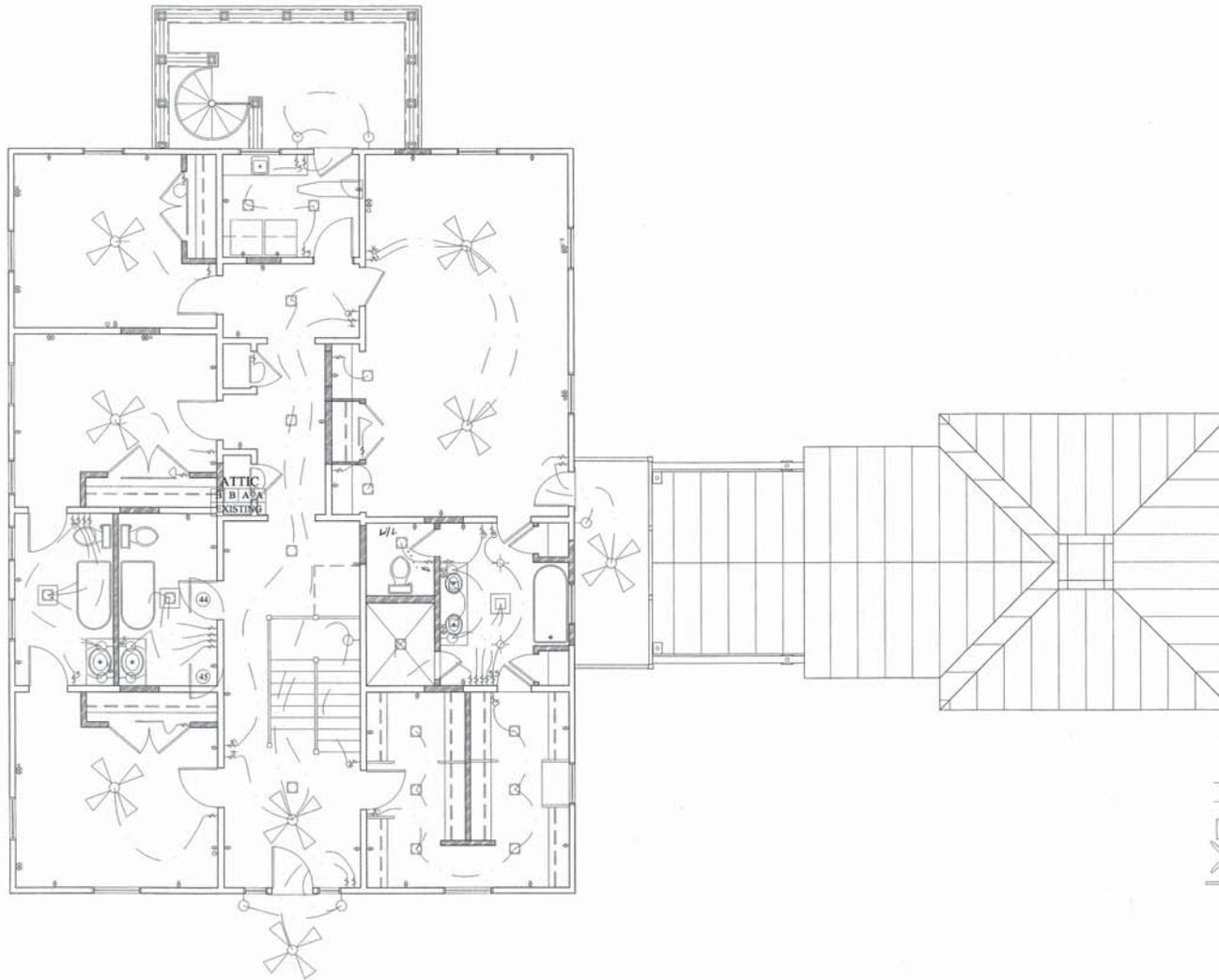
REVISIONS



CONSTRUCTION DOCUMENTS

DATE 03/06
 DRWN BY JBW-L
 PROJ NO 2004.06
 CHKD BY JBW-L
 SHEET NO

A502



16 ELECTRICAL SECOND FLOOR PLAN
NO SCALE

SYMBOL LEGEND

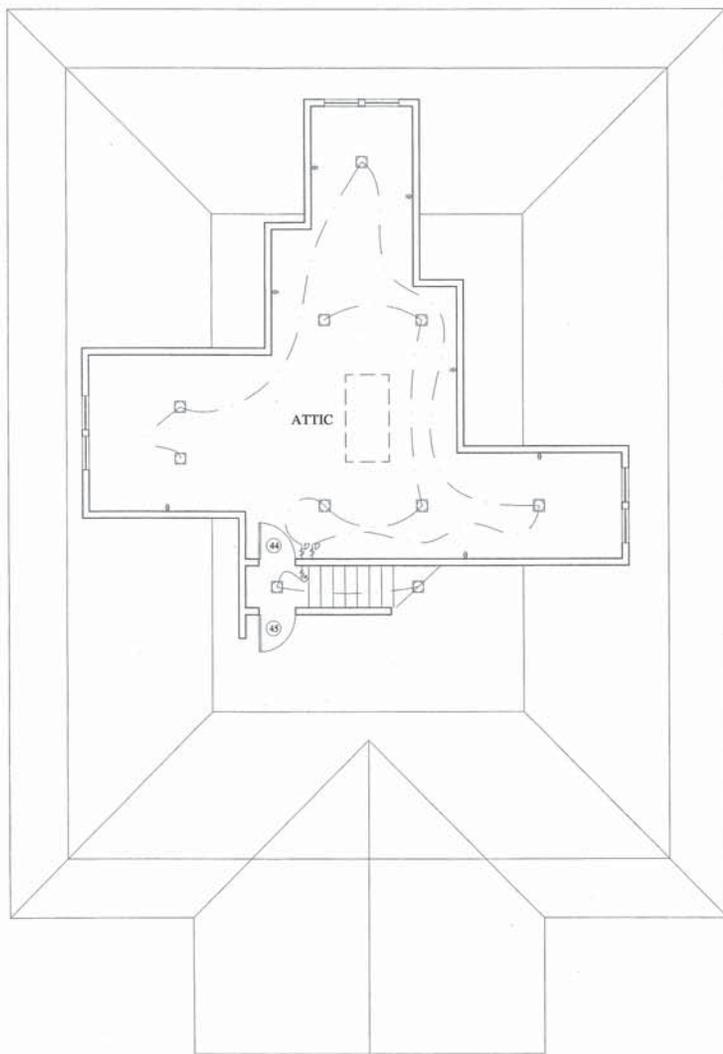
	RECESSED CEILING FIXTURE
	RECESSED CEILING FIXTURE FOR SLOPED CEILINGS
	WALL SCONCE
	CEILING MOUNTED FIXTURE
	HEAT, FAN, LIGHT SWITCHED SEPARATELY
	CEILING FAN
	FLUORESCENT FIXTURE
	DUPLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET 1/2 HOT
	DUPLEX RECEPTACLE OUTLET W/ GFI
	WATERPROOF OUTLET
	RANGE OUTLET
	SPECIAL OUTLET- DW, REF, WD, ETC.
	FLOOR DUPLEX RECEPTACLE
	OUTLET
	TELEPHONE JACK
	FLOOD LIGHT
	TV OUTLET
	DIMMER SWITCH
	DIMMER SWITCH
	THREE WAY SWITCH
	HOSE BIB

