HISTORIC AND DESIGN REVIEW COMMISSION

February 05, 2020

HDRC CASE NO:	**2020-023**
ADDRESS:	158 THORAIN BLVD
LEGAL DESCRIPTION:	NCB 9010 BLK 12 LOT 15 16 AND 17
ZONING:	R-4,H
CITY COUNCIL DIST.:	1
DISTRICT:	Olmos Park Terrace Historic District
APPLICANT:	Zachary Stuart/SBGC
OWNER:	COVARRUBIAS HIPOLITO & MARIA I
TYPE OF WORK:	Addition, exterior alterations
APPLICATION RECEIVED:	January 17, 2020
60-DAY REVIEW:	March 17, 2020
CASE MANAGER:	Stephanie Phillips

REQUEST:

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

1. Replace non-original windows on the house with new windows.
2. Replace a non-original window on the side of the house with French doors.
3. Construct a rear addition totaling approximately 780 square feet.
4. Replace existing cement board siding with new wood siding or other comparable material.
5. Modify the existing fenestration of the rear contributing garage.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork
A. MAINTENANCE (PRESERVATION)
i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.
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.

Historic Design Guidelines, Chapter 3,Guidelines for Additions

1. Massing and Form of Residential Additions
A. GENERAL
i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
B. SCALE, MASSING, AND FORM
i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing

building footprint, regardless of lot size.
v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

2. Massing and Form of Non-Residential and Mixed-Use Additions
A. GENERAL
i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
B. SCALE, MASSING, AND FORM
i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures
A. COMPLEMENTARY MATERIALS
i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. 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.
ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.
B. INAPPROPRIATE MATERIALS
i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.
C. REUSE OF HISTORIC MATERIALS
i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details
A. GENERAL
i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, 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. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

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.

6. Designing for Energy Efficiency

A. BUILDING DESIGN

i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.

ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.

iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.

iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.

ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Standard Specifications for Window Replacement

- MATERIAL: If replaced is approved, the new windows must feature primed and painted wood exterior finish. Cladded, composite, or non-wood materials options are not allowed unless explicitly approved by the commission.
- SASH: Meeting rails must be no taller than 1.25”. Stiles must be no wider than 2.25”.
- DEPTH: There should be a minimum of 2” in depth between the front face of the window trim and the front face of the top window sash.
  This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished If a clad product is approved, white or metallic manufacturer’s color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.

- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

a. The primary structure at 158 Thorain is a 1-story residential structure constructed circa 1940 in the Minimal Traditional style. The structure features ganged one over one wood windows, lap siding, a side-gable configuration, and a front gable with decorative bracket detailing. The structure is contributing to the Olmos Park Terrace Historic District.
b. FENESTRATION MODIFICATIONS – The applicant has proposed to remove two non-original windows and replace them with two new windows and replace a non-original window and replace with French doors. The existing non-original windows are located on rear and side façades of the structure. Staff finds the proposal generally consistent and finds that replacement windows and doors should be fully wood and should match the existing opening sizes as closely as possible. Staff requires material specifications to be submitted that are consistent with the stipulations listed in the recommendation.
c. REAR ADDITION – The applicant has proposed to construct a rear addition to total approximately 780 square feet. The rear addition will feature woodlap siding to match the proposed replacement siding on the primary structure. Based on the submitted documents, the addition appears flush with the primary structure with vertical trim pieces to delineate existing from new. The roofline is subordinate to the primary structure. The addition contains several window openings. According to the Historic Design Guidelines, rear additions should be subordinate to the primary structure, feature a compatible massing and design relative to the primary structure, should feature a design detail that distinguishes itself from the original structure, and feature opening sizes that are proportionate to the primary structure. Staff finds the addition to be general consistent with the Guidelines, but finds that the long horizontal windows should be modified to feature to closely match or respond to the pattern, rhythm, dimensions, and proportions that exist on the primary structure.
d. SIDING – The applicant has proposed to remove the existing cement board siding and replace with woodlap siding. Staff generally finds the request to be appropriate, but requires a product specification prior to issuing a Certificate of Appropriateness. Staff finds a bevel or dutchlap profile to be most appropriate with a maximum reveal of six inches. If composite siding is to be used, faux grain is not allowed and the boards must feature a fully smooth finish with a maximum reveal of six inches.
e. GARAGE MODIFICATIONS – The applicant has proposed to substantially repair the rear garage structure, which is original to the site. The applicant has proposed to install two new overhead garage doors, windows, and a rear door for egress. Staff finds the modifications appropriate with the stipulations listed in the recommendation.
f. ADMINISTRATIVE APPROVAL – The applicant submitted documentation for various scopes of work that are eligible for administrative approval, including foundation repair, painting, garage repair, the removal of hardscaping in the rear yard, and general repairs on the primary structure.

RECOMMENDATION:

Items 1 and 2, Staff recommends approval of the fenestration modifications based on findings b and c with the following stipulations:

i. That the applicant submits a final window specification for the proposed wood windows to staff for review and approval. 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 architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

Item 3, Staff recommends approval of the rear addition based on finding c with the following stipulations:

i. That the applicant submits final, measured, permit-level elevation drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness. All relevant dimensions should be indicated.
ii. That the proposed window openings on the addition be modified to closely match the pattern, rhythm, dimensions, and proportions on the primary structure in lieu of the proposed horizontal windows. Updated elevation drawings that reflect this change are required to be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

iii. That the applicant submits a final window specification for the proposed wood windows to staff for review and approval. 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 architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

Item 4, Staff recommends approval of the siding replacement based on finding d with the following stipulations:

i. That the siding feature a bevel or dutchlap profile with a maximum reveal of six inches. A final siding product selection must be submitted to staff prior to the issuance of a Certificate of Appropriateness. If composite siding is to be used, faux grain is not allowed and the boards must feature a fully smooth finish with a maximum reveal of six inches.

