

# HISTORIC AND DESIGN REVIEW COMMISSION

January 17, 2018

**HDRC CASE NO:** 2018-016  
**ADDRESS:** 1146 S ALAMO ST  
**LEGAL DESCRIPTION:** NCB 931 BLK 1 LOT 20 THRU 22  
**ZONING:** C-2, HE  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** Courand House  
**APPLICANT:** Sue Ann Pemberton, FAIA  
**OWNER:** Robert & Nancy Shivers  
**TYPE OF WORK:** Partial demolition, restoration, exterior modifications  
**APPLICATION RECEIVED:** December 22, 2017  
**60-DAY REVIEW:** February 20, 2018  
**REQUEST:**

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

1. Demolish the non-original second floor room atop the historic porte cochere and restore the porte cochere as originally constructed to include railings, doors and decking to match historic documents.
2. Construct a basement areaway cover at the basement stairwell on the north façade to prevent water infiltration.
3. Demolish non-original porch enclosures at the basement, first and second floor levels on the west elevation and reconstruct the two story porch per original documents to include the reconstruction of the perimeter wall and infill of the basement where previously expanded.

## APPLICABLE CITATIONS:

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

### 6. Architectural Features: Doors, Windows, and Screens

#### A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. Screens and shutters*—Preserve historic window screens and shutters.
- v. Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural

style of the building, patterned, leaded, or colored glass can be used.

vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

viii. *Security bars*—Install security bars only on the interior of windows and doors.

ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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

### A. MAINTENANCE (PRESERVATION)

i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.

ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.

iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.

ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

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 1146 S Alamo was constructed circa 1910 and was designed by Leo M. J. Dielmann. The structure features a brick façade, first and second floor porches, fluted columns with composite capitals, turned balusters and a porte cochere on the south elevation. At this time, the applicant is requesting a Certificate of Appropriateness to perform restoration work to the historic structure. The applicant has noted that all material profiles and paint are to match those of the existing house.
- b. The applicant received conceptual approval at the December 20, 2017, Historic and Design Review Commission hearing with the following stipulations:
  - i. That detailed drawings for the proposed cornices, rear porch columns and railings be submitted to staff when requesting final approval as noted in findings b and e.
  - ii. That the existing, arched brick lintels remain on the southern elevation above the porte cochere second story doors as noted in finding c.

The applicant has provided updated construction documents which address each of staff's stipulations of conceptual approval.

- c. **PORTE COCHERE** – The historic porte cochere currently a second floor addition on top of the original massing. The applicant has proposed to demolish this addition and to restore the porte cochere. The restoration of the porte cochere is to include door opening restoration, railing restoration, decking restoration. The Guidelines for Exterior Maintenance and Alterations 7.B.v. notes that porte cocheres should be reconstructed and restored based on accurate evidence of the original, such as photographs. The applicant has provided details regarding railings and

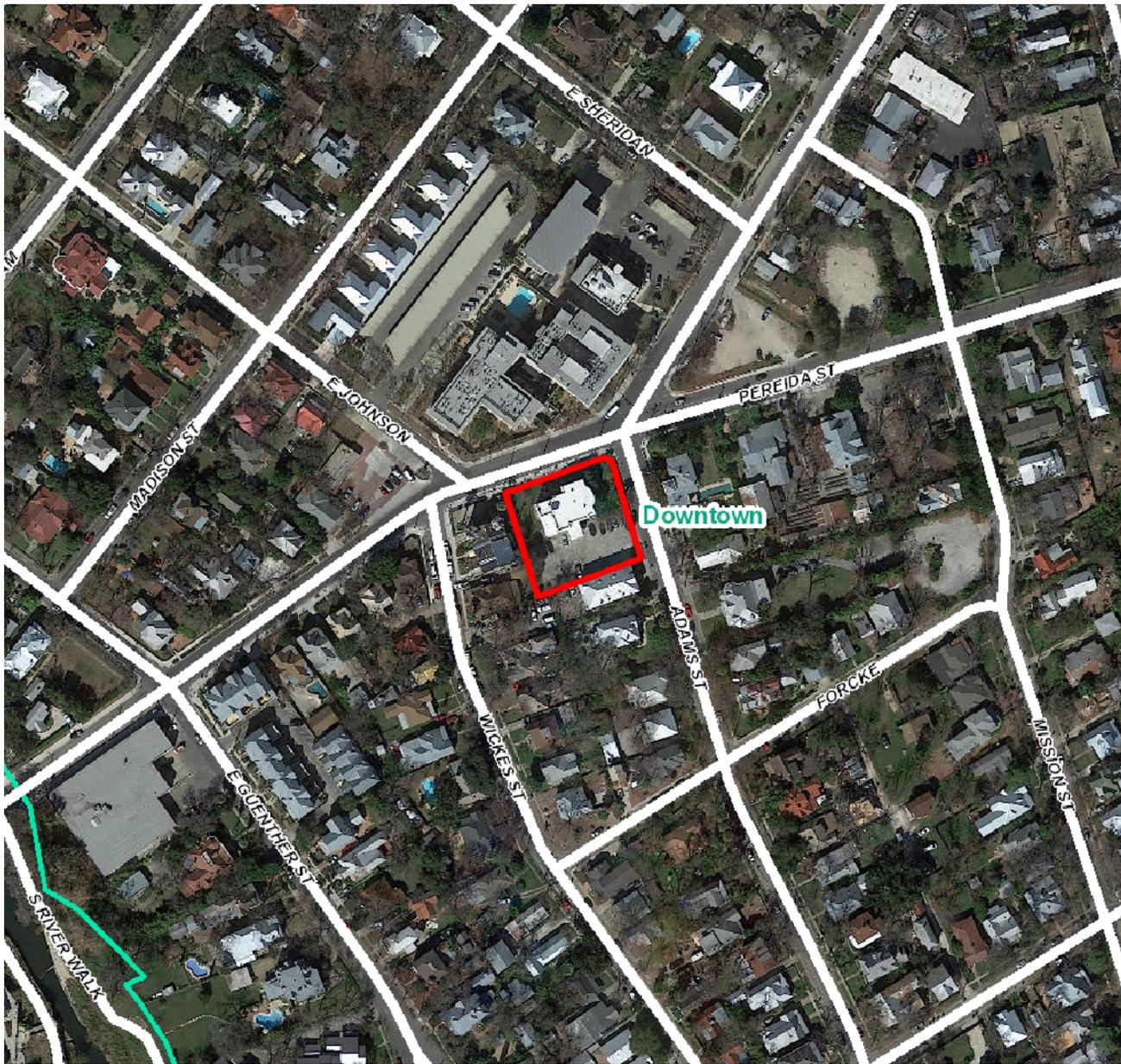
- the proposed cornice. Staff finds the proposed reconstruction to be appropriate and consistent with the Guidelines.
- d. **BASEMENT AREAWAY** – The applicant has proposed to construct a basement areaway cover over the existing sub grade basement steps and doorway to prevent water from flooding the basement. The applicant has noted that this stairwell is not original. Per the application documents, the proposed cover will be low profile. Generally, staff finds this to be appropriate.
  - e. **WEST ELEVATION** – The west (rear) elevation currently features a non-original porch enclosure and rear addition. The applicant has proposed to demolish the enclosure and first floor addition and reconstruct the two story rear porch. Included in the proposed reconstruction, the applicant has proposed to reconstruct the perimeter wall under the porch as well as infill the basement where it was previously expanded. Both the 1912 and 1951 Sanborn maps note the porch at its original footprint. Staff finds the proposed massing and profile of the porch appropriate. The applicant has submitted details for the proposed porch and has noted that columns will be wood box columns.

**RECOMMENDATION:**

Staff recommends approval of items #1 through #3 based on findings a through e.

**CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: Dec 06, 2017

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## Scope of Work

1146 S. Alamo Street (105 Adams)

Remove non-original second floor "room" at porte cochere and reconstruct railing, restore doors as per drawings and historic photograph, create walk surface at second floor deck. All materials at enclosure are of lesser quality than original and are badly deteriorated. Restore porte cochere to match original design.

Install "cellar" type enclosure at stairwell to basement on north side (Alamo Street) to prevent rain from flooding basement. While stairwell is not original, it serves as a direct exterior exist and has been in existence through recent memory.

Remove non-original porch enclosures at basement, first floor and second floor on west elevation. Original roof structure is visible and shows size of structure and original material is evident. Reconstruct two-story porch per original drawings. Reconstruct perimeter wall under porch. Infill where basement was previously expanded.

All material profiles to match existing. Paint to match existing house.













5







# SHIVERS & SHIVERS

RESTORATION OF COURAND HOUSE

1146 S Alamo St, San Antonio, TX 78210

(105 Adams)

DECEMBER 20, 2017

## INDEX OF DRAWINGS

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## PROJECT TEAM:

### ARCHITECT

709 AVENUE E,  
MAINSTREET ARCHITECTS, INC.  
210.732.9268  
SAN ANTONIO, TEXAS 78215

## LEGEND

|   |                                  |
|---|----------------------------------|
|  | PROPERTY LINE                    |
|  | WORK TO BE DEMOLISHED            |
|  | EXISTING BUILDING TO REMAIN      |
|  | EXISTING CONCRETE WORK TO REMAIN |
|  | NEW ADDITION                     |
|  | NEW CONCRETE WORK                |

SOUTH ALAMO STREET

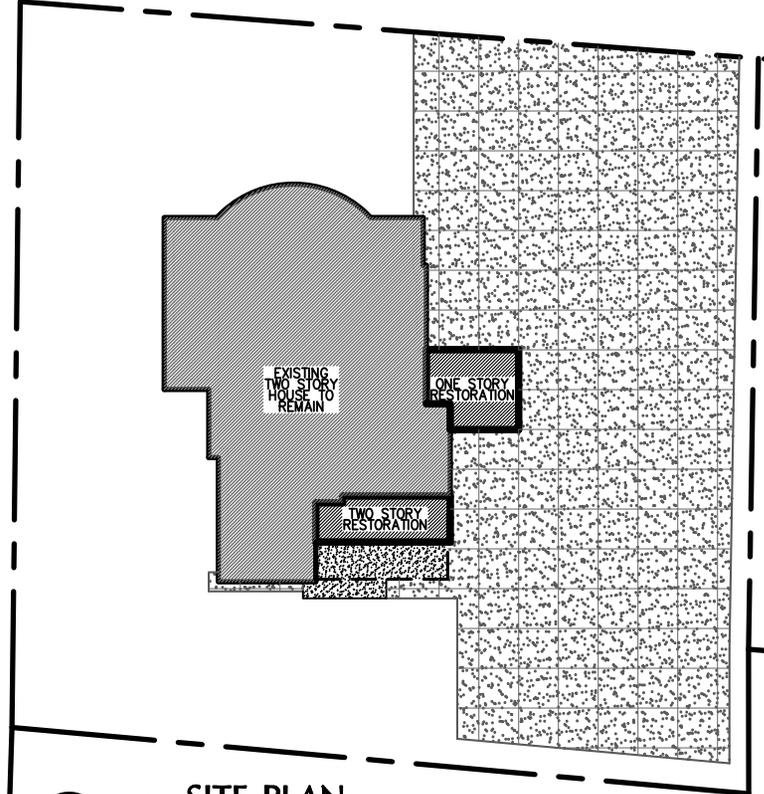
ADAM STREET



101

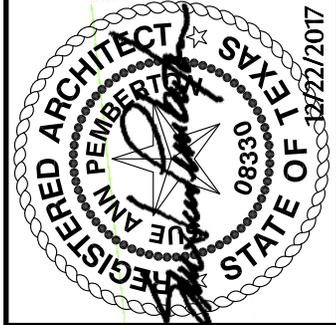
## SITE PLAN

SCALE 1" = 40'-0"