Renovations and Additions for
MR. & MRS. ALLEN FRANCOIS
 4770 EGAN SAN ANTONIO, TX
WILLS-LIPSCOMB ARCHITECTS
 1111 E. WILLOW SAN ANTONIO, TX 78203
 734.888.5113
 willslip@aol.com
 FEB 06 07 11

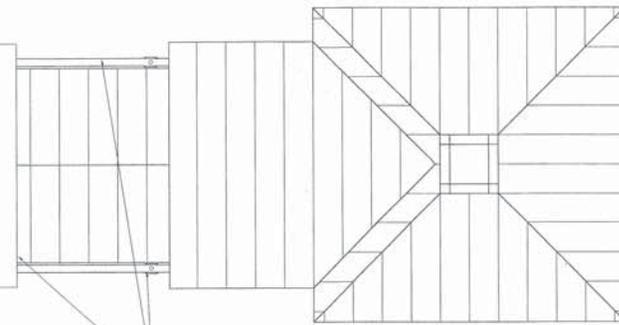


CONSTRUCTION DOCUMENTS
 DATE 06/06
 DRAWN BY JBW-L
 PROJ NO 2004.06
 CHKD BY JBW-L
 SHEET NO

A503



BOX SCUPPERS, GUTTERS AND
DOWNSPOUTS TYPICAL



SYMBOL LEGEND

- RECESSED CEILING FIXTURE
- RECESSED CEILING FIXTURE FOR SLOPED CEILINGS
- WALL SCONCE
- CEILING MOUNTED FIXTURE
- HEAT, FAN, LIGHT SWITCHED SEPARATELY
- CEILING FAN
- FLUORESCENT FIXTURE
- ⊘ DUPLEX RECEPTACLE OUTLET
- ⊘/2 DUPLEX RECEPTACLE OUTLET 1/2
- ⊘/H HOT
- ⊘/W/1 DUPLEX RECEPTACLE OUTLET W/ GFI
- ⊘/W/P WATERPROOF OUTLET
- ⊘/R RANGE OUTLET
- ⊘/W/D SPECIAL OUTLET- DW, REF, W/D, ETC
- ⊘ FLOOR DUPLEX RECEPTACLE OUTLET
- ⊘ TELEPHONE JACK
- ⊘ FLOOD LIGHT
- ⊘ TV OUTLET
- ⊘ DIMMER SWITCH
- ⊘/2 DIMMER SWITCH
- ⊘/3 THREE WAY SWITCH
- ⊘ HOSE BIB

16 ELECTRICAL ATTIC FLOOR PLAN
NO SCALE

Renovations and Additions for
MR. & MRS. ALLEN FRANCOIS
1417 WILSON
SAN ANTONIO, TX
WILLS-LIPSCOMB ARCHITECTS
112 S. WILSON
SAN ANTONIO, TX 78212
734.661.4111
willslipcomb.com