Item 5, Staff recommends approval of the garage modifications based on finding e with the following stipulations:

i. That the applicant submits product specifications for the garage doors, door, and windows to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop

January 31, 2020

1:1,000

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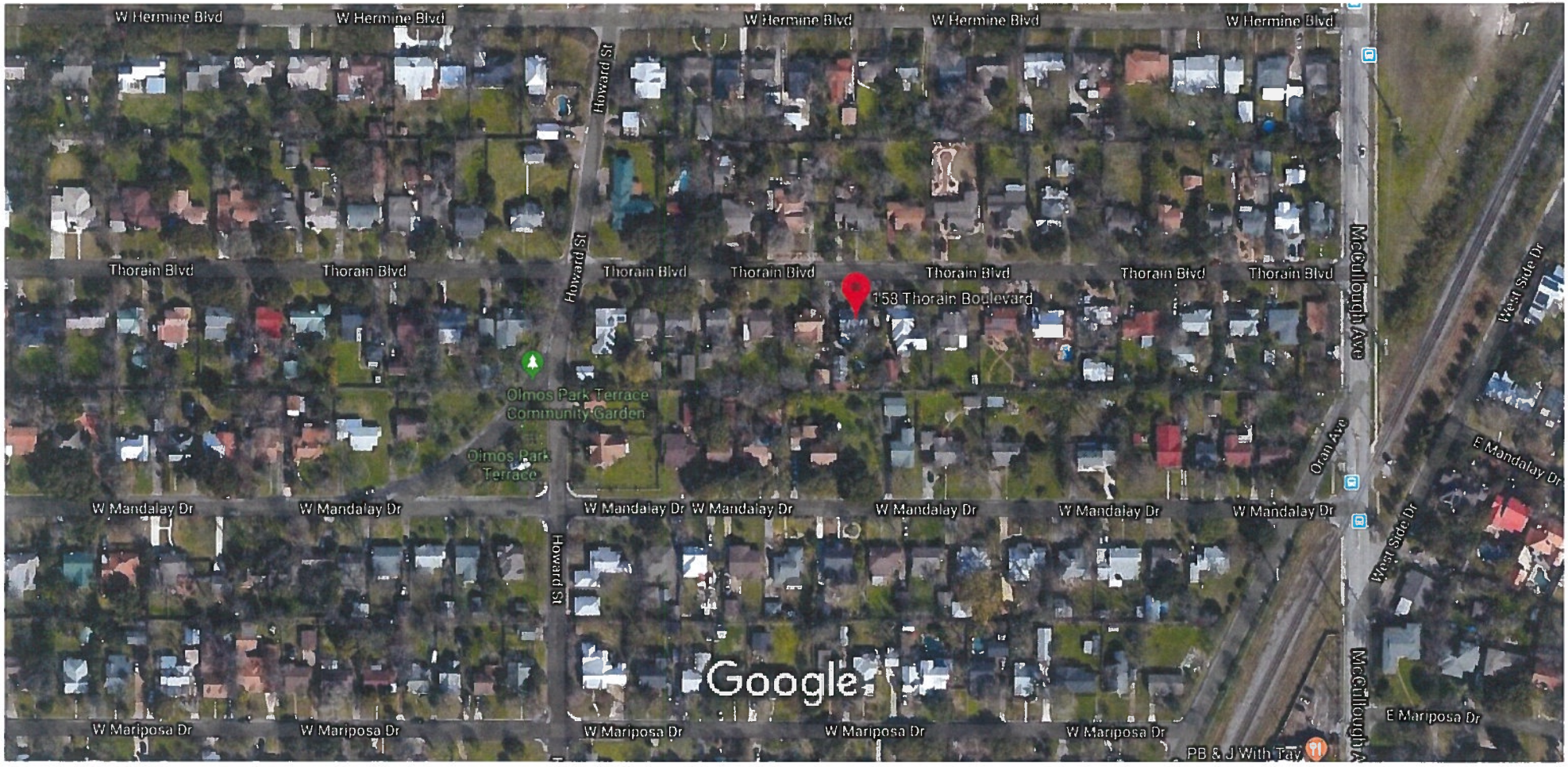
0 0.0175 0.035 0.07 km

Google Maps 158 Thorain Blvd



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Homeowner: HIPOLITO COVARRUBIAS

PROPOSED PROJECT ADDRESS: 158 THORAIN BLVD
SAN ANTONIO, TEXAS 78212

LEGAL DESCRIPTION: Lots 15, 16, 17, Block 12, NCB 9010
Olmos Park Terrace Historic District

158 Thorain Blvd

San Antonio, TX 78212

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Repair existing siding or replace with Historical District accepted replacement, pre-approved before any work begins on siding,

Build addition to rear of home, approximately 780 sq ft. Siding and roof pitch to be comparable to original home and pre-approved by Historical District prior to work being started.

PLUMBING/ELECTRICAL/HVAC
Repair plumbing under the home and/or replace with code compliant equivalent. Work and permits to be completed by licensed HVAC contractor.

