

HISTORIC AND DESIGN REVIEW COMMISSION

November 18, 2020

HDRC CASE NO: 2020-415
ADDRESS: 219 ADAMS ST
216 WICKES
218 WICKES
LEGAL DESCRIPTION: NCB 942 BLK 1 LOT 5
ZONING: RM-4,HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Individual Landmark
APPLICANT: Derek Keck/Fisher Heck, Inc. Architects
OWNER: Don Fry/RIVER CITY LOANS INC
TYPE OF WORK: Dismantling and partial reconstruction of primary structure addressed 216-218 Wickes, site modifications
APPLICATION RECEIVED: September 18, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Dismantle the primary structure located at 216/218 Wickes.
2. Partially reconstruct the primary structure with a smaller footprint and modified interior elevations. The primary (west) and one secondary (north) façade will be reconstructed in-kind utilizing salvaged materials from the original structure.
3. Perform site modifications.

APPLICABLE CITATIONS:

Unified Development Code Section 35-614. – Demolition.

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

(a)Applicability. The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(3)Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable

economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove

unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided in subsection (c)(3) in order to receive a certificate for demolition of the property.

(b)Unreasonable Economic Hardship.

(1)Generally. The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special

merit of the proposed replacement project. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

(2)Burden of Proof. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate). When a claim of unreasonable economic hardship is made,

the owner must prove by a preponderance of the evidence that:

- A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;
- B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and
- C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic obligations hardship introduced by the owner may, where applicable, include proof that the owner's affirmative to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

(3)Criteria. The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.

As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

- A. For all structures and property:
- i. The past and current use of the structures and property;
 - ii. The name and legal status (e.g., partnership, corporation) of the owners;
 - iii. The original purchase price of the structures and property;
 - iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;
 - v. The amount of real estate taxes on the structures and property for the previous two (2) years;
 - vi. The date of purchase or other acquisition of the structures and property;
 - vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;
 - viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;
 - ix. Any listing of the structures and property for sale or rent, price asked and offers received;
 - x. Any consideration given by the owner to profitable adaptive uses for the structures and property;
 - xi. Any replacement construction plans for proposed improvements on the site;
 - xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, a trust for completion of improvements,
 - xiii. The current fair market value of the structure and property as determined by a qualified appraiser.
 - xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

- i. Annual gross income from the structure and property for the previous two (2) years;
- ii. Itemized operating and maintenance expenses for the previous two (2) years; and
- iii. Annual cash flow, if any, for the previous two (2) years.

C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may

be

extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.

When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review

commission

may request that an appraisal be made by the city.

(d) Documentation and Strategy.

(1) Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply

a set of slides or prints to the historic preservation officer.

(2) Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials

deemed valuable by the historic preservation officer for other preservation and restoration activities.

(3) Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a demolition permit without additional commission action on demolition, following the commission's recommendation

of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his ability to complete the project.

(4) When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as

landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not

be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan was approved as a replacement element for the demolished object or structure.

(e) Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:

0—2,500 square feet = \$2,000.00

2,501—10,000 square feet = \$5,000.00

10,001—25,000 square feet = \$10,000.00

25,001—50,000 square feet = \$20,000.00

Over 50,000 square feet = \$30,000.00

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

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

ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

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

2. Building Massing and Form

A. SCALE AND MASS

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

B. ROOF FORM

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

D. LOT COVERAGE

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

3. Materials and Textures

A. NEW MATERIALS

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

4. Architectural Details

A. GENERAL

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

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

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

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. Building-mounted equipment—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. Freestanding equipment—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

FINDINGS:

General findings:

- a. The applicant is requesting a Certificate of Appropriateness for approval to dismantle the 1-story structure located at 216-218 Wickes and partially reconstruct it. The reconstruction will result in a smaller footprint and a modified façade facing the interior of the lot, but the primary (west) and one secondary (north) façade are proposed to be reconstructed nearly in-kind utilizing reclaimed materials from the original structure. The structure is contributing to the King William Historic District and is part of a contiguous parcel that includes the primary 2-story structure addressed 219 Adams St.
- b. DESIGN REVIEW COMMITTEE – A site visit was conducted on December 11, 2019, with the Design Review Committee (DRC), members of the King William Association, and representatives from the Office of Historic Preservation. The DRC observed that structure’s foundation had incurred sinking and destabilization due to deterioration over time and potentially ill-suited construction techniques when built, but agreed that the exterior and structural elements, including walls, roof, and windows, were in salvageable condition. The vertical and roof structural components retained their integrity and did not feature significant wood rot or related damage.

The DRC also observed that the structure has undergone several modifications over the years. The DRC was generally against wholesale demolition, especially the removal of the street frontage, but was amenable to proposals that adapted the structure for functional use, including alterations of non-street facing walls to accommodate a parking element.

- c. ARCHAEOLOGY- The property is located within and/or includes the designated Le Laurin House Local Historic Landmark, King William Local Historic District, and South Alamo Street-South Saint Mary's Street National Register of Historic Places District. In addition, a review of historic archival documents identifies a branch of the Acequia del Alamo within, or adjacent to, the project area. Therefore, if the proposed work includes any deep (over 1') excavations, then archaeological monitoring will be required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable. The archaeology consultant should submit the scope of work to the Office of Historic Preservation for review and approval prior to beginning field efforts.