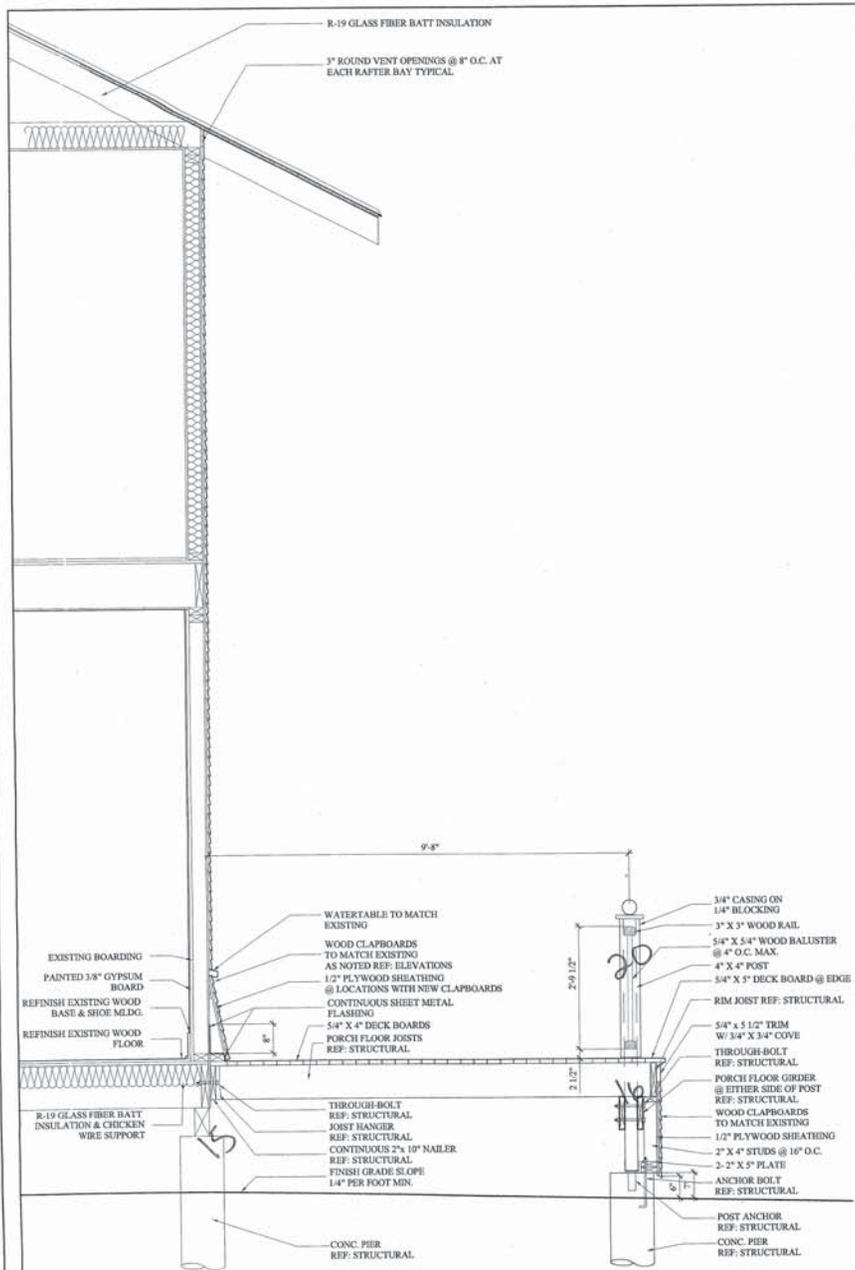
REVISIONS



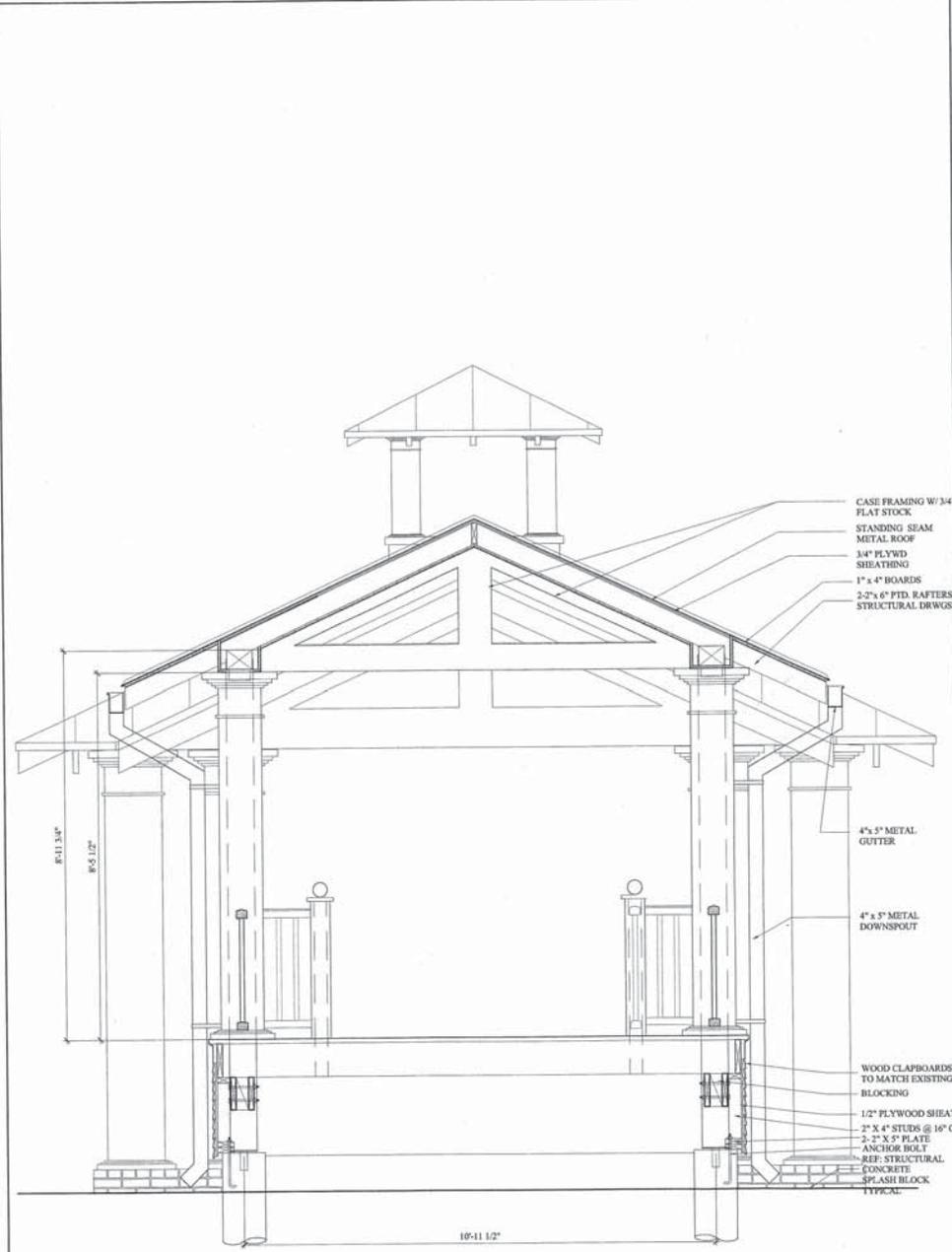
CONSTRUCTION
DOCUMENTS

DATE 04/10/06
DRWN BY JBW-L
PROJ NO 2004.06
CHKD BY JBW-L
SHEET NO

A504



16 DETAIL TITLE
SCALE: 3/4" = 1'-0"



18 DETAIL TITLE
SCALE: 3/4" = 1'-0"

Renovation and Additions for
MR. & MRS. ALLEN FRANCOIS
 147 W. MAIN
 SAN ANTONIO, TX
WILLS LIPSCOMB ARCHITECTS
 1110 S. GILBERT
 SAN ANTONIO, TX 78205
 TEL: 512.345.4321 FAX: 512.345.4322
 www.willslip.com
 P131804.DWG
 1/28/04 05:13