MAIN STREET

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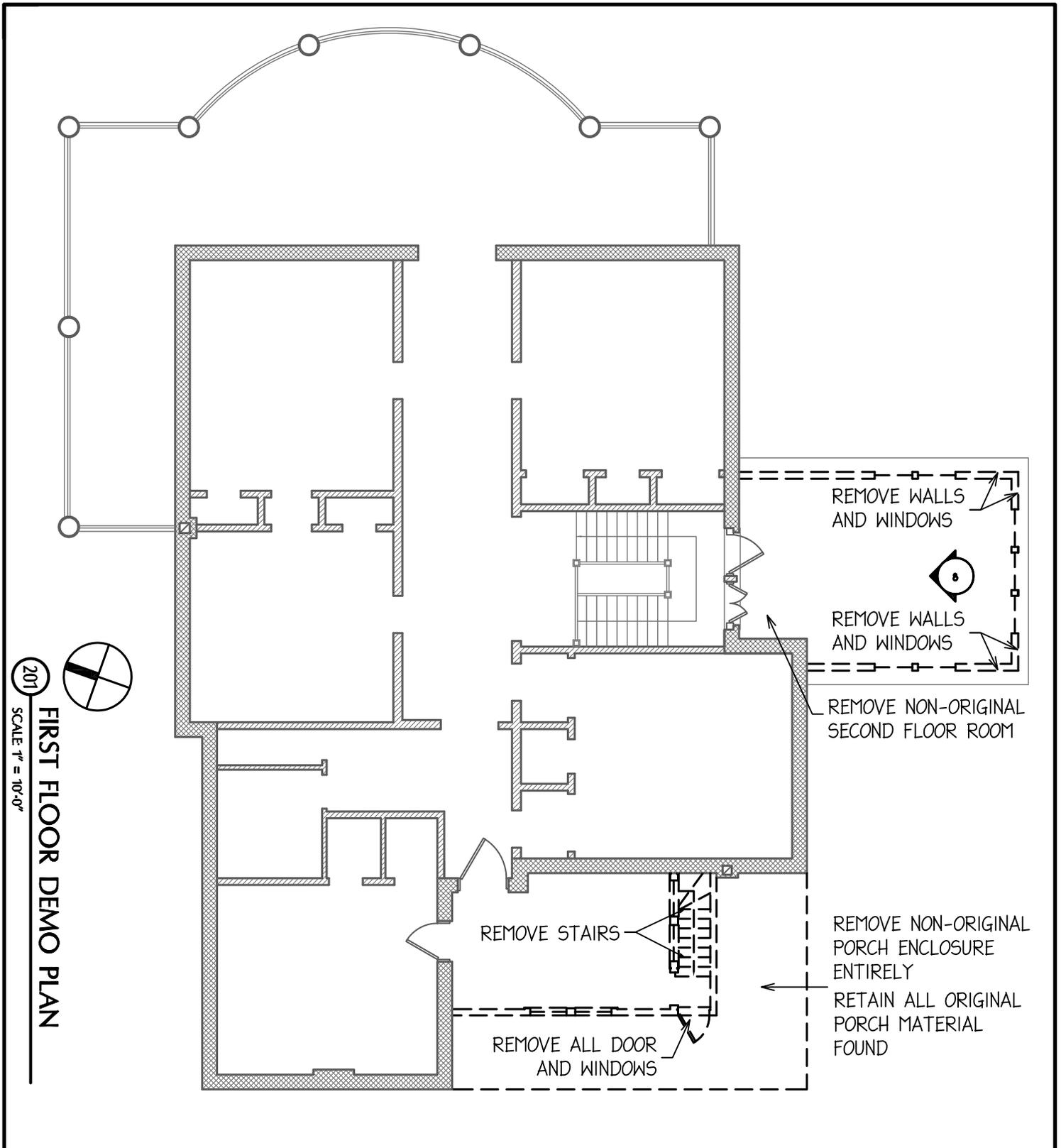
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**SHIVERS AND SHIVERS**

Sheet Name:  
**SITE PLAN**

Date: 12/20/2017 Issued: ###ADD.#1###

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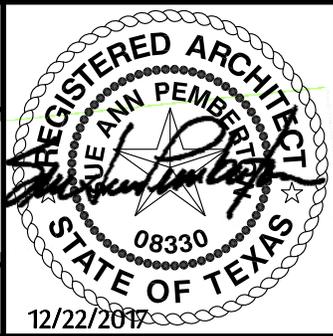


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**SHIVERS AND SHIVERS**

Sheet Name:  
**DEMO PLAN**

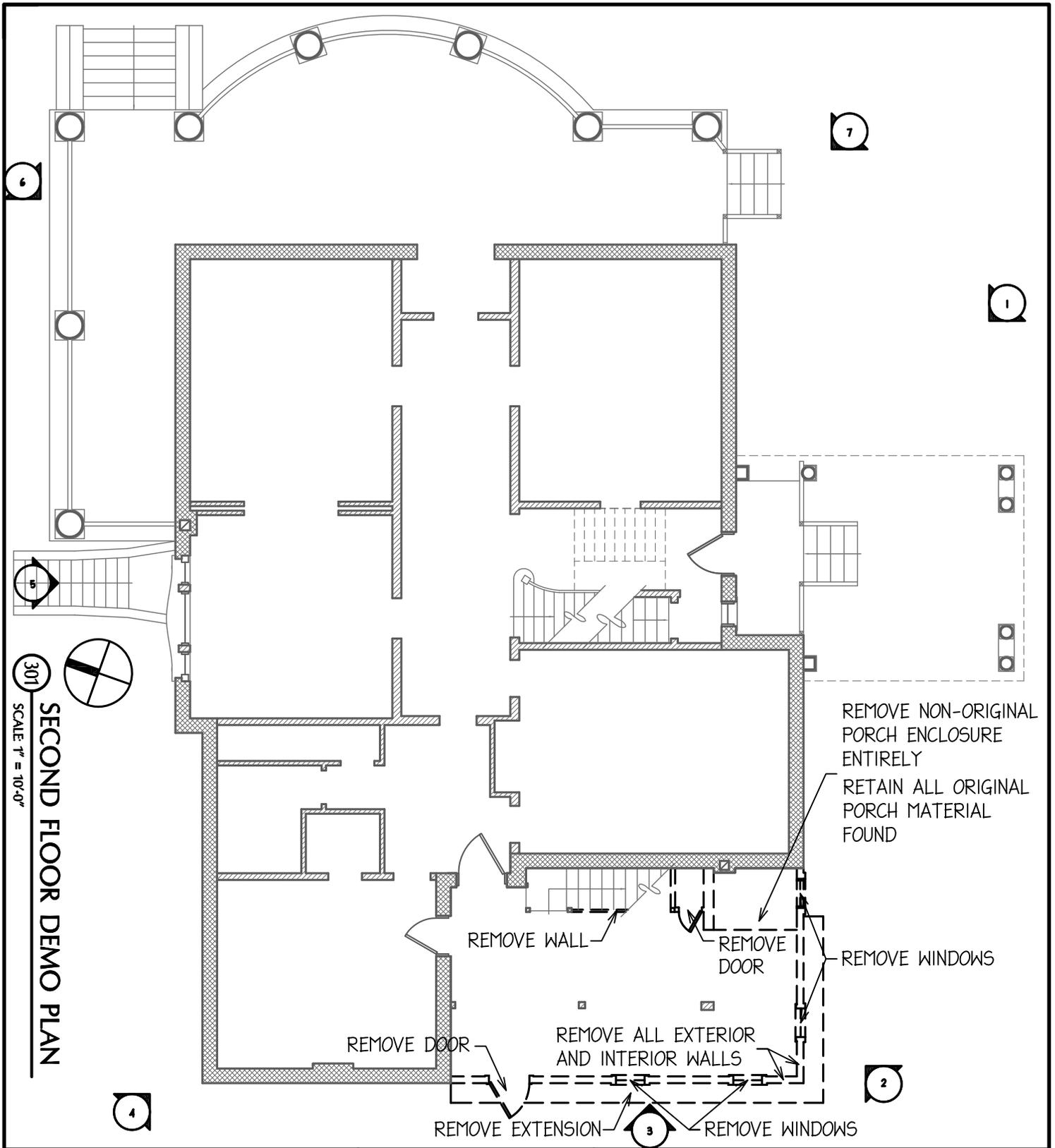
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105 Adams



**MAIN STREET**  
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301  
 SCALE 1" = 10'-0"  
**SECOND FLOOR DEMO PLAN**

REMOVE NON-ORIGINAL  
 PORCH ENCLOSURE  
 ENTIRELY  
 RETAIN ALL ORIGINAL  
 PORCH MATERIAL  
 FOUND

REMOVE WALL REMOVE DOOR REMOVE WINDOWS

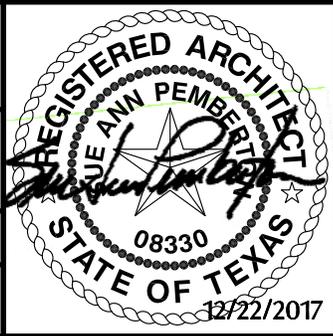
REMOVE DOOR REMOVE ALL EXTERIOR AND INTERIOR WALLS REMOVE EXTENSION REMOVE WINDOWS

Project Name:  
**SHIVERS AND SHIVERS**

Sheet Name:  
**DEMO PLAN**

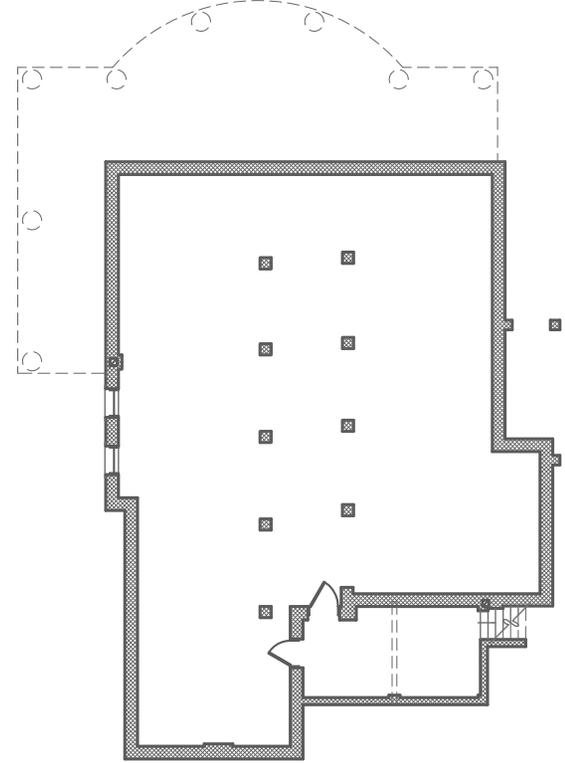
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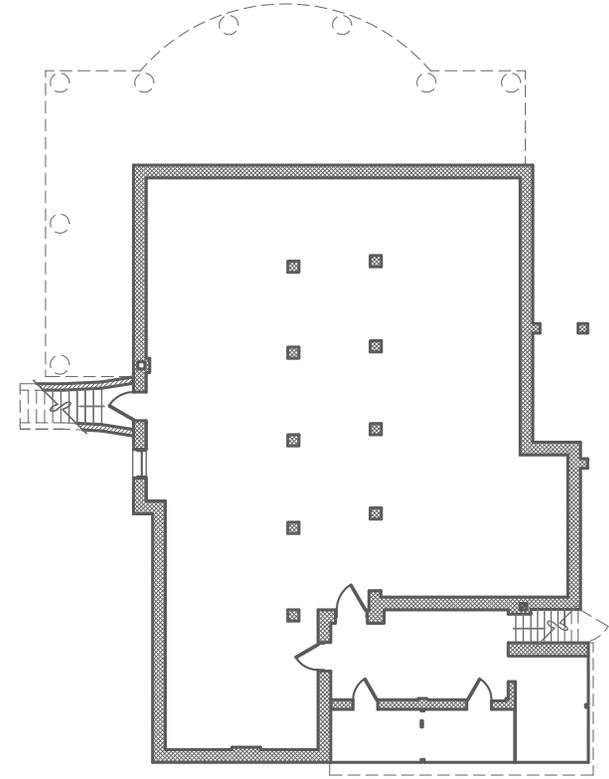


**ORIGINAL  
BASEMENT FLOOR PLAN**



401

SCALE 1" = 20'-0"



**EXISTING  
BASEMENT FLOOR PLAN**



402

SCALE 1" = 20'-0"

Project Name:

**SHIVERS AND SHIVERS**

Sheet Name:

**BASEMENT FLOOR PLAN**

Date: 12/20/2017

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**A-4**

Filename:

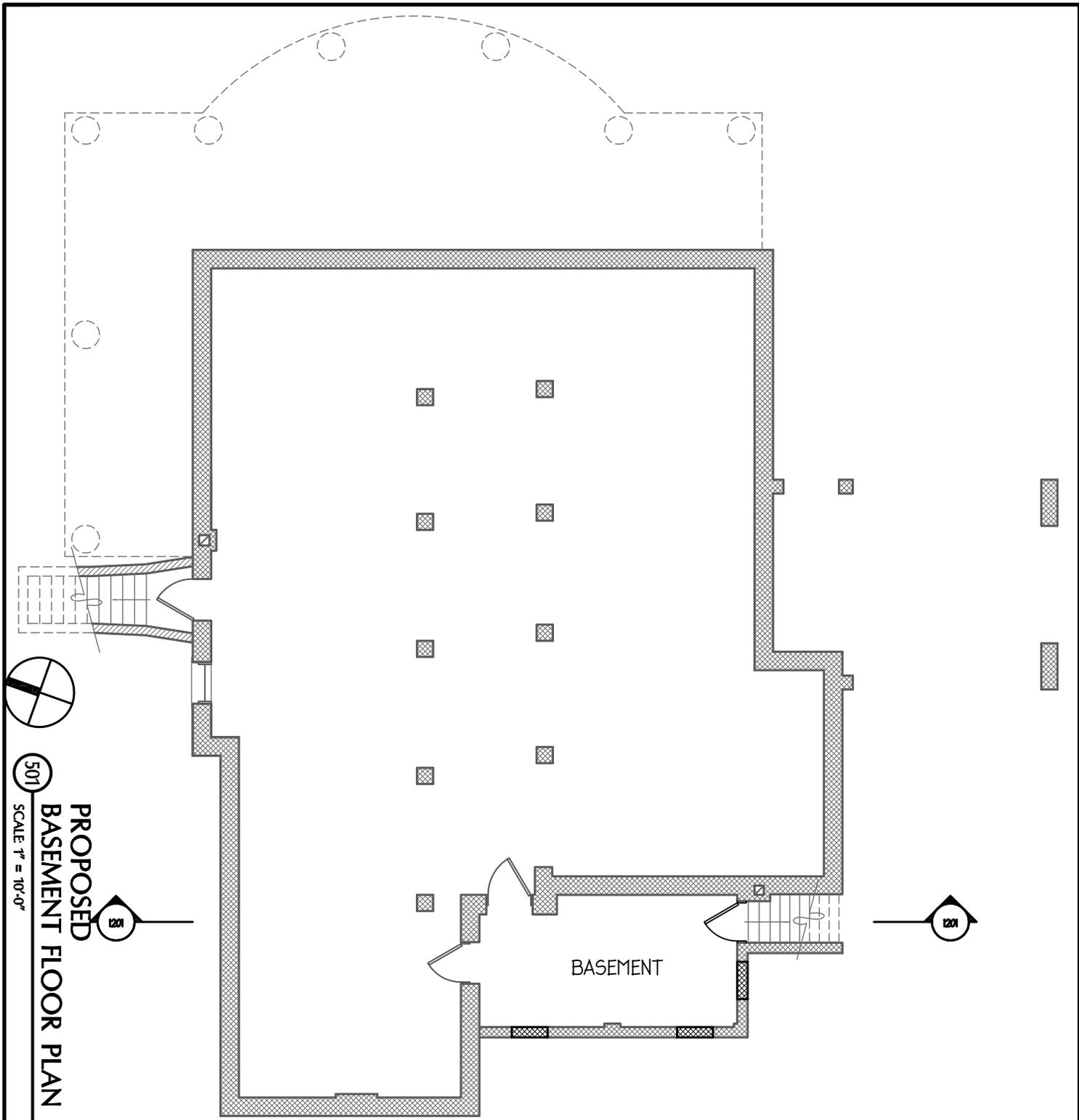
105 Adams



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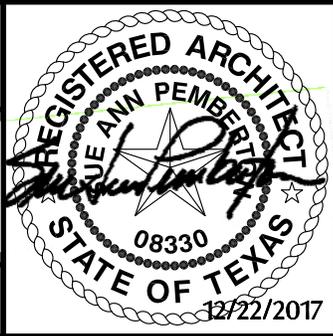


501  
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**PROPOSED**  
**BASEMENT FLOOR PLAN**

Project Name:  
**SHIVERS AND SHIVERS**

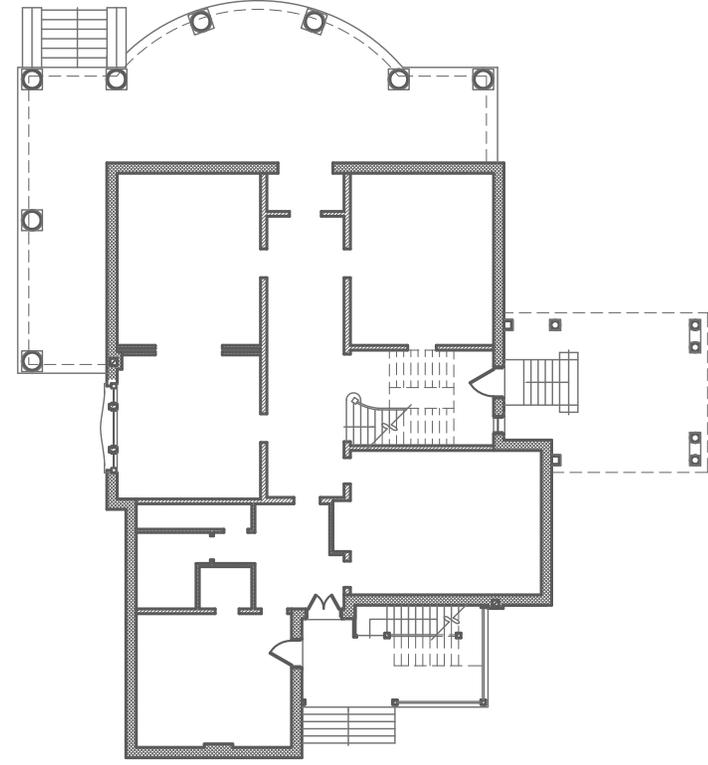
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**BASEMENT FLOOR PLAN**

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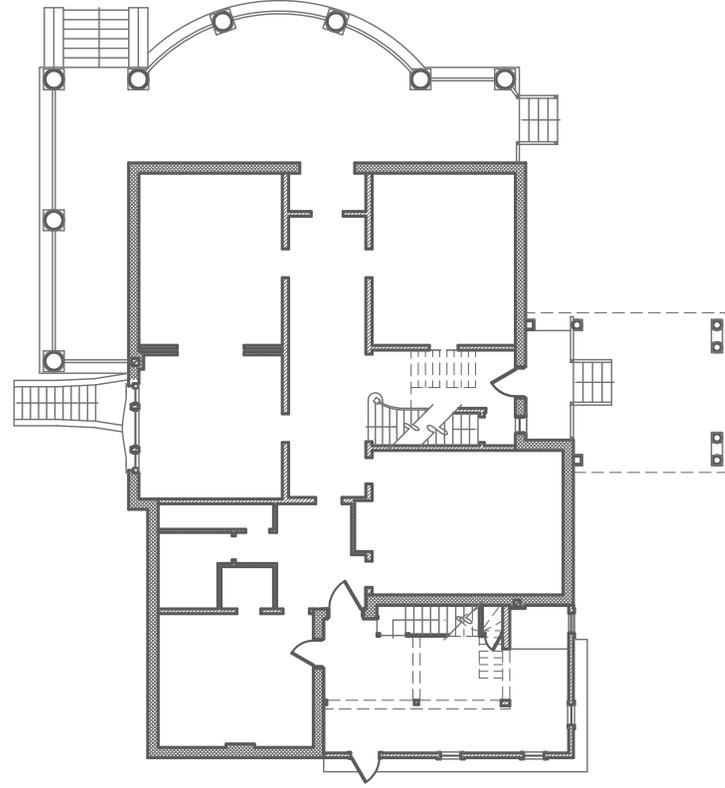
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601

**ORIGINAL  
FIRST FLOOR PLAN**

SCALE 1" = 20'-0"



602

**EXISTING  
FIRST FLOOR PLAN**

SCALE 1" = 20'-0"

Project Name:

**SHIVERS AND SHIVERS**

Sheet Name:

**FIRST FLOOR PLAN**

Date: 12/20/2017

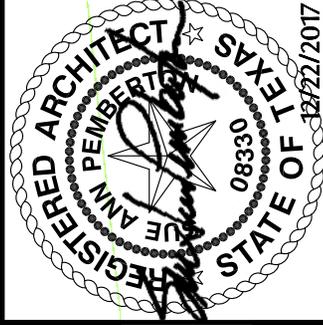
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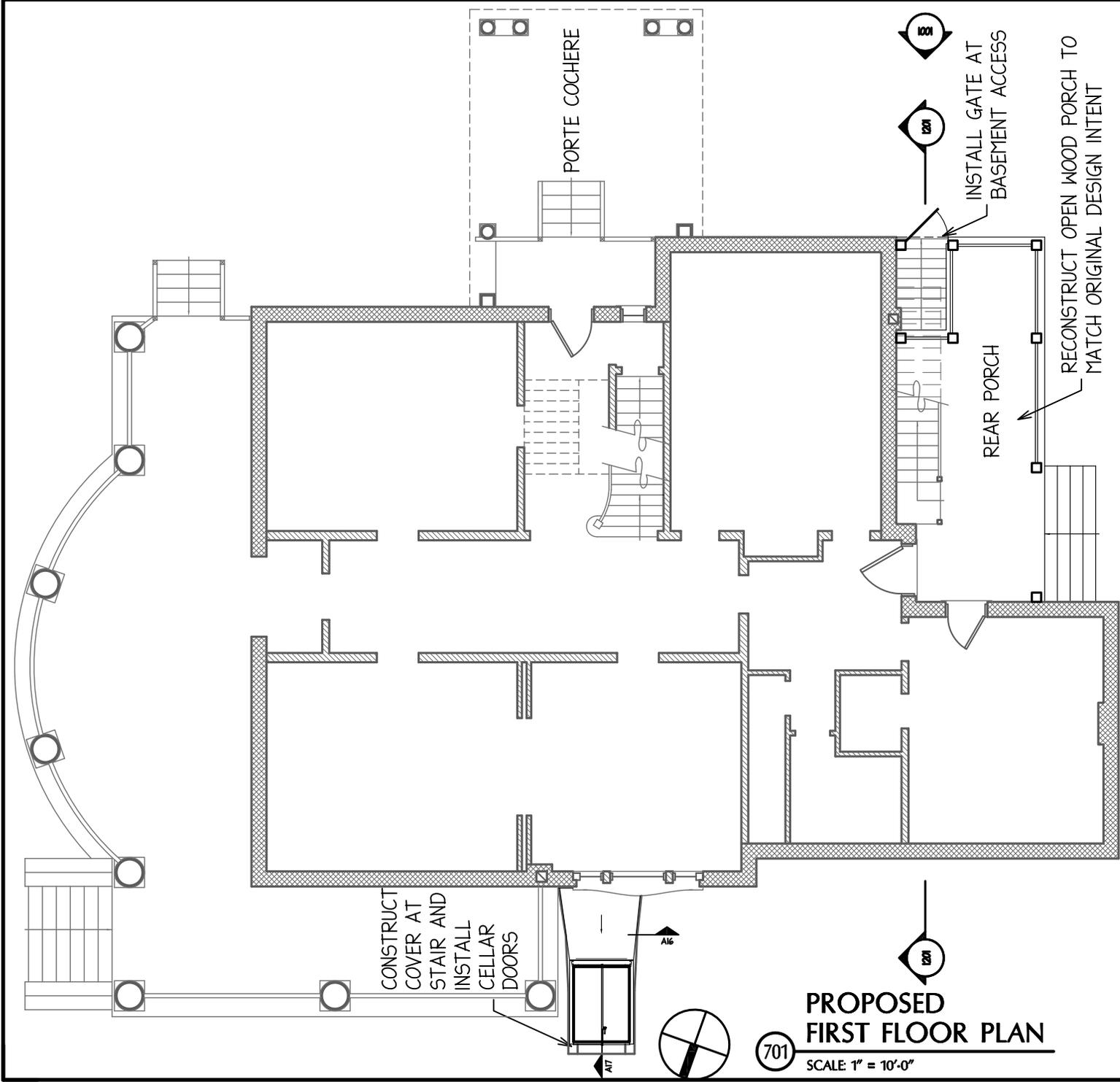
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**PROPOSED  
FIRST FLOOR PLAN**

SCALE: 1" = 10'-0"

701

Project Name:

**SHIVERS AND SHIVERS**

Sheet Name:

**FIRST FLOOR PLAN**

Date: 12/20/2017

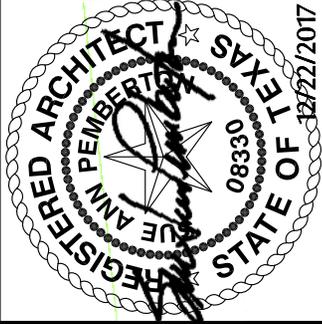
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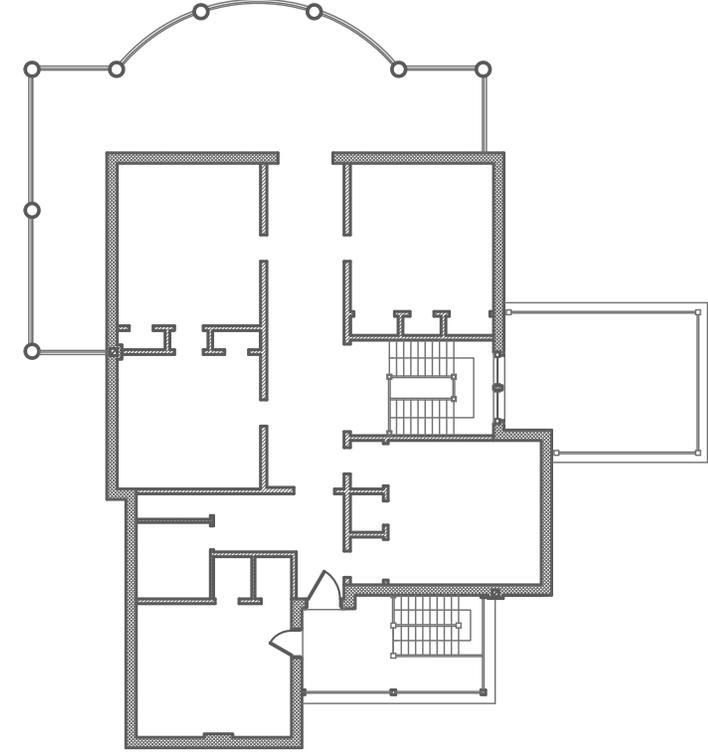
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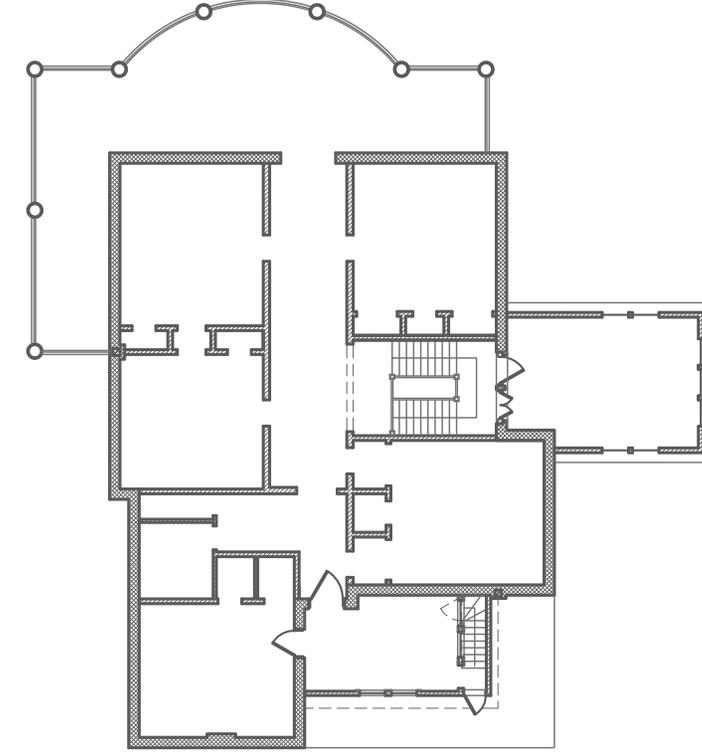
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801

**ORIGINAL  
SECOND FLOOR PLAN**

SCALE 1" = 20'-0"



802

**EXISTING  
SECOND FLOOR PLAN**

SCALE 1" = 20'-0"

Project Name:

**SHIVERS AND SHIVERS**

Sheet Name:

**SECOND FLOOR PLAN**

Date: 12/20/2017

Issued: ###ADD.#1###

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**A-8**

Filename:

105 Adams

PRELIMINARY  
NOT FOR REGULATORY  
APPROVAL, PERMIT, OR  
CONSTRUCTION

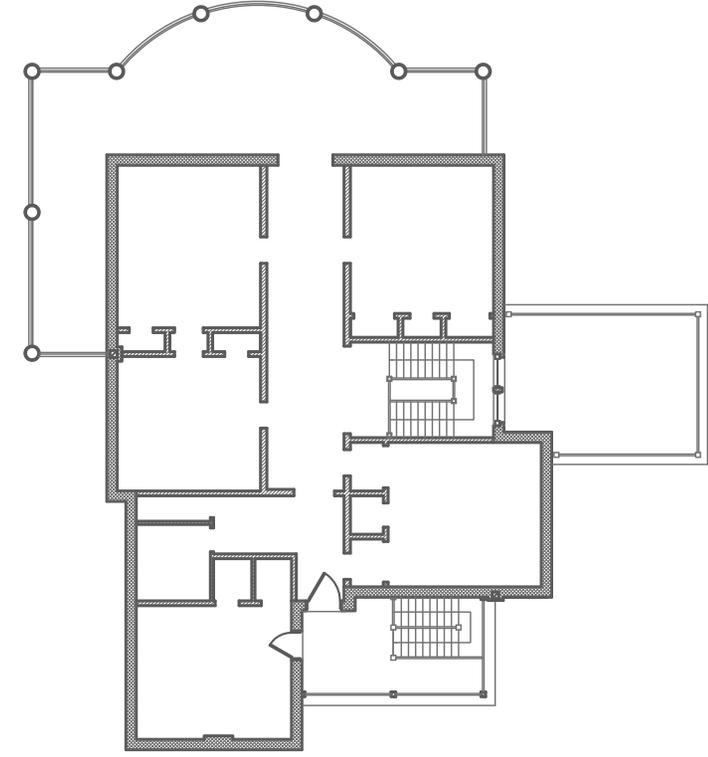
**M A I N S T R E E T**  
ARCHITECTS INC.

SUE ANNI PEMBERTON  
##/##/### #8330

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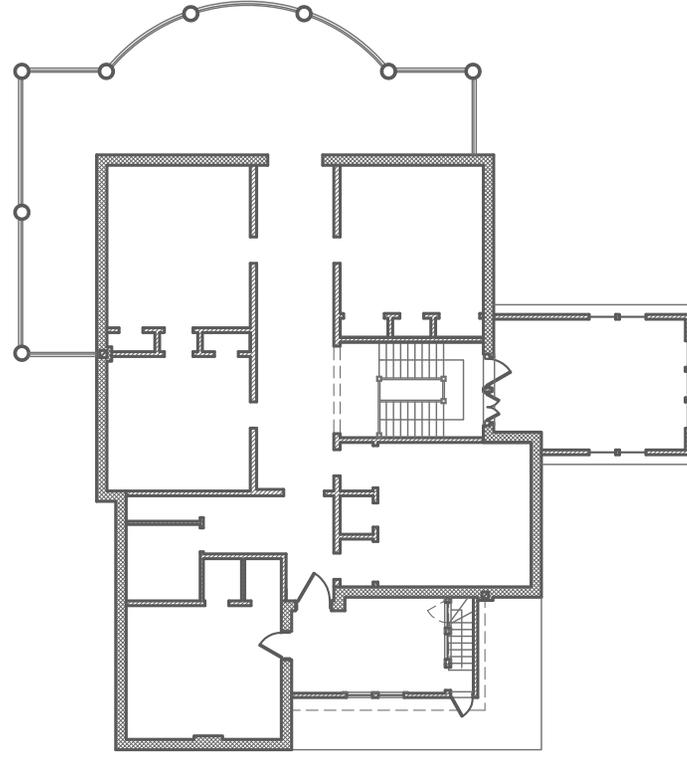


ORIGINAL  
SECOND FLOOR PLAN



801

SCALE 1" = 20'-0"



EXISTING  
SECOND FLOOR PLAN



802

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Project Name:

**SHIVERS AND SHIVERS**

Sheet Name:

**SECOND FLOOR PLAN**

Date: 12/20/2017

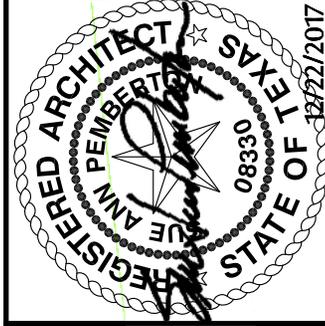
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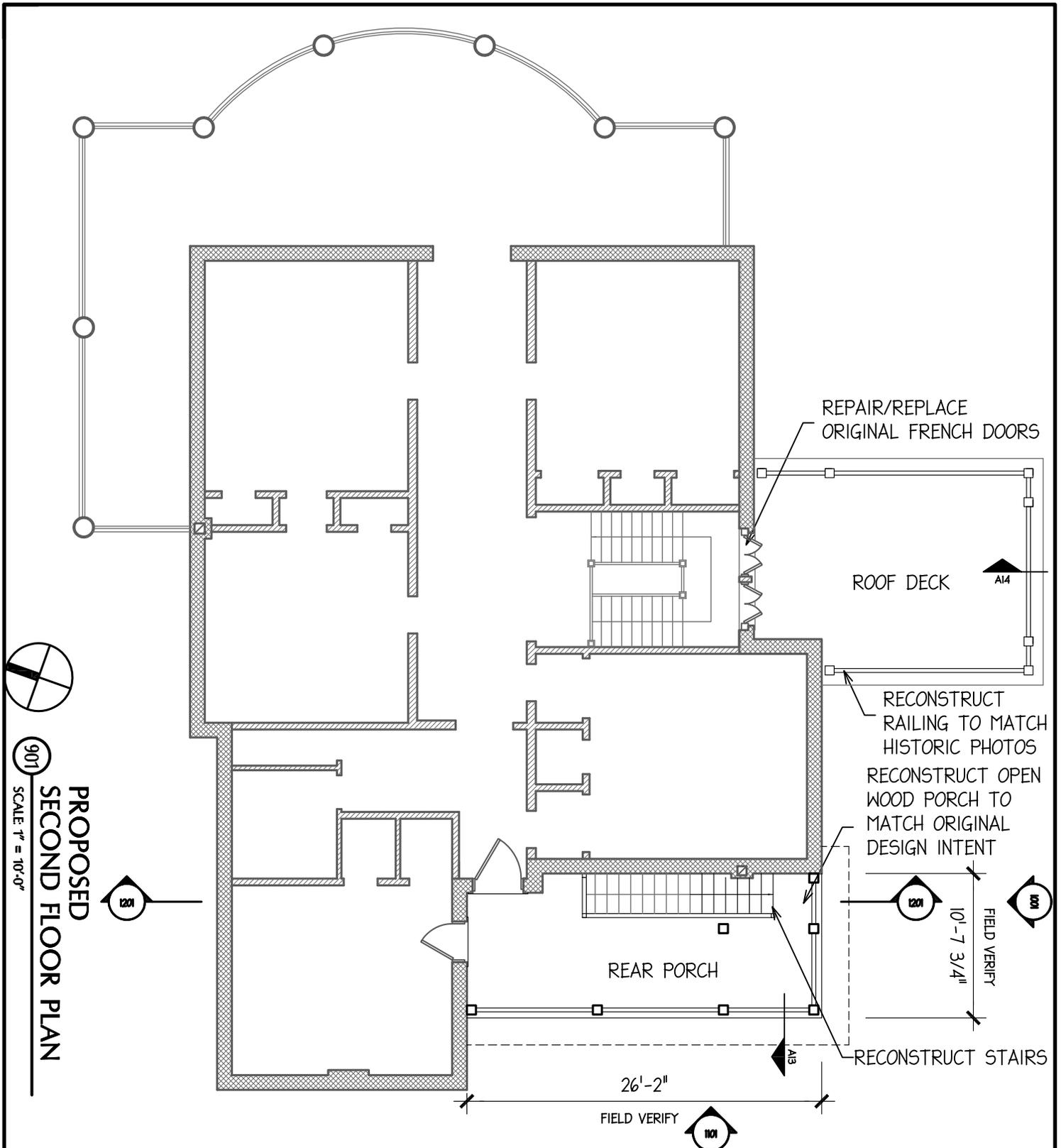
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REPAIR/REPLACE ORIGINAL FRENCH DOORS

ROOF DECK

A14

RECONSTRUCT RAILING TO MATCH HISTORIC PHOTOS  
 RECONSTRUCT OPEN WOOD PORCH TO MATCH ORIGINAL DESIGN INTENT

REAR PORCH

RECONSTRUCT STAIRS

26'-2"

FIELD VERIFY

10'-7 3/4"  
 FIELD VERIFY

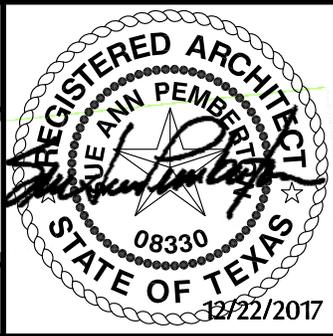
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**PROPOSED SECOND FLOOR PLAN**

Project Name:  
**SHIVERS AND SHIVERS**

Sheet Name:  
**SECOND FLOOR PLAN**

Date: 12/20/2017 Issued: ###ADD.#1###

Sheet: **A-9** Filename: 105 Adams



**MAIN STREET**

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PROPOSED RECONSTRUCTION  
OF ORIGINAL PORTE COCHERE

1001

SCALE 1" = 10'-0"

Project Name:

**SHIVERS AND SHIVERS**

Sheet Name:

**PROPOSED ELEVATION**

Date: 12/22/2017

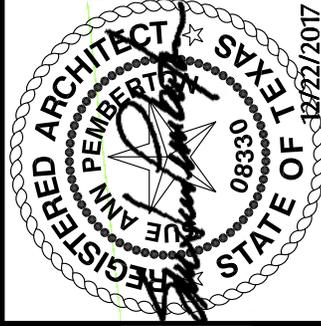
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**A-10**