Findings related to request item #1:

- 1a. The structure located at 216-218 Wickes was constructed circa 1940 and is located within the King William Historic District. The structure appears on the 1911-1951 Sanborn Map. The overall footprint of the structure remains intact, though an attached carport element has since been removed. The structure features architectural elements that are indicative of the Craftsman style that is common in the district. The structure features many of its original interior materials including wood framing and wood windows. However, modifications to the historic structure have resulted in the removal and deterioration of exterior siding and roofline modifications. There are also structural deficiencies due to an insufficient foundation. Despite these modifications, staff finds the house to be a contributing resource within the King William Historic District due to its construction date, architectural style, relationship to the existing block context and development pattern, and integrity of geographic location and historic context.
- 1b. The loss of a contributing structure is an irreplaceable loss to the quality and character of San Antonio. Demolition of any contributing buildings should only occur after every attempt has been made, within reason, to successfully reuse the structure. Clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved must be presented by the applicant in order for demolition to be considered. The criteria for establishing unreasonable economic hardship are listed in UDC Section 35-614 (b)(3). The applicant must prove by a preponderance of the evidence that:

A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

[The applicant has provided an engineer's letter evaluating the structure's structural integrity and foundation, and a cost estimate from one contractor for new construction of a similar structure. The structure has not been occupied for several years.]

B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return;

[The applicant has provided one structural report from a licensed engineer, which was produced on July 16, 2018. The report notes the following conditions: deficient roof flashing; deteriorated studs near the base of the structure; a settling foundation that has buried wood foundation beams; and questionable building construction. The engineer suggested that the structure would require reconstruction.]

C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

[Per conversations with the applicant, the property has been owned by the current owner for several years. The property is part of a contiguous parcel that includes the primary structure addressed 219 Adams. The structure requested to be dismantled and reconstructed has not been marketed recently marketed for resale.]

- 1c. In general, staff encourages the rehabilitation, and when necessary, reconstruction of historic structures. Staff finds that, based on the proposal for selective demolition, dismantling, and partial reconstruction in lieu of full demolition, the applicant has demonstrated a reasonable economic hardship for full restoration. The proposal includes the full in-kind reconstruction of the primary and a secondary façade that engages the streetscape, which will not result in a loss of character, historic context, or development pattern, and will result in the salvage and reuse of several existing components and materials. Based on these proposal-specific considerations, staff finds request item #1 to be appropriate.

Findings related to request items #2 and #3:

- 2a. FOOTPRINT – The applicant has proposed to partially reconstruct the garage. The front (west) footprint will remain the same, and the overall footprint of the entire building will be reduced. The footprint is consistent with the Guidelines regarding footprint and lot coverage.
- 2b. ORIENTATION AND SETBACK – The reconstructed building will feature a similar visual orientation and street presence. The front (west) setback will remain the same, and the side setbacks (north and south) will be similar to the existing structure. The east setback will be reduced due to the overall reduction in footprint of the building. The setbacks of these existing conditions are also commonly shallow, featuring setbacks on or a few feet behind the property lines. The proposed setback is generally consistent with the established pattern on the block.
- 2c. SCALE – The proposed addition is 1-story in overall height with a side-sloping roof element that brings the height to a visual 1.5 stories. The overall height is approximately 18 feet. According to the Guidelines, new additions should be limited to the height of the overall structure where feasible. The adjacent home is 2 stories in height, with this block of E Hollywood featuring building heights of 1 to 2 stories. Staff generally finds the scale appropriate given the existing site and block conditions.
- 2d. ROOF – The applicant has proposed front-facing gable roof form with two low-sloping shed roofs on either side of the front and rear facades. The overall roof form is to be reconstructed in-kind. The roof will be standing seam metal. According to the Guidelines, new roof forms should be similar to the primary structure or architecturally appropriate for the style of the home. Staff finds the proposal appropriate.
- 2e. FENESTRATION – The applicant has proposed to reconstruct the existing fenestration on the front (west) and north facades as closely as possible, utilizing salvaged windows and doors and trim. The rear elevation will feature two single-bay overhead garage doors and two pedestrian doors. The south elevation will be blank due to its extremely close proximity to the adjacent primary structure. Staff finds the overall proposal appropriate.
- 2f. MATERIALS – The applicant has proposed to use the following materials salvaged from the existing structure: windows, doors, gable louvers, and some siding where feasible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure. Staff generally finds the proposed materials appropriate with the stipulations listed in the recommendation.
- 2g. ARCHITECTURAL DETAILS – According to the Guidelines, architectural details that are in keeping with the architectural style of the original structure should be incorporated. Details should be simple in design and compliment the character of the original structure. Staff generally finds the proposal consistent.
- 2h. SITE MODIFICATIONS – The applicant has proposed to create four new surface parking spaces at the center of the lot to provide parking for the 4-plex addressed 219 Adams. The spaces will be largely non-visible from both the Wickes and Adams rights-of-way and will not result in the modification of the existing driveway. The adjacent property to the north features a similar site configuration. Staff generally finds the request acceptable, but finds that the applicant should utilize decomposed granite or a similar pervious pavement where feasible to reduce the hardscaping on site.
- 2i. PRIOR APPROVALS – The application documents include information regarding modifications to the primary structure located at 219 Adams, which shares a contiguous lot with 216-218 Wickes. This scope of work was previously approved by the HDRC at a prior hearing.