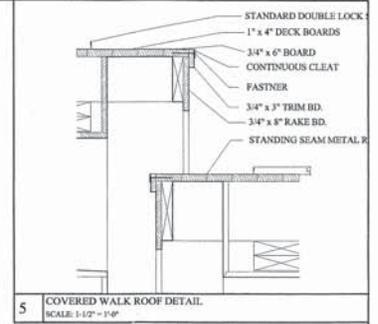
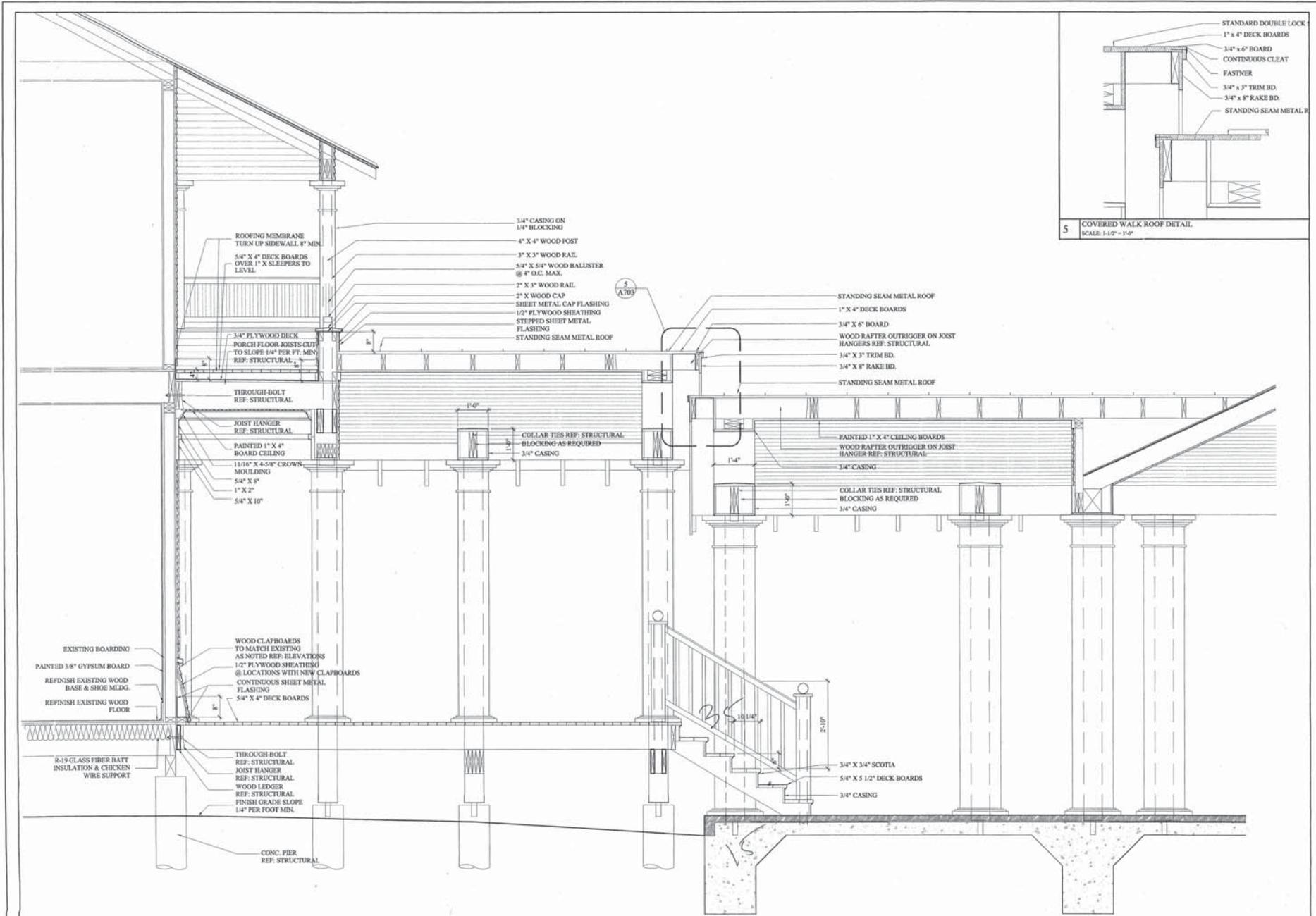
REVISIONS



CONSTRUCTION DOCUMENTS

DATE: 04/06
 DRWN BY: JBW-L
 PROJ NO: 2004-06
 CHKD BY: JBW-L
 SHEET NO:

A702



16 DETAIL TITLE
SCALE: 3/4" = 1'-0"

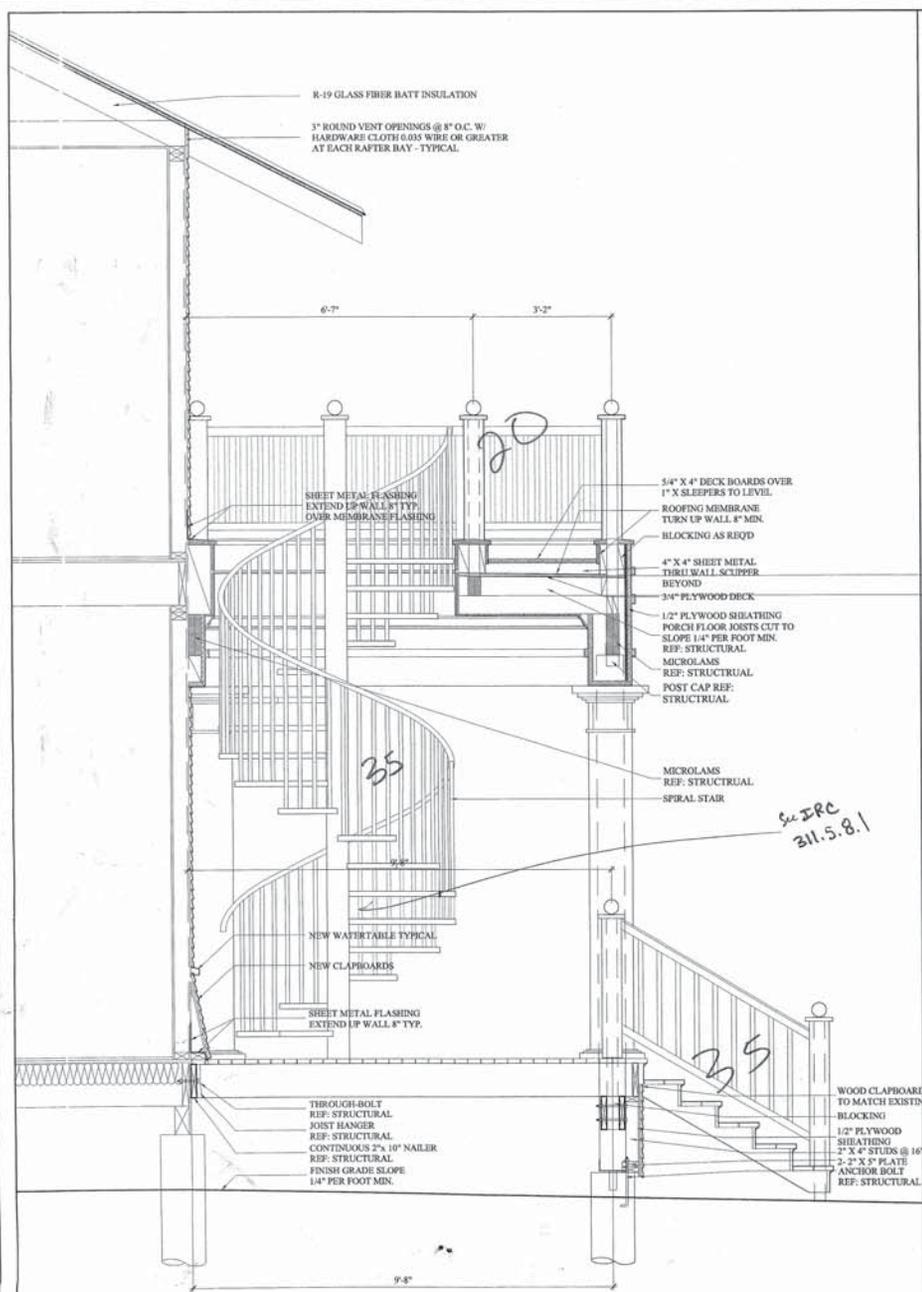
Revisions and Additions for
Mr. & Mrs. ALLEN FRANCOIS
 14708 CANAL
 DALLAS, TEXAS 75244
WILLIS LIPSCOMB ARCHITECTS
 11111 WEST 38TH STREET
 DALLAS, TEXAS 75241
 TEL: 972-412-9292 FAX: 972-412-9293
 www.willisl.com