Filename:

105 Adams

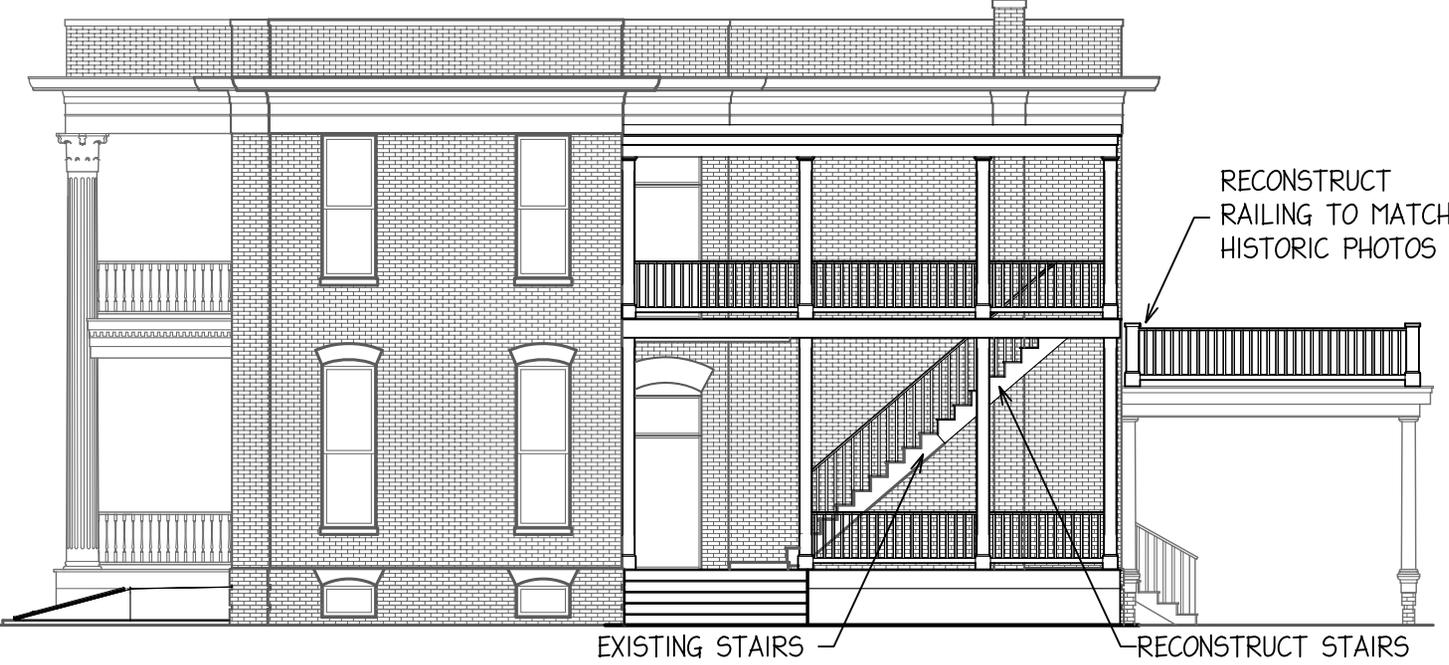


12/22/2017

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1101

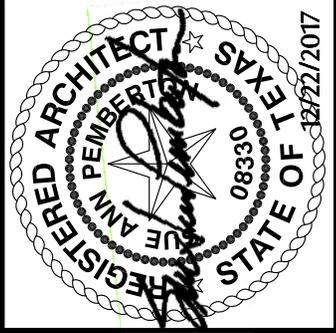
**PROPOSED OPEN PORCH  
SIMILAR TO ORIGINAL**

SCALE: 1" = 10'-0"

M A I N S T R E E T

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709 AVENUE E SAN ANTONIO, TEXAS 78215 210.732.9268

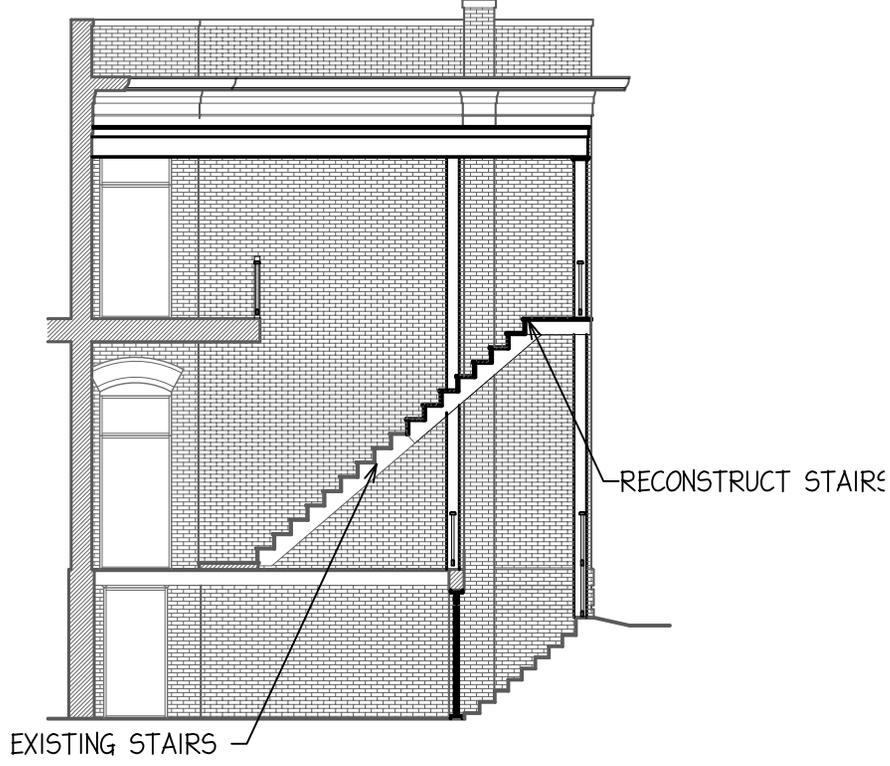


Project Name:  
**SHIVERS AND SHIVERS**

Sheet Name:  
**PROPOSED ELEVATION**

Date: 12/20/2017 Issued: ###ADD.#1###

Sheet: **A-11** Filename: 105 Adams



1201

**REAR PORCH SECTION**

SCALE 1" = 10'-0"

Project Name:

**SHIVERS AND SHIVERS**

Sheet Name:

**BUILDING SECTION**

Date: 12/20/2017

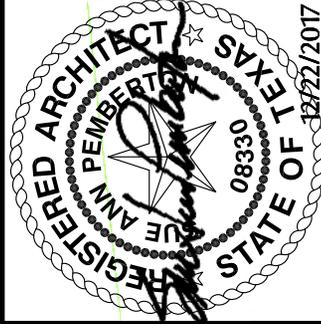
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**A-12**

Filename:

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**M A I N S T R E E T**

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1301

# NEW PORCH DETAIL

SCALE: 1-1/2" = 1'-0"

3'-0"

4"

TONGUE-AND-GROVE DECKING

TRIM

SLOPED 2 x 12 JOIST

8 x 8 BOX COLUMN

2 x 4 TOP RAIL

2 x 2 PICKET

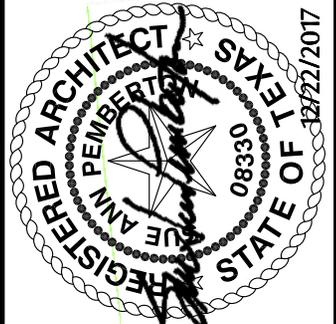
2 x 4 BOTTOM RAIL

BASE TRIM BOARD

MAIN STREET

ARCHITECTS INC.

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**SHIVERS AND SHIVERS**

Sheet Name:

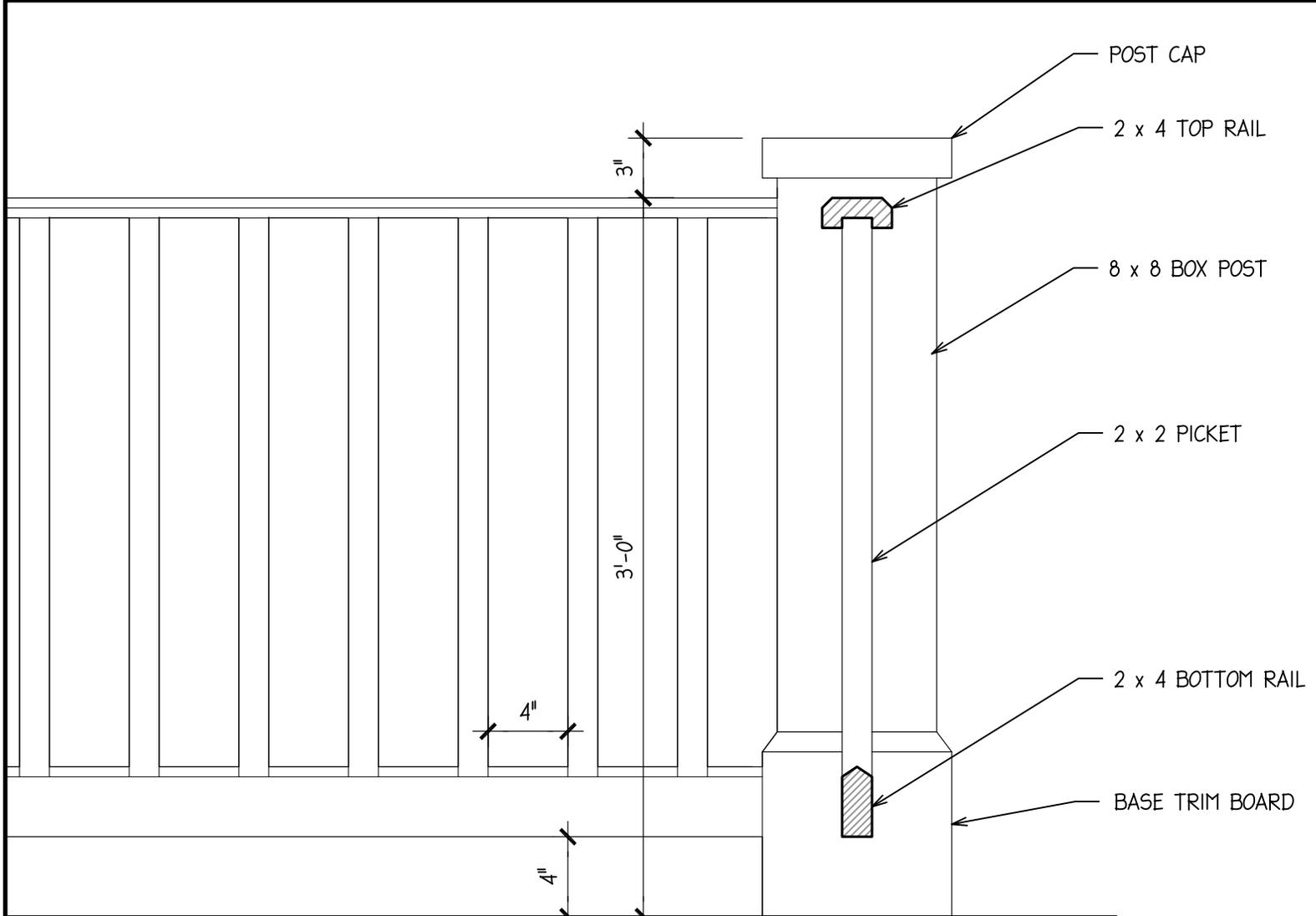
**NEW PORCH DETAIL**

Date: 12/20/2017

Issued: ###ADD.#1###

Sheet: **A-13**

Filename: 105 ADAMS



1401

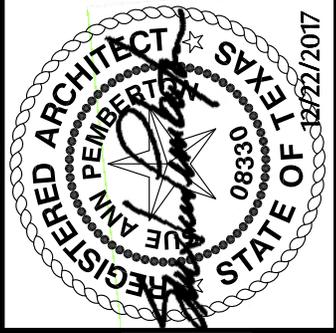
# NEW ROOF DECK RAILING DETAIL

SCALE: 1-1/2" = 1'-0"

MAIN STREET

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Project Name:  
**SHIVERS AND SHIVERS**

Sheet Name:  
**NEW ROOF DECK - RAILING DETAIL**

Date: 12/20/2017 Issued: ###ADD.####

Sheet: **A-14** Filename: 105 Adams



1501

# NORTH ELEVATION

SCALE 1" = 10'-0"

Project Name:

**SHIVERS AND SHIVERS**

Sheet Name:

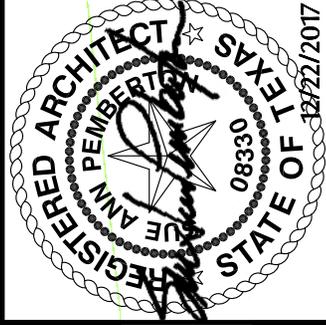
**NORTH ELEVATION**

Date: 12/20/2017

Issued: ##ADD.#1###

Sheet:

**A-15** 105 Adams



12/22/2017

M A I N S T R E E T

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1601

# BASEMENT SECTION 1

SCALE: 1/2" = 1'-0"



Project Name:

**SHIVERS AND SHIVERS**

Sheet Name:

**BASEMENT SECTION**

Date: 12/20/2017

Issued: ###ADD.#1###

Sheet:

**A-16** 105 Adams



**M A I N S T R E E T**

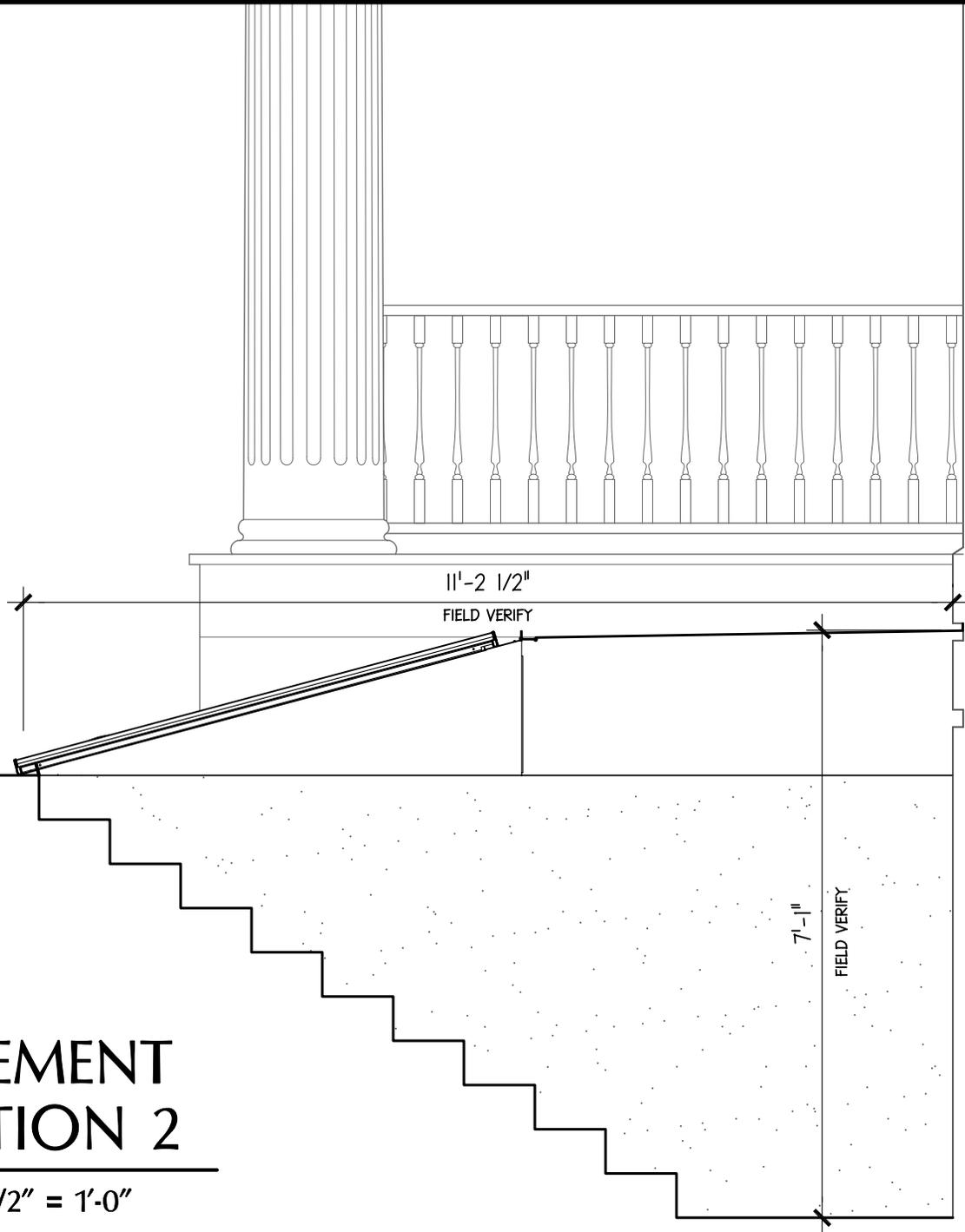
**ARCHITECTS INC.**

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1701

# BASEMENT SECTION 2

SCALE: 1/2" = 1'-0"



Project Name:

**SHIVERS AND SHIVERS**

Sheet Name:

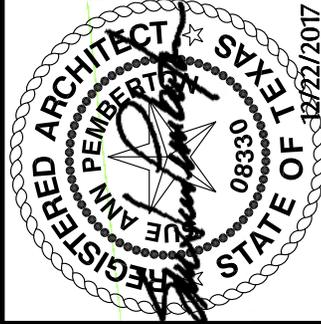
**BASEMENT SECTION**

Date: 12/20/2017

Issued: ###ADD.#1###

Sheet:

**A-17** 105 Adams



**M A I N S T R E E T**

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EXISTING TO REMAIN

4'-0"

# BASEMENT DOOR NORTH ELEVATION

1801

SCALE: 1/2" = 1'-0"

Project Name:

**SHIVERS AND SHIVERS**

Sheet Name:

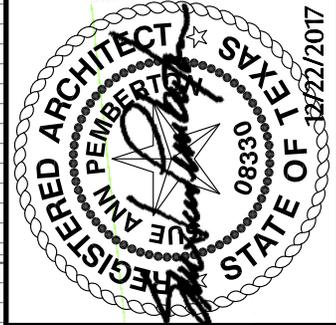
**BASEMENT DOOR NORTH ELEVATION**

Date: 12/22/2017

Issued: ###ADD.#1###

Sheet:

**A-18** 105 Adams



**M A I N S T R E E T**

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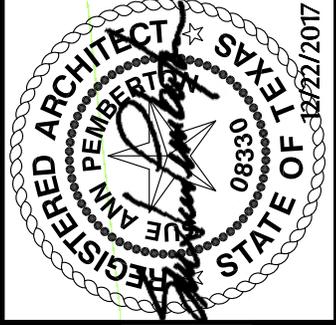
EXISTING TO REMAIN

NEW BASEMENT DOOR

# BASEMENT DOOR WEST ELEVATION

1901

SCALE: 1/2" = 1'-0"



Project Name:  
**SHIVERS AND SHIVERS**

Sheet Name:  
**BASEMENT DOOR WEST ELEVATION**

Date: 12/22/2017 Issued: ##ADD.#1###

Sheet: **A-19** Filename: 105 Adams

**M A I N S T R E E T**

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2001

# SOUTH ELEV. NEW PORCH

SCALE: 1/2" = 1'-0"



METAL TUBE  
STEE GATE

HARDWARE  
CLOTH

Project Name:  
**SHIVERS AND SHIVERS**

Sheet Name:  
**SOUTH ELEVATION**

Date: 12/22/2017 Issued: ##ADD.#1###

Sheet: **A-20** Filename: 105 Adams



**M A I N S T R E E T**

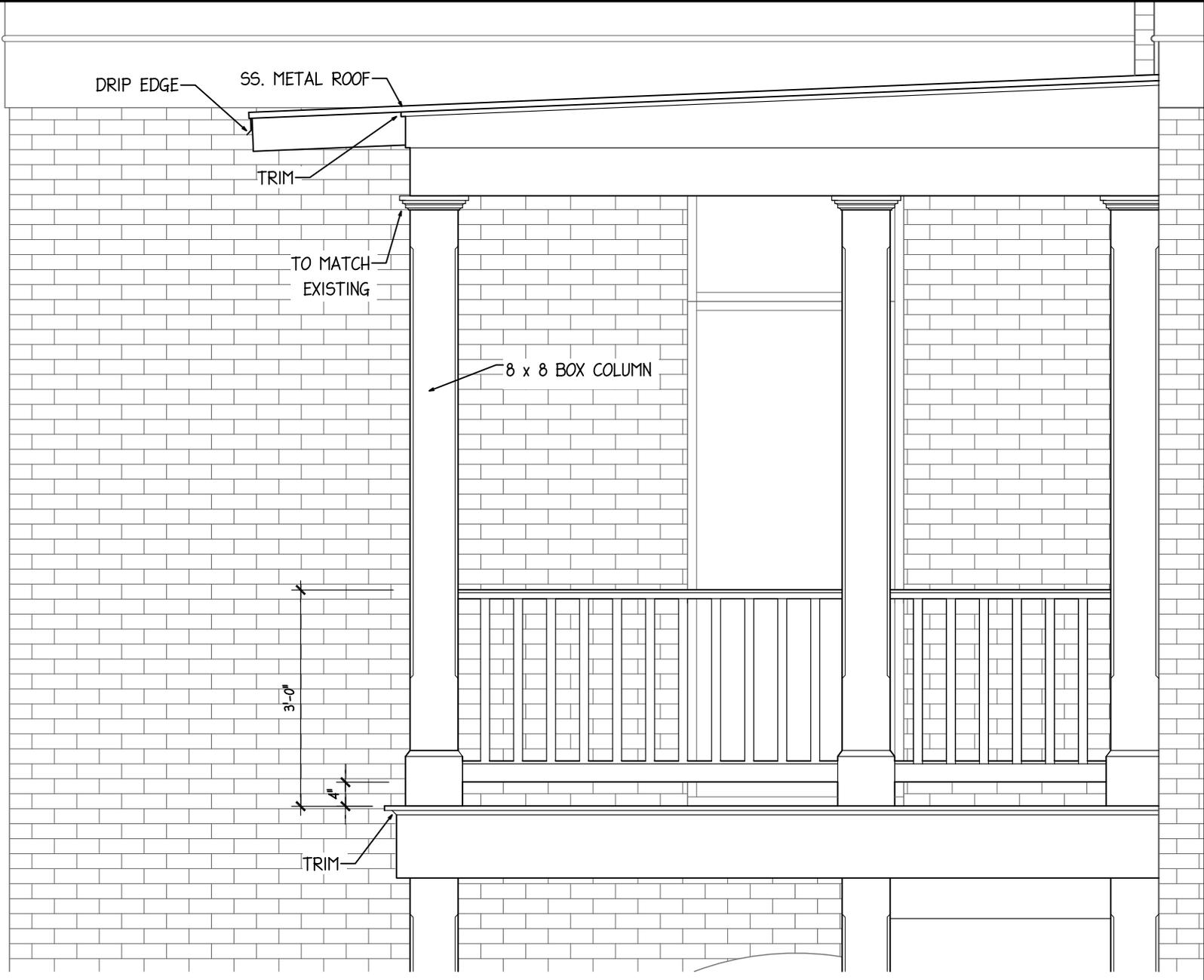
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2101

# SOUTH ELEV. NEW PORCH ROOF

SCALE: 1/2" = 1'-0"



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Project Name:  
**SHIVERS AND SHIVERS**

Sheet Name:  
**SOUTH ELEVATION**

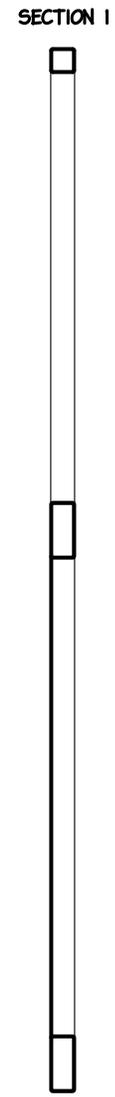
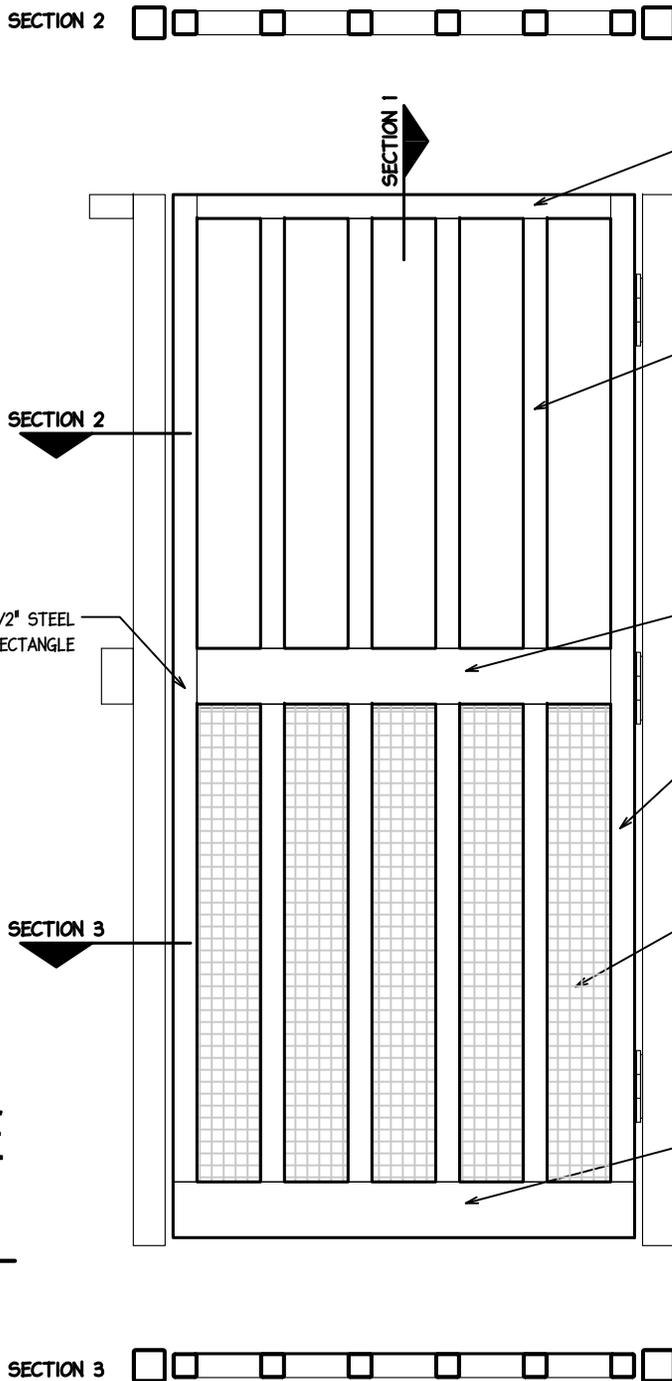
Date: 12/22/2017 Issued: ###ADD.#1###