Electric shall be upgraded as needed, exterior power lines shall be placed underground, new breakers and breaker box. Work and permits to be completed by licensed HVAC contractor.

HVAC system to be updated with a heat pump and energy efficient unit, new ducting as needed for addition and replace existing as needed. Work and permits to be completed by licensed HVAC contractor.

Extension of roof shall be engineered to maintain the roof line and pitch from the front of the home. All trusses shall be engineered and manufactured to engineering specs. Roof shingles shall be materials approved by the Historical District.

EXTERIOR APPEARANCE
Paint and Trim work, colors pre-approved by Historical District. All original ornamental wood work will be repaired or replaced with material equivalent to the original design. Siding will be replaced or repaired, as determined by Historical Society. Owner would like to have the continuity of siding on garage and home.

Landscaping and design, large pecan trees and heritage trees will remain, permits will be obtained to trim trees and determine requirement for any new trees that may be required. During course of permitting, if required, owner wishes to replace palm trees with heritage trees.

DETACHED GARAGE-
Remove concrete inside garage, level building and repair siding and rotted wood, as necessary, install new overhead garage door that is approved by the Historical

District. Repair rood with same shingle type as home. Garage shall be painted to match home.

INTERIOR WORK-

Update/Repair/Replace plumbing/electrical/hvac system as required.

Remove closet walls to expand bathroom, update bathtub and tile in bath.

Update kitchen cabinets and appliances with energy efficient appliances.

Remove flooring, examine original floors, repair as necessary.

Remove replacement windows (2) and replace with windows of the same type as original windows, as approved by the Historical District

ADDITION

Add to the rear of home and addition of approximately 750 sq feet. Will include the addition of an additional bathroom, 2 bedrooms, laundry/pantry and additional exterior doors to maintain fire code compliance and as approved by the Historical District.

158 THORAIN BLVD - Front Elevation

Proposed scope of work to include removal of ceramic/clay siding, due to broken and missing pieces, replace with 8" Cement lap board siding, if cement board is not allowed, pine wood siding.

Home will be leveled and chimney repair to seal gaps, and repainted. All architectural ornaments shall remain and missing pieces replaced with like kind. Windows shall be refurbished and reinstalled. Front Door to be replaced with Fiberglass Simulated Wood door with window, to be submitted for final approval from Historical Society. Driveways to be powerwashed and cleaned. Fence to be repaired if needed and stained a natural wood color. Landscaping to include flowerbeds/shrubs along front of home, bed being approximately 3' or less in width, trees and shrubs currently in place to remain. Roof will be repaired with matching shingles or replaced with architectural shingles in an earthtone of brown, gray or black tones. Repair cracks in cement on front steps, sidewalk and driveways.

158 THORAIN BLVD- LEFT ELEVATION

Removal of Palm bushes on both sides of the Air Conditioning Unit. Meter, Electric Breaker Box, phone box and conduit to be painted same color as main body of the home in order to camouflage. New A/C to be installed. Gable vent to be repaired and repainted. Replacement window to be replaced with antique window of the same period and size of present window. (To be acquired at Picker's Paradise in San Antonio.

Note: Siding damaged and brittle, proposed changes would be cement lap board siding or wood lap board siding if required by Historical District.

158 THORAIN BLVD- RIGHT ELEVATION

Gable vent to be repaired and repainted. Chimney to be repainted in complementary color (likely white). Window located in the middle to be replaced with French Double Door to allow egress from back side of the home, due to proposed addition. Existing Kitchen window to be refurbished. Flowerbed between drive and home to include a rectangular herb garden or bedding plants.

Note: Siding damaged and brittle, proposed changes would be cement lap board siding or wood lap board siding if required by Historical District. Driveway cracks to be repaired.