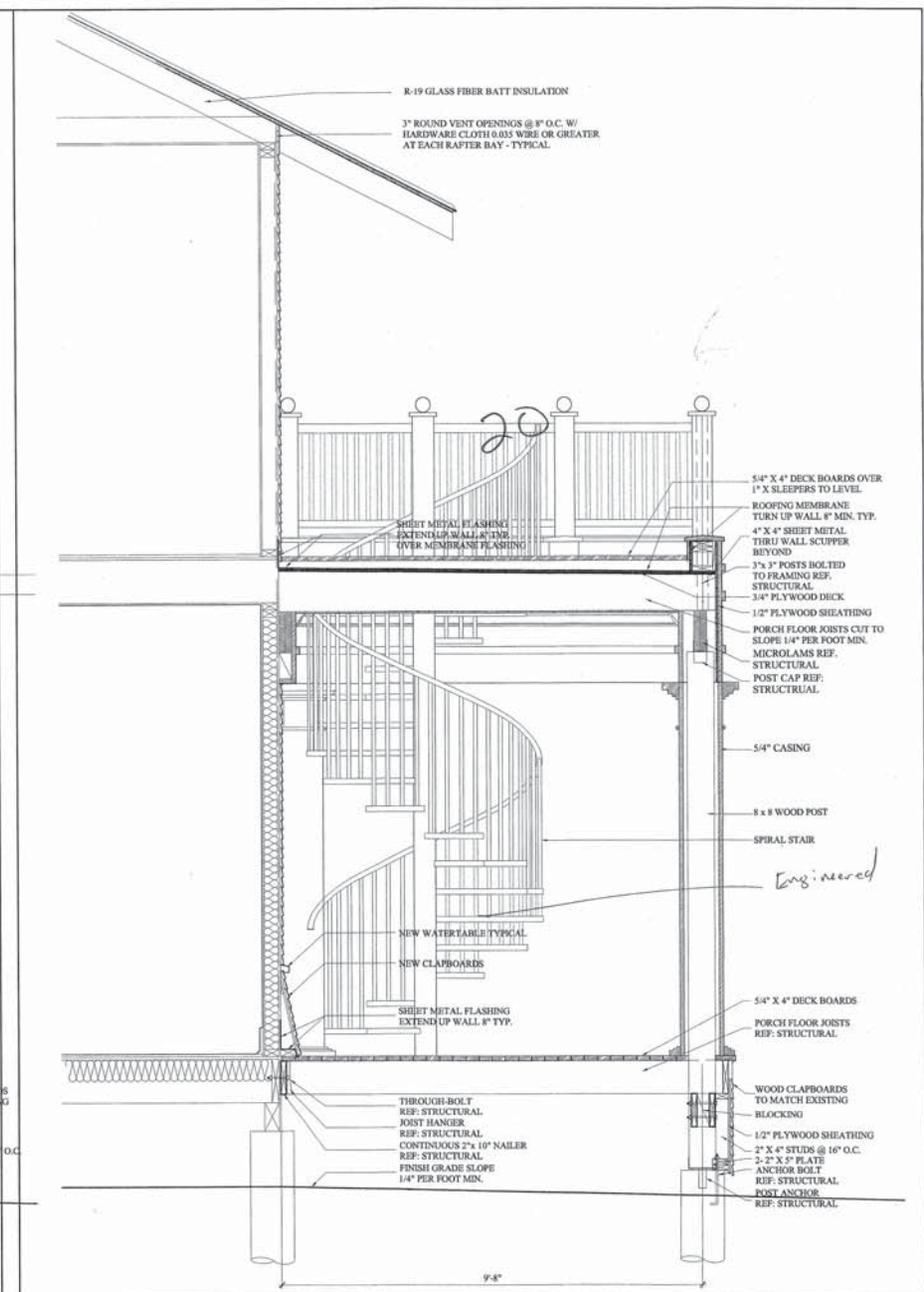
CONSTRUCTION DOCUMENTS

DATE: 09/10
 DRWN BY: JBW-L
 PROJ NO: 2004.06
 CHKD BY: JBW-L
 SHEET NO:

A703



16 DETAIL TITLE SCALE: 3/4" = 1'-0"



18 DETAIL TITLE SCALE: 3/4" = 1'-0"

REVISIONS

Preparation and Addition for
MR. & MRS. ALLEN FRANCOIS
 11111
WILLS-LIPSCOMB ARCHITECTS
 11111
 1000 COMMONS, VA 22031
 TEL: 703-948-1000