Sheet: **A-21** 105 Adams

2201

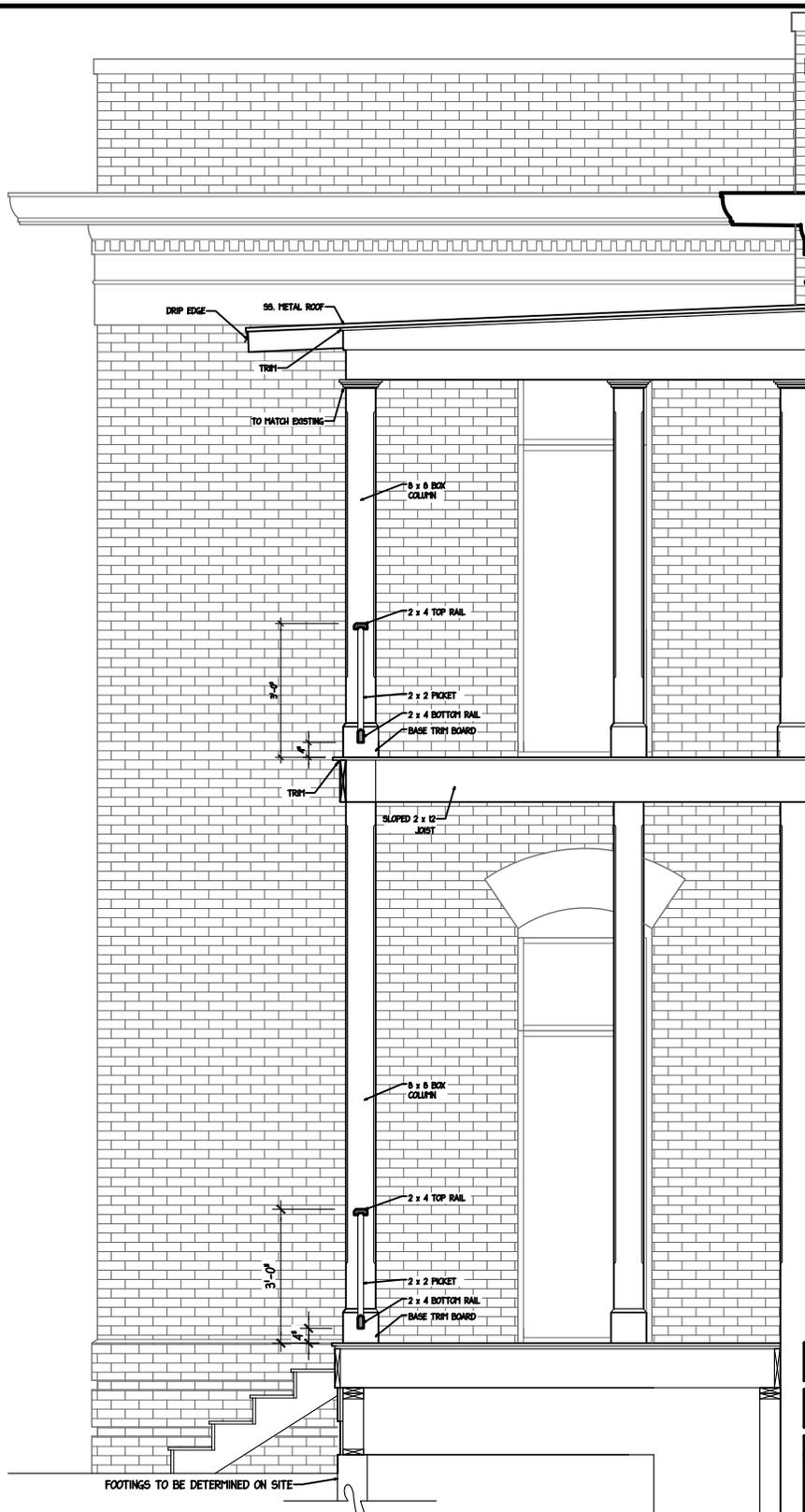
# NEW GATE DETAILS

SCALE: 1/2" = 1'-0"



**MAIN STREET**  
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Project Name: **SHIVERS AND SHIVERS**  
 Sheet Name: **NEW GATE DETAILS**  
 Date: 12/22/2017 Issued: ###ADD.#1###  
 Sheet: **A-22** 105 Adams  
 Filename:



**NEW PORCH  
SECTION 2**

2301

SCALE: 1/4" = 1'-0"

Project Name:  
**SHIVERS AND SHIVERS**

Sheet Name:  
**NEW PORCH SECTION 2**

Date: 12/22/2017 Issued: ###ADD.#1###

Sheet: **A-23** Filename:  
105 Adams



**MAIN STREET**

**ARCHITECTS INC.**

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# BILCO Classic Series Basement Door

## Product Specifications

Bulkhead door to basement shall be BILCO [Classic Series Steel Sided] Size \_\_\_\_ (and size of extension, if required) with Size \_\_\_\_ BILCO Stair Stringers (and size E extension, if required). Door and stringers shall be packaged assemblies available from lumber and building supply dealers. Basement Door assembly shall be constructed of .090 - .100 thickness steel and supplied with gas spring operators. Basement Door (and extension if specified) shall have flow-coated and baked-on factory prime finish and shall be furnished complete with hardware assembly bolts and anchors for securing to masonry. BILCO products can withstand a minimum 200 lb live load. Stringers shall be 14-gauge galvanized steel and manufacturer shall provide nails for securing to masonry walls. Installation shall be in accordance with manufacturer's instructions.

The BILCO Company, P.O. Box 1203, New Haven, CT 06505

[www.bilco.com](http://www.bilco.com)

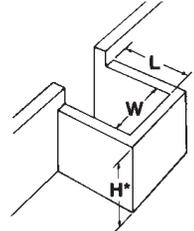
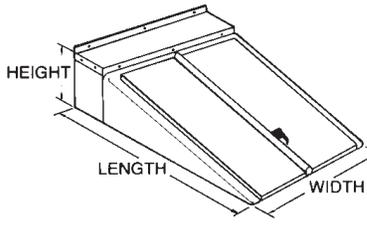
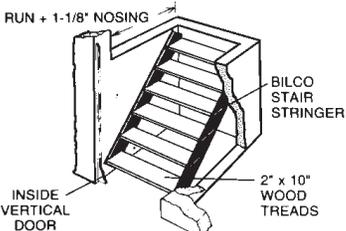


## Planning or Adding an Areaway for a Bilco Basement Door

If you are planning to add a basement areaway to an existing home or plan to include one on your new home, there are two methods of supplying a basement areaway. The first is to have a pre-fabricated areaway delivered and installed on your home by an authorized BILCO installer (See the PermEntry Basement Entrance section on the Bilco website for more information). The second method is to construct your own basement areaway on site. If you choose to construct your own areaway, the following information will help you with this process.

### Constructing an Areaway

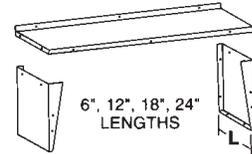
- 1) Select the location of the Areaway - Locate the basement entrance where it does not interfere with partitions, utilities, piping or appliances. It should be located to provide a convenient traffic pattern relative to the inside basement stairway. Locate the areaway away from potential hazards that could prevent access to the Bilco Door, such as furnace, fireplace, or garage.
- 2) Determine Areaway Dimensions and Door Size - At the selected areaway location, determine the height of the outside grade above your basement floor. Refer to the table below for the inside dimensions of the areaway, and correct size BILCO Door, extension, (if required), and stair stringers.
- 3) Construct areaway foundation - Construct the areaway foundation at the same time as the house foundation, utilizing the same type of footings, materials, and methods. Top of finished areaway should be 4" to 6" above grade. For complete information on adding an areaway foundation to your existing home, contact The BILCO Company.

| HEIGHT OF GRADE ABOVE FINISHED BASEMENT FLOOR WILL BE: | AREAWAY DIMENSIONS   |      |     |                                   |                | STAIR STRINGER SPECIFICATIONS                                  |                   |   |
|--|--|------|-----|-----------------------------------|----------------|--|-------------------|---|
|  | BUILD AREAWAY TO THESE INSIDE DIMENSIONS (See Drawing Above) |      |     | USE THIS BILCO DOOR AND EXTENSION |                | STRINGER UNIT HAS 8-1/4\" RISE, 8-3/8\" RUN AND 1-1/8\" NOSING |                   | USE THESE BILCO STAIR STRINGERS AND EXTENSIONS (Size E Extension has 3-Tread Run) |
|  | H*   | L    | W   | Door Size                         | Extension Size | Run+ in Areaway  | Treads in Areaway |   |
| 24" to 31"‡  | 33"  | 40"  | 44" | SL                                | None           | 26-1/4"  | 3                 | (Not Available)   |
| 32" to 39"   | 41-1/4"  | 40"  | 44" | SL                                | None           | 34-5/8"  | 4                 | SL  |
| ➔ 40" to 47" (See Note)                                | 49-1/2"  | 40"  | 44" | SL                                | None           | 34-5/8"  | 4                 | SL  |
| 48" to 55"‡‡   | 57-3/4"  | 54"  | 40" | O                                 | None           | 51-3/8"  | 6                 | O   |
| 56" to 64"‡‡   | 66"  | 60"  | 44" | B                                 | None           | 59-3/4"  | 7                 | B   |
| 65" to 72"   | 74-1/4"  | 68"  | 48" | C                                 | None           | 68-1/8"  | 8                 | C   |
| ➔ 73" to 80" (See Note)                                | 82-1/2"  | 68"  | 48" | C                                 | None           | 68-1/8"  | 8                 | C   |
| 73" to 80"   | 82-1/2"  | 80"  | 48" | C                                 | 12"            | 76-1/2"  | 9                 | O + E   |
| ➔ 81" to 88" (See Note)                                | 90-3/4"  | 80"  | 48" | C                                 | 12"            | 76-1/2"  | 9                 | O + E   |
| 81" to 88"   | 90-3/4"  | 86"  | 48" | C                                 | 18"            | 84-7/8"  | 10                | B + E   |
| ➔ 89" to 97" (See Note)                                | 99"  | 86"  | 48" | C                                 | 18"            | 84-7/8"  | 10                | B + E   |
| 89" to 97"   | 99"  | 93"  | 48" | C                                 | 24"            | 93-1/4"  | 11                | C + E   |
| 98" to 106"  | 107-1/4"   | 104" | 48" | C                                 | 24" + 12"      | 101-5/8"   | 12                | C + SL  |
| 107" to 115"   | 115-1/2"   | 114" | 48" | C                                 | 24" + 18"      | 110"   | 13                | O + B   |

\* Above Finished Basement Floor    ‡ Maximum House Wall 85"    ‡‡ Maximum House Wall 88"    + Run plus 1-1/8" Nosing on Bottom Tread

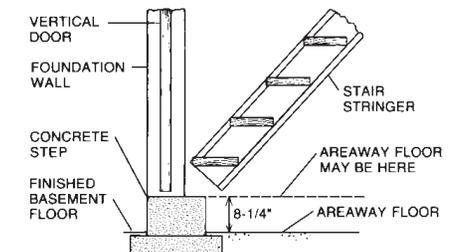
**BILCO DOOR EXTENSIONS:** Available for Size C Door (only), these extensions increase the length to fit longer areaways. Horizontal top and two sidepieces are easily assembled and installed. Furnished in four sizes: 6", 12", 18" and 24". Complete with instructions and required hardware.