RECOMMENDATION:

Items 1 and 2, Staff recommends the dismantling and partial reconstruction of the primary structure located at 216/218 Wickes based on findings a through c, 1a through 1c, and 2a through 2g with the following stipulations:

- i. That the applicant submits final permit-level drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant submits a comprehensive deconstruction and salvage plan, that indicates the method of building removal, items to be retained and reincorporated into the new structure, and the items to be discarded or donated for reuse elsewhere.
- iii. 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.
- iv. That the applicant submits final material specifications for all new materials to be used, including siding, windows, roofing, foundation elements, and more, to staff for review and approval prior to the issuance of a Certificate of Appropriateness. If any windows or doors are deemed deteriorated beyond repair upon the start of dismantling, the applicant is required to submit evidence of that effect to staff for review and approval and submit specifications for new fully wood doors and windows that meet the following requirements: That the applicant submits final material specifications for the fully wood windows. Clad windows of any kind are not allowed on the historic structure. Windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.
- v. That the applicant complies with Zoning requirements for setbacks and obtains a variance from the Board of Adjustment, if applicable.

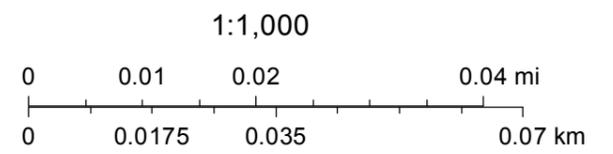
Item 3, Staff recommends approval of the site modifications based on finding 2h with the following stipulation:

- i. That the applicant utilizes pervious material, such as decomposed granite or an alternative, to reduce the amount of impervious hardscaping on the site wherever feasible. The applicant is required to submit an updated site plan and material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop



November 13, 2020





BEGIN STAFF PHOTOS





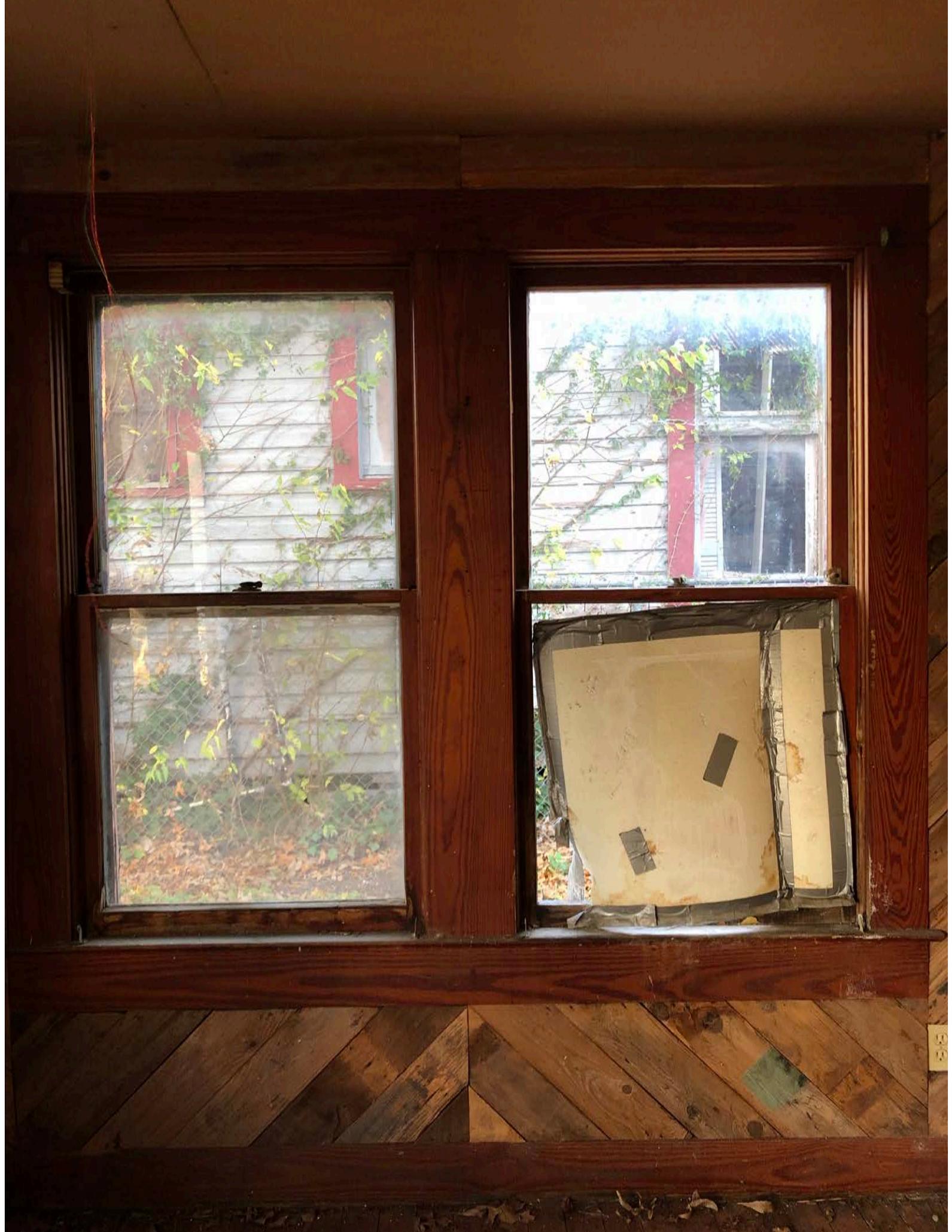




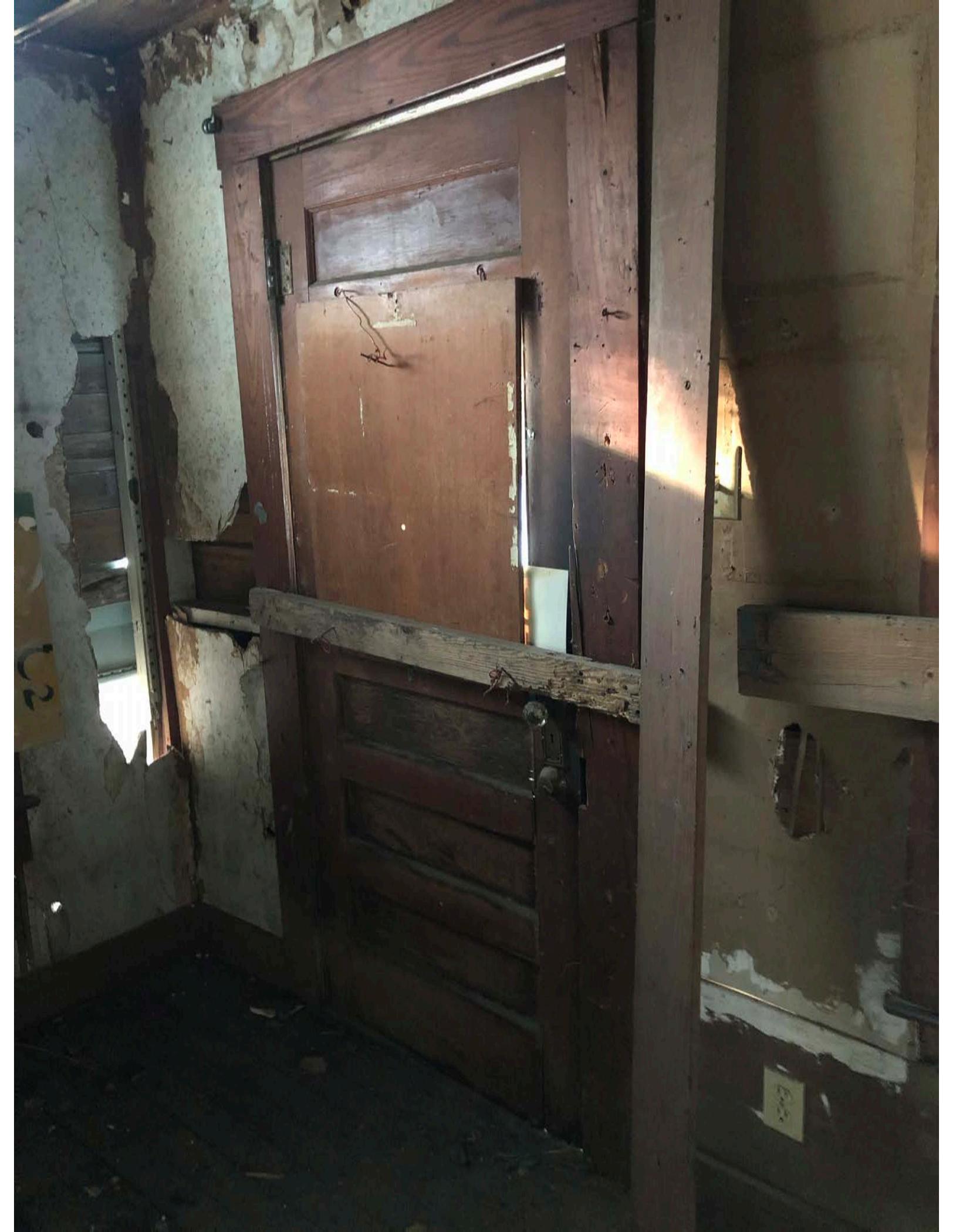