CONSTRUCTION DOCUMENTS

DATE: 04/08

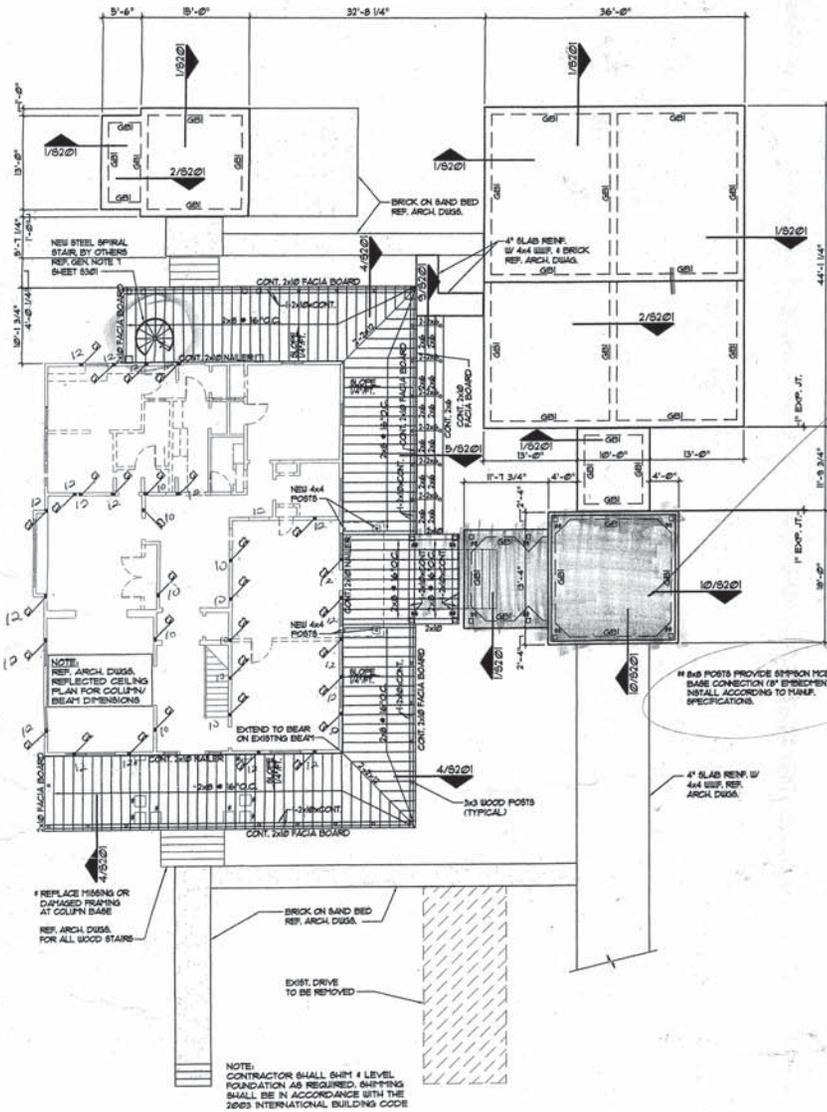
DRWN BY: JBW-L

PROJ NO: 2004.06

CHKD BY: JBW-L

SHEET NO:

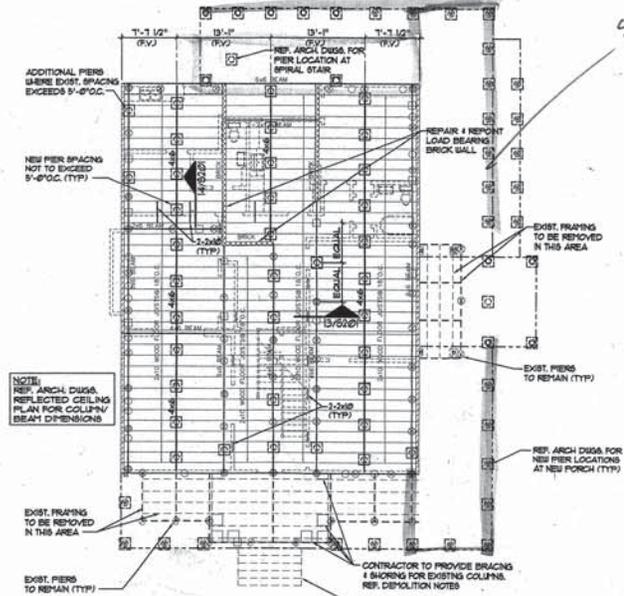
A704



FOUNDATION FRAMING PLAN
SCALE: 1/8" = 1'-0"

NOTE:
REF. ARCH. DIMS. FOR DIMENSIONS

*See A201
For
Footprint*



NOTE:
EXISTING FLOOR MEMBERS FOUND TO HAVE DAMAGE (I.E. WATER, ROT, ETC.) THAT COMPROMISES THE MEMBER ARE TO BE REMOVED AND REPLACED WITH A WOOD MEMBER OF MATCHING DIMENSIONS.

PLAN LEGEND:
 [Symbol] NEW 12" PIER 1/2" @ 16" FTG. REIN. PIER 1/2" @ 16" FOOTING 1/2" @ 16" EACH BAY FOOTING SHALL BEAR 36 INCHES BELOW EXISTING GRADE.
 [Symbol] BRICK FOOTING
 [Symbol] LOAD BEARING WALL
 [Symbol] 8" PIER
 [Symbol] 12" PIER
 [Symbol] CEDAR POST
 [Symbol] PRECAST CONCRETE BLOCK

PIER FRAMING PLAN
SCALE: 1/8" = 1'-0"

*See
A101
A201*

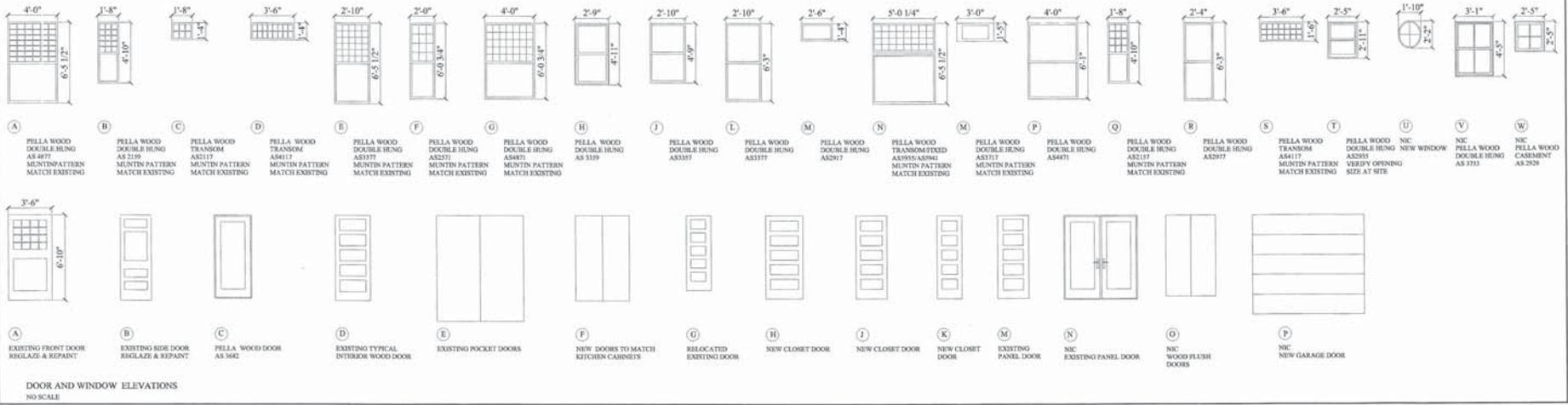
Revisions and Additions for
MR. & MRS. ALLEN FRANCOIS
1000 WOODRIDGE CT
WILLS-LIFSCOMB ARCHITECTS
1000 WOODRIDGE CT, SUITE 100
WILMINGTON, DE 19804

DATE 04/10/06
DRWN BY MHG
PROJ NO MIC0808S
CHKD BY RCT
SHEET NO



AccuTech Consultants, LLC
STRUCTURAL & FOUNDATION ENGINEERING
800 PARKVIEW LOOP, SUITE 200
NEWARK, DELAWARE 19702
TEL: (302) 830-5500
FAX: (302) 830-5500