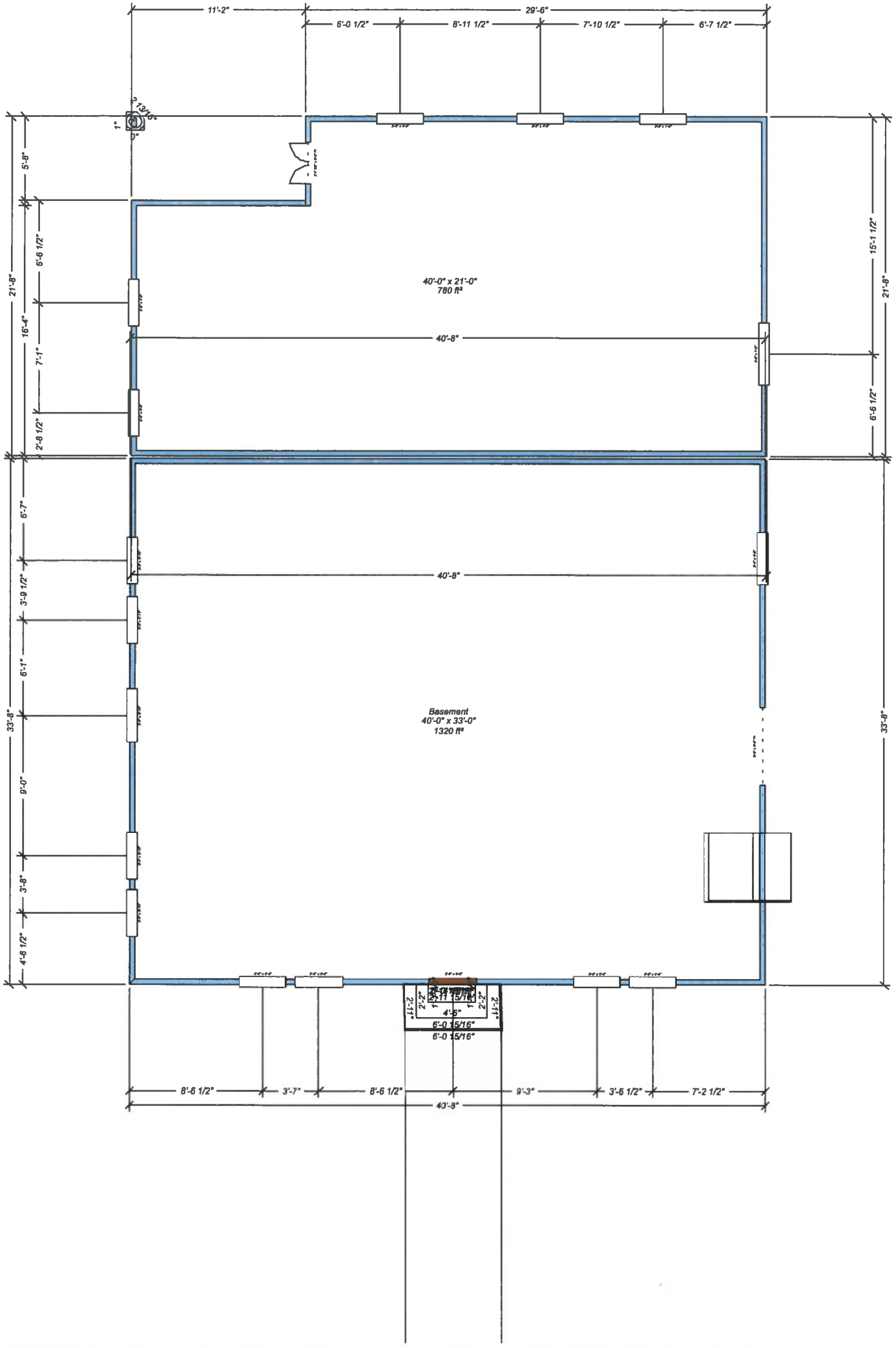
158 THORAIN BLVD- BACK ELEVATION

Removal of Palm Tree and miscellaneous vegetation. There is a small red oak tree that shall remain.

Awning and patio slab to be removed. Awning will be recycled. All concrete removed shall be recycled. Current exterior French door and sliding glass doors shall be removed. Additional egress French Door shall be installed in proposed master bedroom allowing exit from back portion of the home.

This is the proposed site for an addition, to be the same width as home and current patio, approximately 40'X16' with a small extension on the right side of additional 5' by 29' to accommodate the heritage Pecan Tree.

Note: Siding for proposed addition shall be cement lap board siding or wood lap board siding if required by Historical District. Windows shall be of the same style and period as the original windows.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21'-8"
16'-4"
7'-1"
2'-8 1/2"
40'-0" x 21'-0"
780 ft²
40'-8"
15'-1 1/2"
21'-8"
6'-6 1/2"
6'-7"
3'-9 1/2"
6'-1"
33'-8"
9'-0"
3'-8"
4'-6 1/2"
40'-8"
Basement
40'-0" x 33'-0"
1320 ft²
33'-8"
4'-5"
6'-0 15/16"
6'-0 15/16"
8'-6 1/2"
3'-7"
8'-6 1/2"
9'-3"
3'-6 1/2"
7'-2 1/2"
40'-9"

158 THORAIN BLVD- Window and Door Measurements and Descriptions

	W	H	ELEVATION
Front Right Window – Original Window – Double Window to be refurbished and re-Installed	6'9"	6'8"	3'4"
Front Left Window – Original Window- Double Window to be refurbished and re-Installed	6'9"	6'8"	3'5"
Side Left Window – Modern Replacement- Double Window to be replaced with Antique Window of the Same Era to be purchased from Picker's Paradise	6'9"	5'10"	3'4"
Side Left Center Window – Original Window Window to be refurbished and re-Installed	3'4"	3'10"	5'1"
Side Left 2nd to Last Window- Original Window Double Window to be refurbished and re-Installed	6'9"	5'10"	3'3"
Side Left 2nd to Last Window- Original Window Double Window to be refurbished and re-Installed	3'	4'8"	3'
Side Right 1st Kitchen Window-Original Window (This window is proposed to be removed and replaced With a double French door to allow outside access)	3'4"	4'	5'1"
Proposed French Doors – Newly Manufactured ***To be painted to match all window frame w/4" trim***	***3'8"***	***6'8"***	***0"***
Side Right Kitchen Window – Original Window Double Window to be refurbished and re-Installed	3'4"	4'	5'1"
Side Right Bathroom Transom Window – (New) Window to be Framed and in Still position. Trim 4"	1'6"	4'	6'
Back Left Window – (New) Refurbished Window to match existing Trim 4"	3'	4'8"	3'
Back Left Window – (New) Refurbished Window to match existing Trim 4"	3'	4'8"	3'

158 THORAIN BLVD- Window and Door Measurements and Descriptions Cont.

	W	H	ELEVATION
Front Door - Replace with Fiberglass Door, Wood toned with Glass Insert	3'	6'8"	3'2"
Rear French Door at cutout- New To be painted to match home trim, trim 4"	3'8"	6'8"	0"

NOTES:

Existing window shutters to be repaired/refurbished and painted to match trim paint for home.