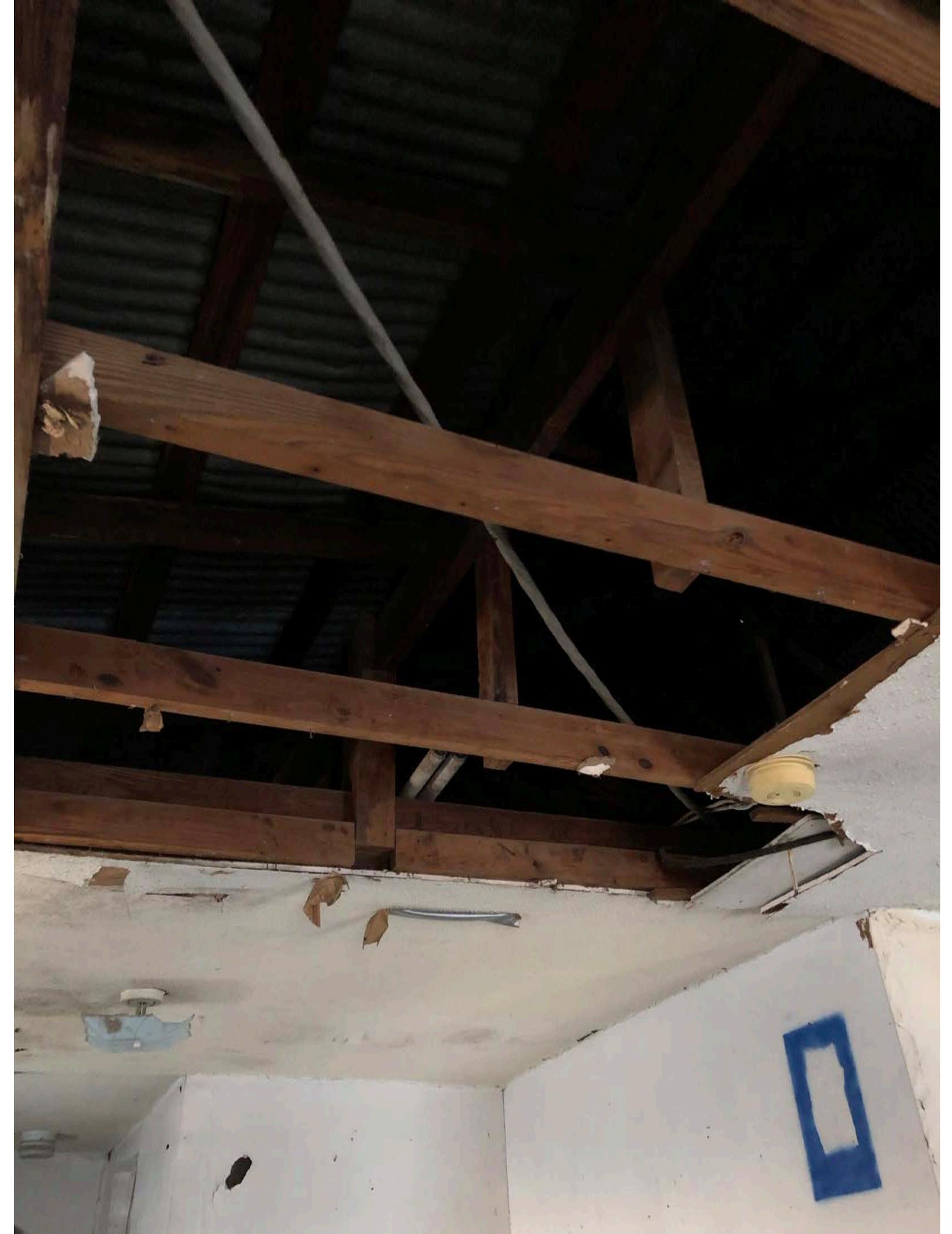


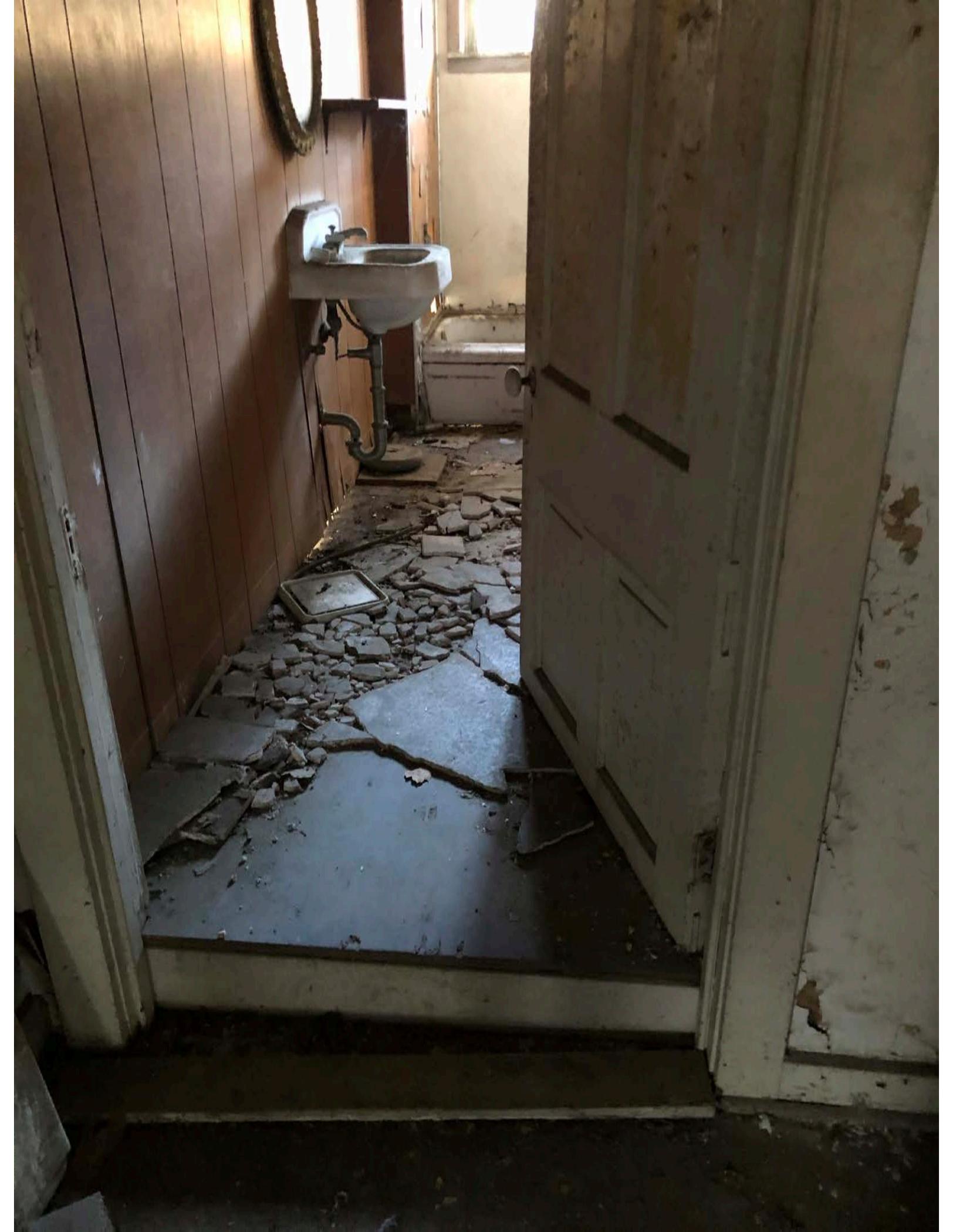


ORIGINAL
NEW YORK
SELTZER
NATURALLY FLAVORED