**STAIR STRINGER EXTENSION -- SIZE E:** Three-tread extension butts to bottom of standard stringer unit. Used with any size (O, B or C) Stair Stringer. Complete with hardware.

**NOTE:** For basements more than 91" deep (finished floor to top of foundation wall) building a bottom step within the foundation wall opening (see drawing below) is recommended. The concrete step should extend 6" into stairwell.

**CAUTION:** Suggested construction allows minimum of 74" headroom. This is the recommended minimum.





## Common Solutions for Installing a Door on a Non-Standard Areaway

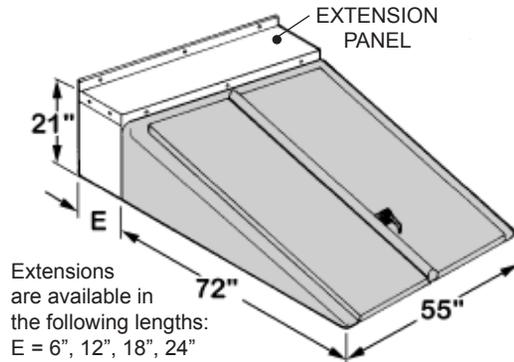
Most existing areaways will accept one of the four standard steel sided Bilco door sizes, or can be modified for a satisfactory installation. This instruction sheet provides some common modifications that can be made to either the basement door or areaway for proper installation on non-standard size or unique areaways:

### The areaway foundation is too long for a standard door:

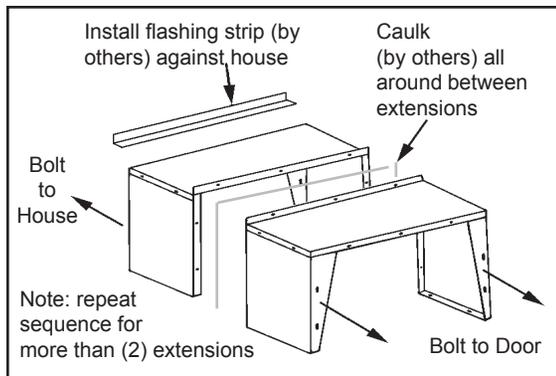
The Size C Door, the longest standard door, can be fitted with a Bilco door Extension to increase its length by 6, 12, 18 or 24 inches.

Complete installation instructions are supplied with the extension panels.

For very long areaways, it is possible to install two standard extensions, of any length, back to back. Note that the front of the second extension is then against the house and the rear flange extends downward rather than up. Extreme care is required to apply caulking between the joint with the house in order to avoid leakage. Flashing over the Extension is a good precaution. With two 24 inch extensions and the Size C Door, areaways up to almost ten feet long can be accommodated.



Extensions are available in the following lengths:  
E = 6", 12", 18", 24"



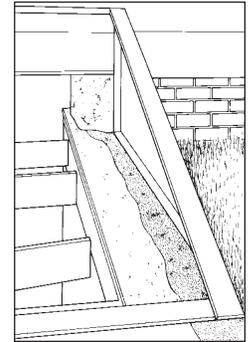
**The areaway foundation is too short for a standard door:**  
Build a ledge on the outside front of the areaway utilizing one of the following methods:

- Build a form and pour concrete to increase the length.
- Cap the sidewall with a Bilco foundation plate. Position the foundation plate so that it overhangs outside the areaway enough to increase the opening length as required. Anchor the foundation plate to the areaway before installing the door.

**The areaway foundation is too wide for a standard door:**

Build a ledge on the inside of the areaway utilizing one of the following methods:

- Build a form and pour concrete as shown in the detail on the right.
- Lag bolt a steel angle to the areaway sidewall underneath it for support.
- Cap the sidewall with a Bilco foundation plate. Position the foundation plate so that it overhangs into the areaway enough to reduce the opening width as required. Anchor the foundation plate to the areaway before installing the door.



**The areaway foundation is too narrow for a standard door:**

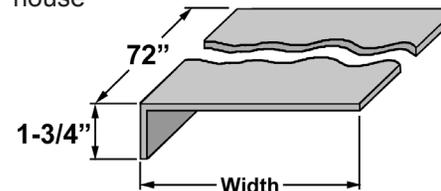
Build a ledge on the outside of the areaway on either side utilizing one of the following methods:

- Build a form and pour concrete to increase the length.
- Cap the sidewall with a Bilco foundation plate. Position the foundation plate so that it overhangs outside the areaway enough to increase the opening width as required. Anchor the foundation plate to the areaway before installing the door.

### OPTIONAL FOUNDATION PLATES

Bilco foundation plates are available from your Bilco Dealer. Foundation Plates are installed on top of the areaway foundation sidewalls to:

- Improve the areaway appearance
- Cover rough masonry and small holes, and span voids in brick and concrete block
- Reduce the inside width of the areaway foundation
- For corner installations with one side supported by the house



| Model | Length | Width | Height |
|-------|--------|-------|--------|
| FP5   | 72"    | 5"    | 1-3/4" |
| FP8   | 72"    | 8"    | 1-3/4" |
| FP11  | 72"    | 11"   | 1-3/4" |
| FP14  | 72"    | 14"   | 1-3/4" |

## The areaway foundation is in a corner

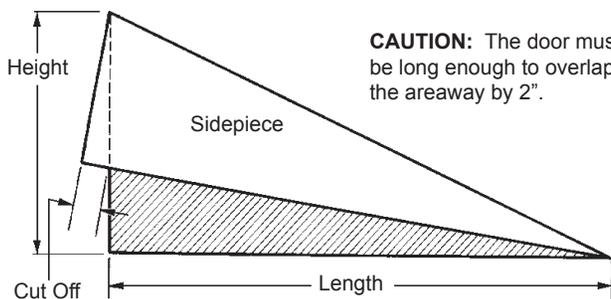
Leave enough clearance between the door sidepiece and the wall to allow easy removal of leaves and debris. Pitch concrete for good drainage. If sidepiece must be anchored to the wall of the home, the following details show methods for securing a waterproof joint:

**For brick or masonry walls:** Support sidepiece by lagging a steel angle to the areaway wall as shown in detail on right. Utilizing a steel bar, create a spacer to go between the sidepiece and wall. Lag bolt through the door sidepiece and spacer to secure to the wall. Caulk over spacer bar thoroughly to complete the installation.

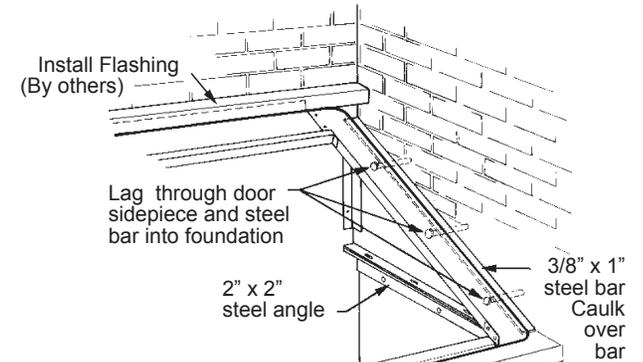
**For clapboard or shingle sided walls:** Use 2" to 3" pipe spacers between the door sidepiece and the house foundation as shown in detail on right. Lag bolt through the sidepiece and pipe spacers into the foundation or siding. Build a wood form and pour concrete between the foundation and the sidepiece. Caulk thoroughly to complete the installation.

## Modifying the height and length of a Bilco door

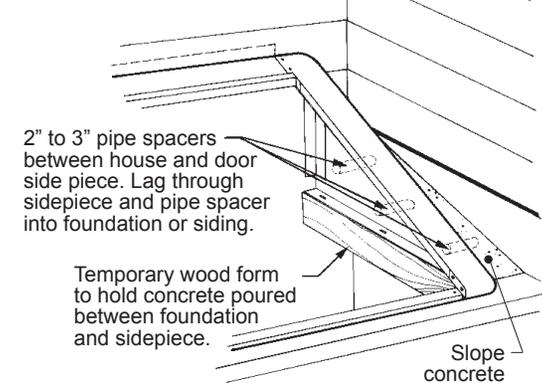
The Bilco door can be raised to increase its height by cutting an angle from the sidepieces of the door or extension as shown in detail below. This will also reduce the door length. To modify your door, first determine the desired door height from the areaway foundation. Find this dimension in the first column of the chart labeled "Height". To determine the new door length and amount to be cut off, find the column for your door size. Before cutting door, verify that the new door length will work for the length of areaway. Cut the door sidepanels with a metal cutting blade. Assemble door frame and position it on the areaway. Build a form around the frame and pour concrete in stages to fill the triangular opening under the sidepieces. To assure a good fit, prop the door in place before finishing the foundation. To fit the sill on the foundation, remove the upper sill bolts and pivot until level.



## Brick or Masonry Facing



## Clapboard or Shingle Facing



| Height | Size O |        | Size B |        | Size C |        | Size C 6" Ext. |        | Size C 12" Ext. |        | Size C 18" Ext. |        | Size C 24" Ext. |        |
|--------|--------|--------|--------|--------|--------|--------|----------------|--------|-----------------|--------|-----------------|--------|-----------------|--------|
|        | Length | Cut    | Length | Cut    | Length | Cut    | Length         | Cut    | Length          | Cut    | Length          | Cut    | Length          | Cut    |
| 24     |        |        | 63-1/4 | 0-3/4  | 70-5/8 | 1-1/4  | 77-1/8         | 0-7/8  | 83-1/4          | 0-3/4  | 89-1/4          | 0-3/4  | 95-1/4          | 0-5/8  |
| 28     |        |        | 61-5/8 | 2-1/8  | 69-1/8 | 2-3/8  | 75-3/4         | 1-7/8  | 81-7/8          | 1-3/4  | 88-1/8          | 1-5/8  | 94-1/4          | 1-1/2  |
| 32     | 56-7/8 | 1      | 59-5/8 | 3-5/8  | 67-3/8 | 3-1/2  | 74-1/8         | 3      | 80-1/2          | 2-7/8  | 86-3/4          | 2-5/8  | 92-7/8          | 2-1/2  |
| 36     | 54-1/2 | 3-1/4  | 57-1/4 | 5-1/8  | 65-3/8 | 4-3/4  | 72-1/4         | 4-1/4  | 78-3/4          | 3-7/8  | 85-1/8          | 3-5/8  | 91-1/2          | 3-3/8  |
| 40     | 51-5/8 | 5-1/2  | 54-5/8 | 6-7/8  | 63     | 6      | 70-1/8         | 5-1/2  | 76-3/4          | 5      | 83-1/4          | 4-5/8  | 89-3/4          | 4-3/8  |
| 44     | 48-1/4 | 8      | 51-3/8 | 8-3/4  | 60-1/4 | 7-1/2  | 67-3/4         | 6-3/4  | 74-5/8          | 6-1/4  | 81-1/4          | 5-3/4  | 87-7/8          | 5-3/8  |
| 48     | 44-1/4 | 10-7/8 | 47-3/4 | 10-7/8 | 57-1/8 | 9      | 65             | 8-1/4  | 72              | 7-1/2  | 79              | 6-7/8  | 85-3/4          | 6-3/8  |
| 52     | 39-1/2 | 14-1/4 | 43-1/4 | 13-3/8 | 53-1/2 | 10-7/8 | 61-7/8         | 9-3/4  | 69-1/4          | 8-7/8  | 76-3/8          | 8-1/8  | 83-3/8          | 7-1/2  |
| 56     | 33-5/8 | 18-1/2 | 38     | 16-1/2 | 49-1/4 | 12-7/8 | 58-1/4         | 11-1/2 | 66              | 10-3/8 | 73-1/2          | 9-3/8  | 80-3/4          | 8-5/8  |
| 60     |        |        | 31-1/4 | 20-7/8 | 44-3/8 | 15-1/2 | 54-1/8         | 13-5/8 | 62-3/8          | 12     | 70-1/4          | 10-7/8 | 77-7/8          | 9-7/8  |
| 64     |        |        |        |        | 38-3/8 | 18-3/4 | 49-1/4         | 16     | 58-3/8          | 14     | 66-5/8          | 12-1/2 | 74-5/8          | 11-1/4 |
| 68     |        |        |        |        |        |        | 43-5/8         | 19-1/8 | 53-5/8          | 16-1/4 | 62-5/8          | 14-1/4 | 71              | 12-7/8 |
| 72     |        |        |        |        |        |        | 36-5/8         | 23-1/4 | 48-1/8          | 19     | 57-7/8          | 16-3/8 | 66-7/8          | 14-5/8 |

Note: Below broken line (— — —), cuts include Extension and sidepiece.