Any material replacement will be acquired from Picker's Paradise. Every effort will be made to locate the necessary materials to use Antique replacements.

FIREPLACE/CHIMNEY

Chimney and Fireplace to be cleaned, repaired and repainted and will remain fully functional.

158 THORAIN- Concrete/Building Demolition

The areas marked on the site plan in red are areas for proposed demolition. Most of the demolition is concrete that is unneeded and in poor condition. The worst of which is in the garage, as previously noted.

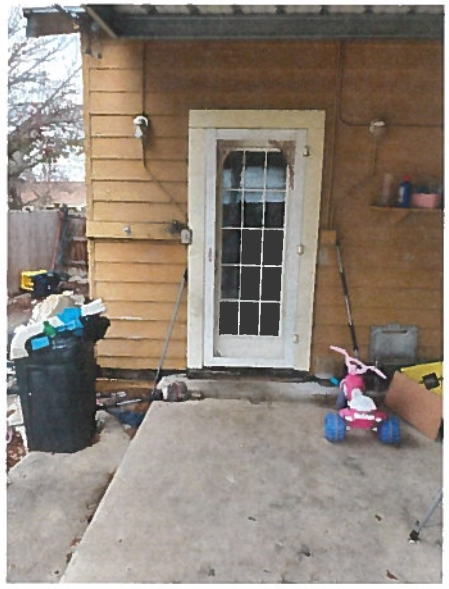
All of the current patio will be removed, and space will be excavated for the proposed addition. Floor foundation for the proposed addition will be pier and beam to maintain the architectural style. Piers will be engineered and concrete, wood being used only as shims if needed.

The other areas of the property that are proposed for demolition or removal are areas that are unneeded and landscape plan will include using concrete pavers or a form of vegetation.

All concrete removed shall be sent to the closest recycle facility.

There is a storage building that will be removed and concrete slab will be removed and recycled. The storage building will be donated or recycled.

All items that are proposed to be removed or replaced, shall be recycled or sold to a retailer that will resells used items for historical homes. Likely Picker's Paradise.



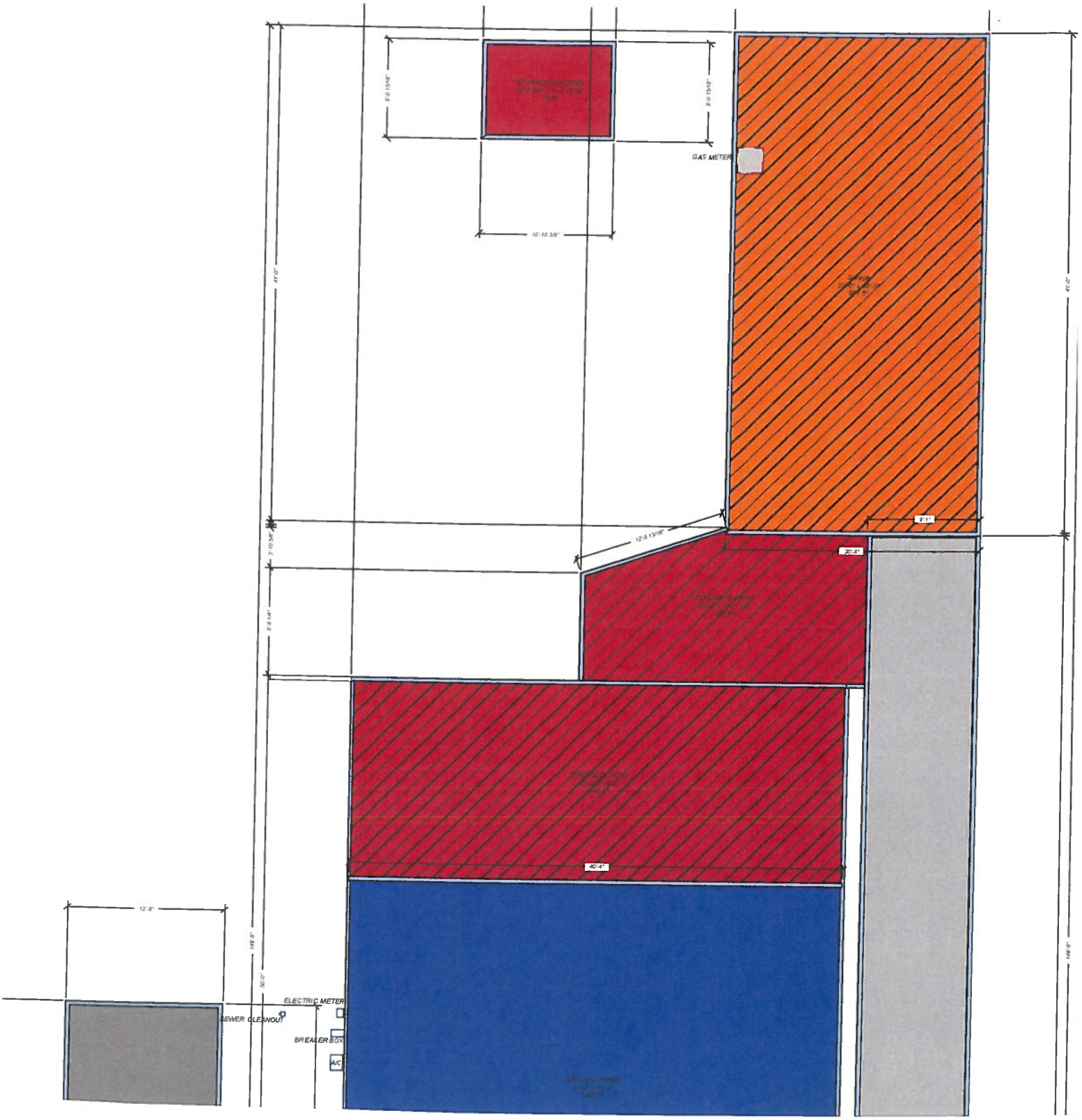
158 THORAIN BLVD- CONCRETE REMOVAL

Extent of Concrete removal more specifically described by attached color coded plan. Concrete on the garage approach will be repaired or removed and re-poured. Concrete patio and extension in a triangular shape shall be removed.