SODA
THE CHOICE IS CLEAR

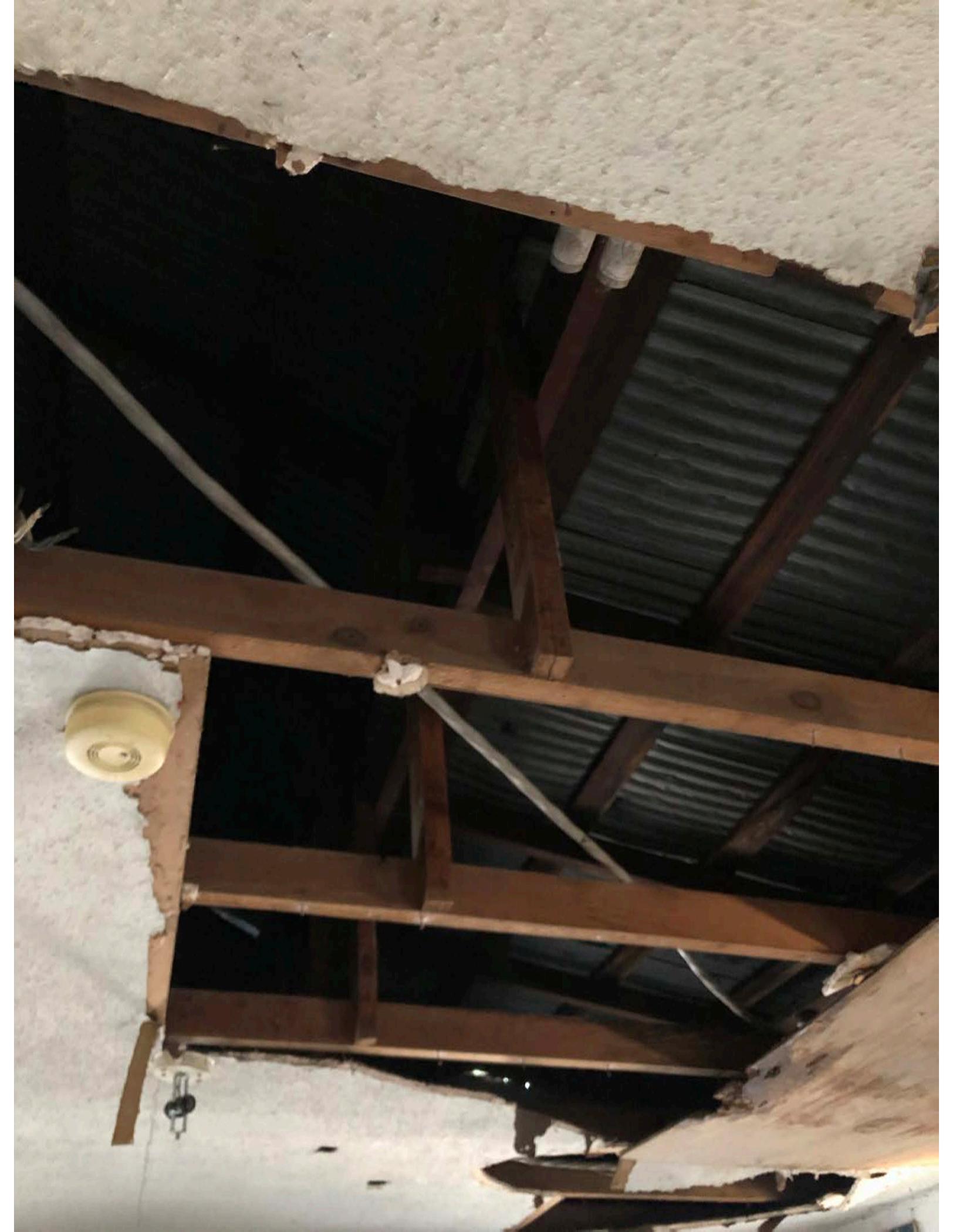
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END STAFF PHOTOS