S101



#	TYPE	UNIT #	SIZE	DESCRIPTION	REMARKS	LOCATION
1	A	EXISTING	1-3/4"x3'-6" x 6'-10"	PANEL W/ GLAZING	REFINISH, REGLAZE, REPLACE HARDWARE	FRONT DOOR
2	B	EXISTING	1-3/4"x3'-0" x 6'-10"	PANEL W/ GLAZING	REFINISH, REGLAZE, REPLACE HARDWARE	SIDE PORCH
3	C	PELLA 3682	1-7/8"x3'-0 3/4" x 6'-10"	PANEL W/ GLAZING		REAR PORCH
4	D	EXISTING	1-3/8"x2'-10" x 6'-10"	PANEL	REFINISH, REPLACE HARDWARE	FRONT CLOSET
5	E	EXISTING	(2)-3'-8" x 8'-8"	PANEL	REFINISH, REPLACE HARDWARE	DINING ROOM/LIVING ROOM
6	D	EXISTING	1-3/8"x2'-10" x 6'-10"	PANEL W/ TRANSOM	REFINISH, REPLACE HARDWARE	DINING ROOM/HALL
7	D	NEW/REUSE	1-3/8"x2'-10" x 6'-10"	PANEL W/ TRANSOM	REFINISH, REPLACE HARDWARE	HALL/THEATER
8	D	EXISTING	1-3/8"x2'-10" x 6'-10"	PANEL	REFINISH, REPLACE HARDWARE	DINING ROOM/KITCHEN
9	D	NEW/REUSE	1-3/8"x2'-10" x 6'-10"	PANEL	REFINISH, REPLACE HARDWARE	KITCHEN/PANTRY
10	D	NEW/REUSE	1-3/8"x2'-10" x 6'-10"	PANEL	REFINISH, REPLACE HARDWARE	KITCHEN/PANTRY
11	F	NEW	(2)-2' x 6'-10"	PANEL	MATCH KITCHEN CABINETS	KITCHEN/COMPUTER DESK
12	D	NEW/REUSE	1-3/8"x2'-10" x 6'-10"	PANEL	REFINISH, REPLACE HARDWARE	POWDER ROOM
13	D	EXISTING	1-3/8"x2'-10" x 6'-10"	PANEL	REFINISH, REPLACE HARDWARE	FIRST FLOOR BATH
14	G	EXISTING/REUSE	1-3/8"x2'-0" x 6'-0"	PANEL	REFINISH, REPLACE HARDWARE	FIRST FLOOR BATH/LINEN
15	D	EXISTING	1-3/8"x2'-10" x 6'-10"	PANEL	REFINISH, REPLACE HARDWARE	FIRST FLOOR GUEST ROOM
16	D	NEW/REUSE	1-3/8"x2'-10" x 6'-10"	PANEL	REFINISH, REPLACE HARDWARE	FIRST FLOOR GUEST CLOSET
17	D	NEW/REUSE	1-3/8"x2'-10" x 6'-10"	PANEL	REFINISH, REPLACE HARDWARE	FIRST FLOOR GUEST CLOSET
18			3'-4" x 6'-10"	TRANSOM		
19	D	EXISTING	1-3/8"x2'-10" x 6'-10"	PANEL W/ TRANSOM	REFINISH, REPLACE HARDWARE	THEATER/ENTRANCE HALL
20	D	EXISTING	1-3/4"x3'-0" x 6'-10"	PANEL W/ GLAZING	REFINISH, REGLAZE, REPLACE HARDWARE	SECOND FLOOR FRONT PORCH
21	D	EXISTING	1-3/4"x2'-10" x 6'-10"	PANEL W/ TRANSOM	REFINISH, REPLACE HARDWARE	SECOND FLOOR REAR PORCH
22	D	EXISTING	1-3/4"x2'-10" x 6'-10"	PANEL W/ TRANSOM	REFINISH, REPLACE HARDWARE	SECOND FLOOR SIDE PORCH
23	D	EXISTING	1-3/8"x2'-10" x 6'-10"	PANEL W/ TRANSOM	REFINISH, REPLACE HARDWARE	BEDROOM 1
24	D	EXISTING	1-3/8"x2'-10" x 6'-10"	PANEL W/ TRANSOM	REFINISH, REPLACE HARDWARE	MASTER BEDROOM CLOSET
25	D	EXISTING	1-3/8"x2'-10" x 6'-10"	PANEL W/ TRANSOM	REFINISH, REPLACE HARDWARE	BATH 1
26	D	EXISTING	1-3/8"x2'-6" x 6'-10"	PANEL	REFINISH, REPLACE HARDWARE	HALL 2 CLOSET
27	D	EXISTING	1-3/8"x2'-10" x 6'-10"	PANEL W/ TRANSOM	REFINISH, REPLACE HARDWARE	BEDROOM 2
28	D	EXISTING	1-3/8"x2'-6" x 6'-10"	PANEL	REFINISH, REPLACE HARDWARE	HALL 2 CLOSET
29	D	EXISTING	1-3/8"x2'-10" x 6'-10"	PANEL W/ TRANSOM	REFINISH, REPLACE HARDWARE	BEDROOM 3
30	D	EXISTING	1-3/8"x2'-10" x 6'-10"	PANEL W/ TRANSOM	REFINISH, REPLACE HARDWARE	LAUNDRY ROOM
31	D	EXISTING	1-3/8"x2'-10" x 6'-10"	PANEL W/ TRANSOM	REFINISH, REPLACE HARDWARE	MASTER BEDROOM
32	H	JEN-WELD 1055	(2)-1-3/8"x3'-0" x 6'-8"	PANEL	PREMIUM SERIES 5 PANEL WP	BEDROOM 1 CLOSET
33	D	EXISTING/REUSE	1-3/8"x2'-10" x 6'-10"	PANEL	REFINISH, REPLACE HARDWARE	BATH 2
34	D	EXISTING/REUSE	1-3/8"x2'-10" x 6'-10"	PANEL	REFINISH, REPLACE HARDWARE	BATH 2
35	H	JEN-WELD 1055	(2)-1-3/8"x3'-0" x 6'-8"	PANEL	PREMIUM SERIES 5 PANEL WP	BEDROOM 2 CLOSET
36	H	JEN-WELD 1055	(2)-1-3/8"x3'-0" x 6'-8"	PANEL	PREMIUM SERIES 5 PANEL WP	BEDROOM 3 CLOSET
37	K	JEN-WELD 1055	(2)-1-3/8"x2'-0" x 6'-8"	PANEL	PREMIUM SERIES 5 PANEL WP	MASTER CLOSET
38	J	JEN-WELD 1055	1-3/8"x2'-6" x 6'-8"	PANEL	PREMIUM SERIES 5 PANEL WP	MASTER BATH/MASTER BEDROOM
39	K	JEN-WELD 1055	1-3/8"x2'-0" x 6'-8"	PANEL	PREMIUM SERIES 5 PANEL WP	MASTER BATH/LINEN
40	K	JEN-WELD 1055	1-3/8"x2'-0" x 6'-8"	PANEL	PREMIUM SERIES 5 PANEL WP	MASTER BATH/TOILET
41	K	JEN-WELD 1055	1-3/8"x2'-0" x 6'-8"	PANEL	PREMIUM SERIES 5 PANEL WP	MASTER BATH SHOWER
42	K	JEN-WELD 1055	1-3/8"x2'-0" x 6'-8"	PANEL	PREMIUM SERIES 5 PANEL WP	MASTER BATH/LINEN
43	J	JEN-WELD 1055	1-3/8"x2'-6" x 6'-8"	PANEL	PREMIUM SERIES 5 PANEL WP	MASTER BATH/MASTER CLOSET
44	M	EXISTING	1-3/8"x2'-6" x 6'-8"	PANEL	REFINISH, REPLACE HARDWARE	ATTIC OFFICE
45	M	EXISTING	1-3/8"x2'-6" x 6'-8"	PANEL	REFINISH, REPLACE HARDWARE	ATTIC