Foundation for proposed additional shall continue as a pier and beam foundation using concrete piers, skirted and vented as required by code.

Site Plan Map Legend

- Blue denotes existing residence
- Red w/diag lines denotes object to be demolished
- Orange denotes partial demolition/rehab
- Gray denotes concrete to remain
- Clear circle- Water Meter and Sewer Cleanout
- Clear rectangle- Electric Meter & Breaker Box
- Gray Square-Gas Meter (In garage)


GAS METER
20'-8"
40'-4"
12'-8"
ELECTRIC METER
SEWER CLEANOUT
BREAKER BOX
A/C

158 THORAIN BLVD – Roof and Addition for Home

The current roof seems to be in good condition. If further inspection does not reveal cause to change the roof, comparable shingles shall be used on the proposed addition.

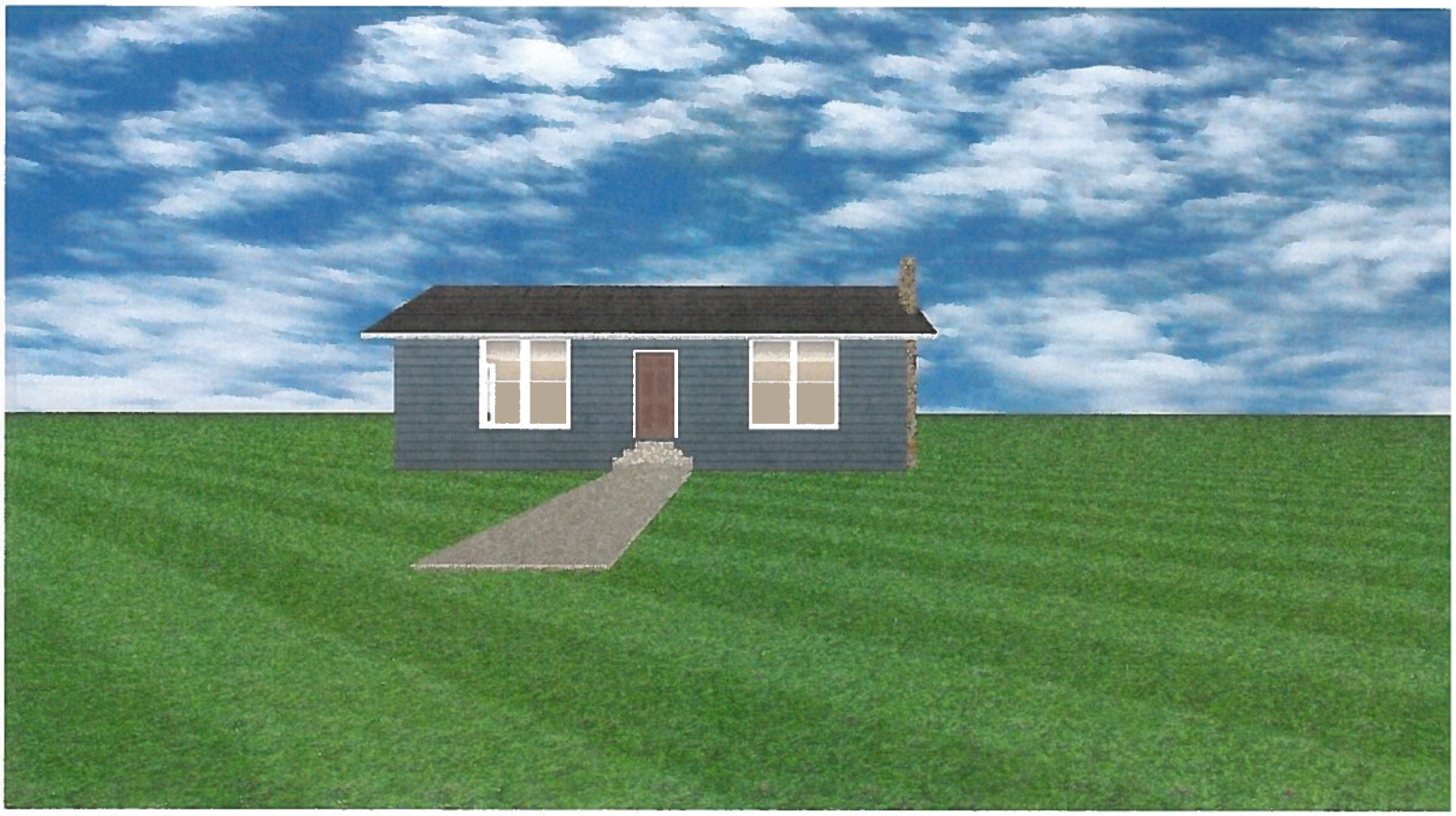
If it is determined that the roof needs to be replaced, Architectural tab shingles shall be used in a color comparable to the current color. An additional Gable Vent shall be installed at gable end and shall match the existing gable ends. Existing Gable ends shall be repaired and repainted.