WEST ELEVATION



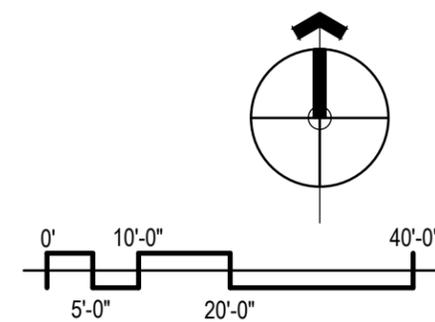
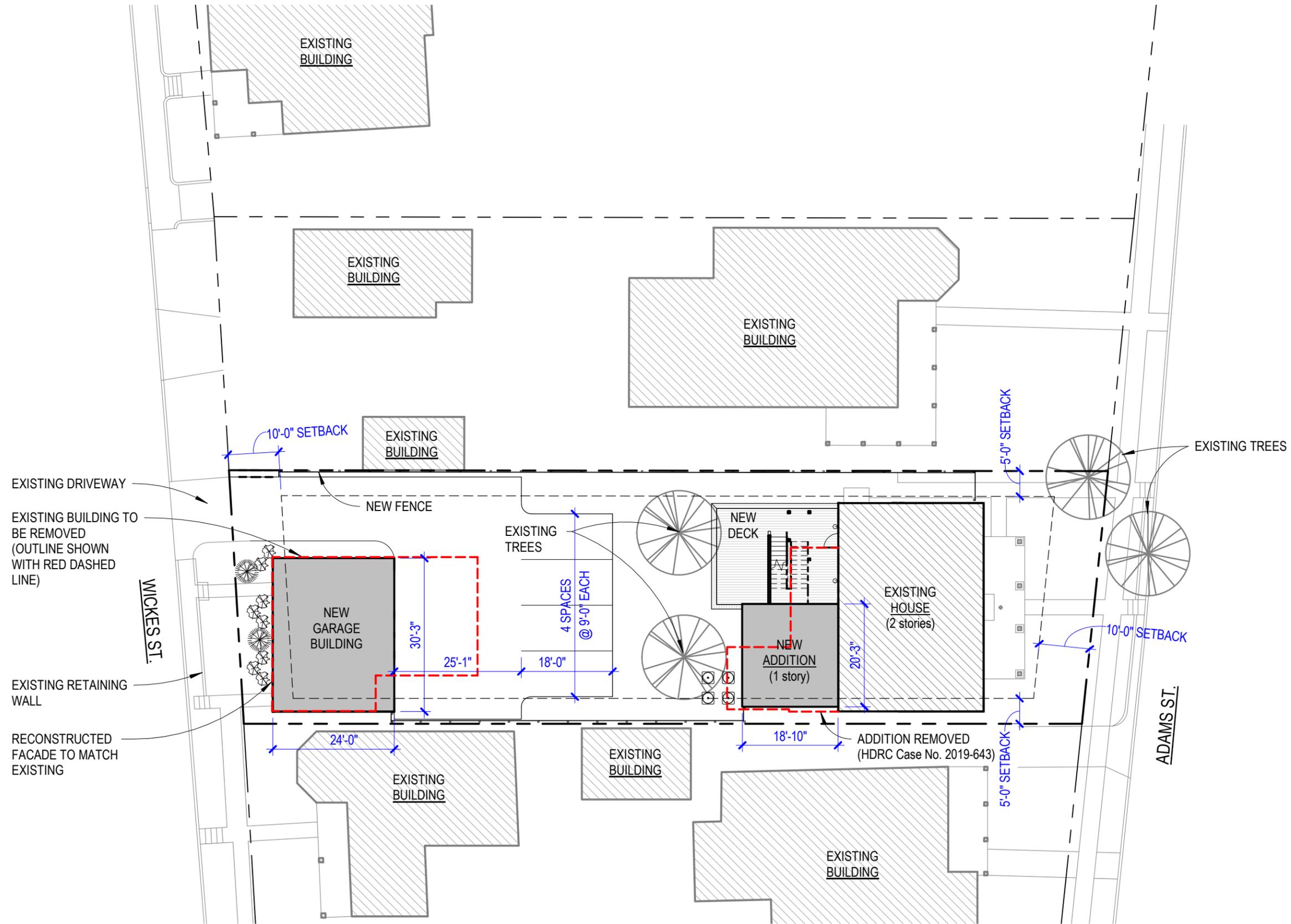
NORTH ELEVATION