#	TYPE	UNIT #	SIZE	DESCRIPTION	REMARKS	LOCATION
46	N	PELLA 6782	1-7/8"x5'-7-1/16" x 6'-10"	FRENCH	WOOD, INSULATED LOW E GLASS	KITCHEN
47	N	PELLA 6782	1-7/8"x5'-7-1/16" x 6'-10"	FRENCH	WOOD, INSULATED LOW E GLASS	KITCHEN
48	O	WOOD FLUSH	2-1-3/4" x 2'-0" x 6'-8"	WOOD FLUSH		KITCHEN
49	K	JEN-WELD 1055	1-3/8"x2'-0" x 6'-8"	PANEL	PREMIUM SERIES 5 PANEL WP	KITCHEN
50	D	NEW/REUSE	1-3/4"x2'-10" x 6'-10"	PANEL	REFINISH, REPLACE HARDWARE	GARAGE
51	P		6'-0" x 9'-0"			GARAGE
52	P		6'-0" x 9'-0"			GARAGE
53	P		6'-0" x 9'-0"			GARAGE

DOOR SCHEDULE
NO SCALE

Manning

Renovations and Additions for
MR. & MRS. ALLEN FRANCOIS
 4575 N.W. 45th Ave.
 Fort Lauderdale, FL 33309
 WILLS-LIPSCOMB ARCHITECTS
 1115 BELLEWOOD
 NAPLES, FLORIDA 34109
 TEL: 334.491.1111
 FAX: 334.491.1111



CONSTRUCTION DOCUMENTS

DATE: 06/10
 DRAWN BY: JBW-L
 PROJ NO: 2004.06
 CHKD BY: JBW-L
 SHEET NO:

A401

COPY WITH L.A. 8. 2006
AND AMENDMENTS
COMPLY WITH CHECK LIST
ATTACHED TO PLANS

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
PLAN REVIEW DIVISION
REVIEWED FOR CODE COMPLIANCE
DATE: 06-30-09
BY: JC

COSA, Department of Planning
Historic Preservation Office
Approval Date: 06/29/09
Approval By: *[Signature]*
Ann Benson
Historic Preservation Officer



THIS SET OF PLANS AND SPECIFICATIONS MUST
BE KEPT ON THE JOB AT ALL TIMES. OTHERWISE THE
CITY IS SUBJECT TO CANCELLATION OF ITS CONTRACT TO
CONSTRUCT AND TO BE RESPONSIBLE FOR THE COSTS OF
WITHDRAWING PERMITS FROM THE BUILDING
INSPECTOR'S OFFICE CITY OF SAN ANTONIO
THE EXAMINING OF THIS PLAN AND
SPECIFICATIONS SHALL BE LIMITED TO THE
PROVISIONS OF ANY CITY ORDINANCE OR STATE LAW.



HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS
January 12, 2005
CITY OF SAN ANTONIO

HDRC CASE NO: 2004-348
ADDRESS: 817 Nolan
LEGAL DESCRIPTION: NCB 546, Block 9, Lots 5 and 6
HISTORIC DISTRICT: Dignowity Hill Historic District
APPLICANT: Jessica Wills-Lipscomb, Wills-Lipscomb Architects
212 East Wildwood
OWNER: Willie Allen Francois and Guadalupe L. Jasso
TYPE OF WORK: Renovation, Historic Tax Certification
REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to:
(1) add a porch to the east façade;
(2) add a porch to first and second floors on the rear façade;
(3) add a ramp to the east façade for accessibility;
(4) close one door leading to the second level porch on the east façade and relocate window;
(5) enclose existing rear porch;
(6) reconfigure the windows on the east façade;
(7) replace vents in dormers with windows;
(8) demolish detached garage;
(9) construct new detached structure;
(10) add a carport at the east façade, and
(11) historic tax certification.

RECOMMENDATION:
Staff recommends approval of the design as proposed with the exception of the covered walkway to the carport. Staff recommends the plate line of the carport align with the lower walkway roof. Staff recommends approval of Tax Certification.

COMMISSION ACTION:
Conceptual approval granted. Owner has agreed to lower the plate line of the carport.

[Signature]
Ann Benson McGlone
Historic Preservation Officer
PLANNING DEPARTMENT • P.O. BOX 839968 • SAN ANTONIO, TEXAS 78283-3968
TEL: (210) 207-7973 TTY: (210) 207-7911 FAX: (210) 207-7897



HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS
March 15, 2006
CITY OF SAN ANTONIO

HDRC CASE NO: 2004-348B
ADDRESS: 817 Nolan
LEGAL DESCRIPTION: NCB 546 BLK 9 LOT 5
HISTORIC DISTRICT: Dignowity Hill Historic District
APPLICANT: Willie Allen Francois & Guadalupe Jasso, 5354 San Simeon
OWNER: Same
TYPE OF WORK: Demolition, Addition, Renovation

REQUEST:
The applicant is requesting a Certificate of Appropriateness for final approval for demolition, addition and renovations.

Also, applicant is requesting final approval of:
1) concrete pavers for the driveway: Holland / antique red and charcoal
2) 3 options for pale green / moss green paint colors
3) Front door color: Rapture (deep red)
4) Replace dilapidated existing windows with new insulated low E glass wood windows similar or existing windows

RECOMMENDATION:
The staff recommends approval of this request as submitted. The proposed changes are architecturally and esthetically appropriate for their setting and will have no adverse effects on the property or the district.

COMMISSION ACTION:
Approved as submitted
[Signature]
Ann Benson McGlone
Historic Preservation Officer

PLANNING DEPARTMENT • P.O. BOX 839968 • SAN ANTONIO, TEXAS 78283-3968
TEL: (210) 207-7973 TTY: (210) 207-7911 FAX: (210) 207-7897

AP # 1546427
817 Nolan

Staff Photos 11-20-14



Staff Photos 11-20-14



Staff Photos 11-20-14



Staff Photos 11-20-14



Staff Photos 11-20-14