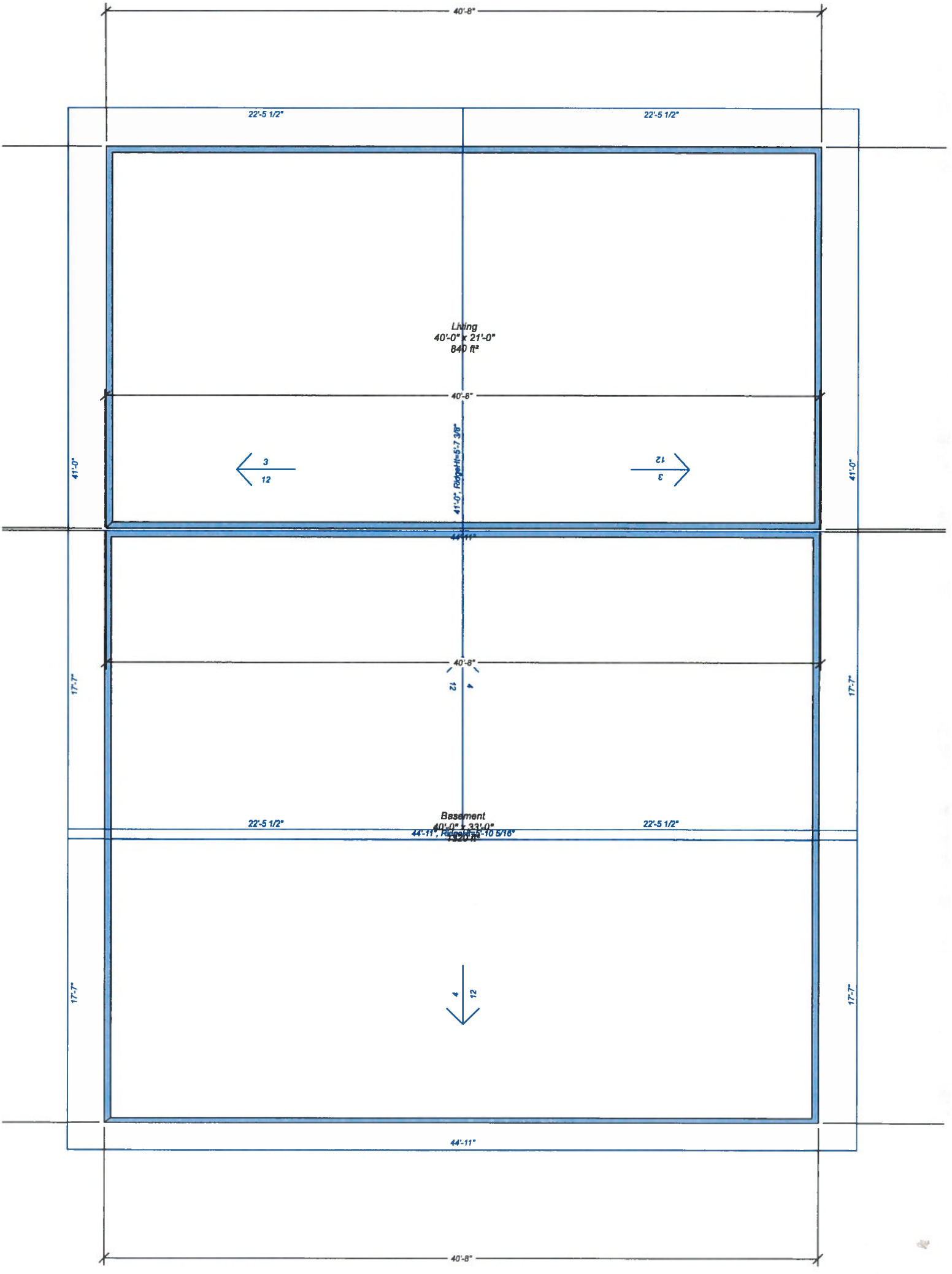
See attached drawings and 3D renderings for further description and plans, gable ends are not shown in renderings, but will remain.

158 THORAIN BLVD - Insulation

Homeowners disclosed that their monthly electric bills are very high. In our inspection of the home, we determined that the original walls are not insulated. Homeowner expressed their desire to insulate all walls, as necessary and as accessible, to hopefully reduce their monthly electric bills.

This is pertinent because it may become necessary to gain access to the exterior walls thru the siding, rather than removing sheetrock inside the home. The exterior siding is already in need of repair and we are proposing replacement for this purpose as well.