NORTH ELEVATION

219 ADAMS STREET RENOVATION

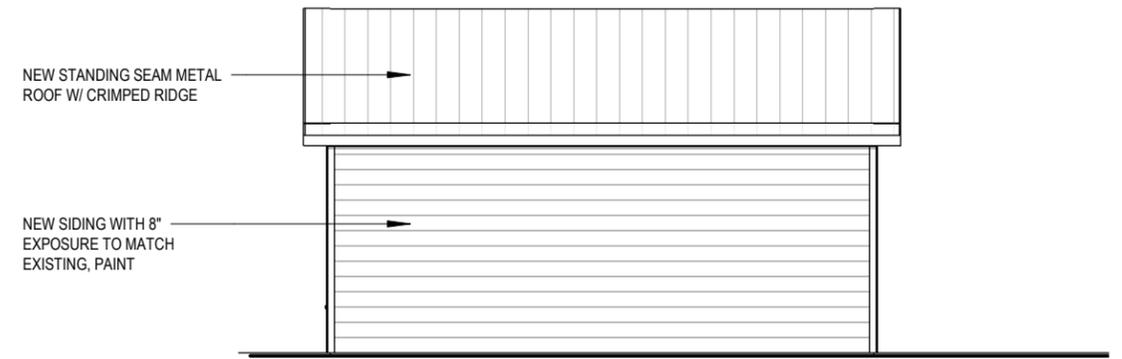
WICKES ST. BUILDING EXISTING PHOTOGRAPHS



9/16/2020



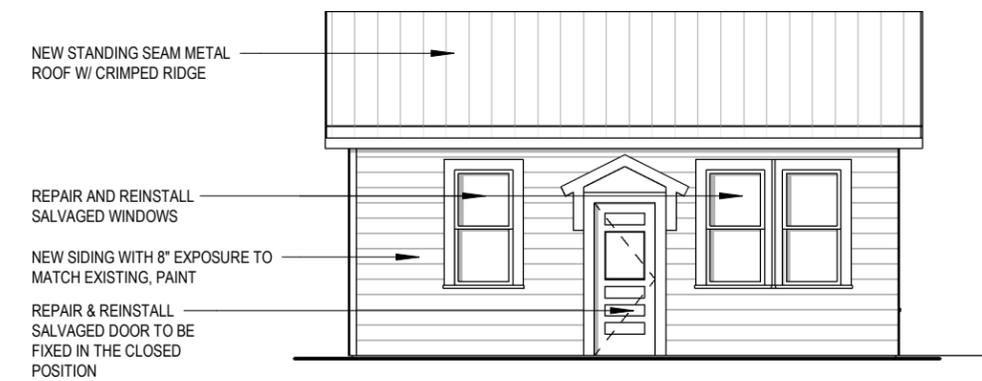
WEST ELEVATION - GARAGE



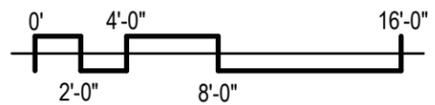
SOUTH ELEVATION - GARAGE



EAST ELEVATION - GARAGE



NORTH ELEVATION - GARAGE





WOOD OR FIBER CEMENT SIDING

- EXPOSURE TO MATCH EXISTING (MAIN HOUSE)
- REINSTALL SALVAGED SIDING UNDER EXISTING METAL SIDING (GARAGE BUILDING)



STANDING SEAM METAL ROOF

- 18" TO 21" WIDE PANELS
- 1" TO 2" TALL SEAM
- CRIMPED RIDGE SEAM
- GALVALUME FINISH



FLUSH PANEL GARAGE DOORS



MAIN HOUSE WINDOW SPECIFICATIONS

- MEETING RAILS HEIGHT SHALL BE NO TALLER THAN 1-1/4"
- STILES SHALL BE NO WIDER THAN 2-1/4"
- A MINIMUM OF 2" IN DEPTH SHALL BE PROVIDED FROM THE FRONT FACE OF WINDOW TRIM TO THE FRONT FACE OF THE TOP WINDOW SASH

WINDOWS

- 1/1 DOUBLE HUNG WITH NO MUNTINS TO MATCH EXISTING WINDOWS (MAIN HOUSE)
- REINSTALL SALVAGE WINDOWS (GARAGE BUILDING)

ALL COLORS TO BE SELECTED BY OWNER

9/16/2020