40'-8"
22'-5 1/2"
22'-5 1/2"
Living
40'-0" x 21'-0"
840 ft²
40'-8"
41'-0"
41'-0"
3
12
12
3
41'-0", Ridge Ht=5'-7 3/8"
44'-11"
40'-8"
17'-7"
17'-7"
12
4
Basement
40'-0" x 33'-0"
1320 ft²
22'-5 1/2"
22'-5 1/2"
17'-7"
17'-7"
4
12
44'-11"
40'-8"

158 THORAIN BLVD – Proposed Garage Repairs

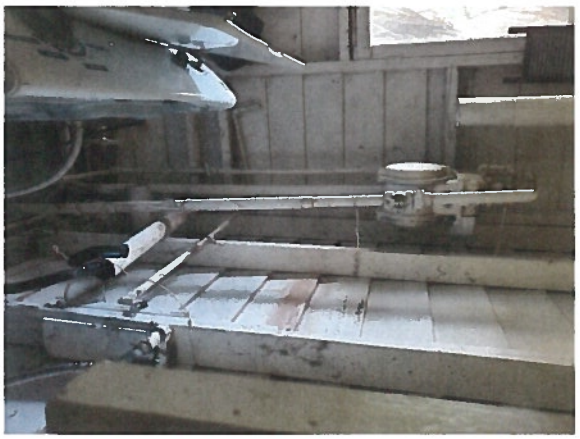
As shown in the photos, the garage is in extreme disrepair. It is still the homeowner's intention to utilize the space to park their cars and use it as a home workout gym, laundry room and a hobby room, as well as space to park their cars and storage. Garage will be fully utilized, but not as a living space or apartment.

Proposed changes to the garage are attached and include a side entry door and windows which shall match the style of the main home and be era compatible.

158 THORAIN BLVD- DETACHED GARAGE

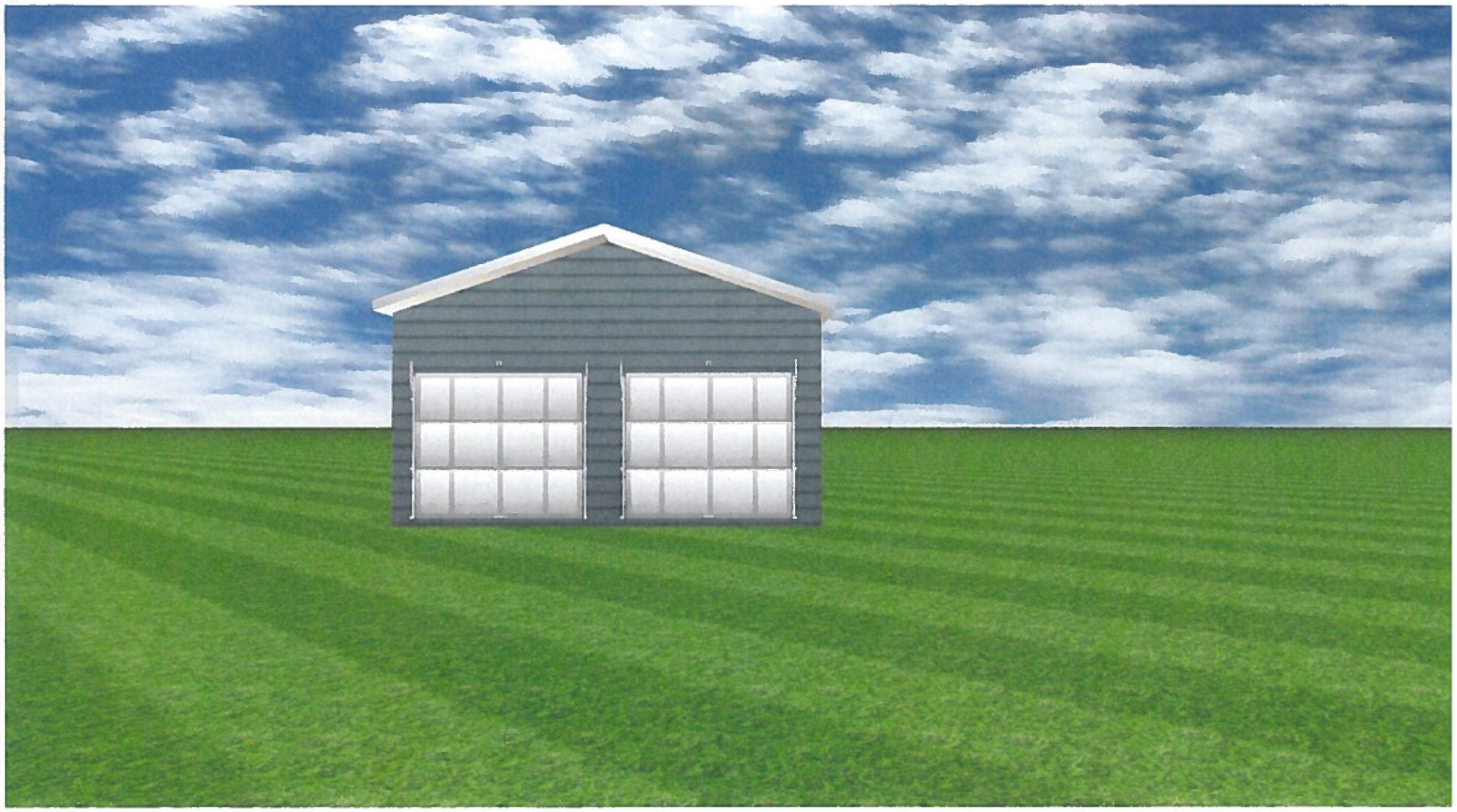
Garage is in great disrepair and has a very damaged concrete slab, additional pictures attached. Proposal includes rebuilding the garage, removing broken concrete and replacing with new. Siding is currently wood but missing and in disrepair. Proposed changes include new cement lap board siding, painted to match the main home. New overhead garage doors to be installed. The footprint of the garage to remain the same to accommodate an exercise room and hobby room, as well as parking for 2 vehicles. Gable vent to be repaired and repainted. Windows and door to be installed as per attached plans. Windows shall be of same style and period of main home.

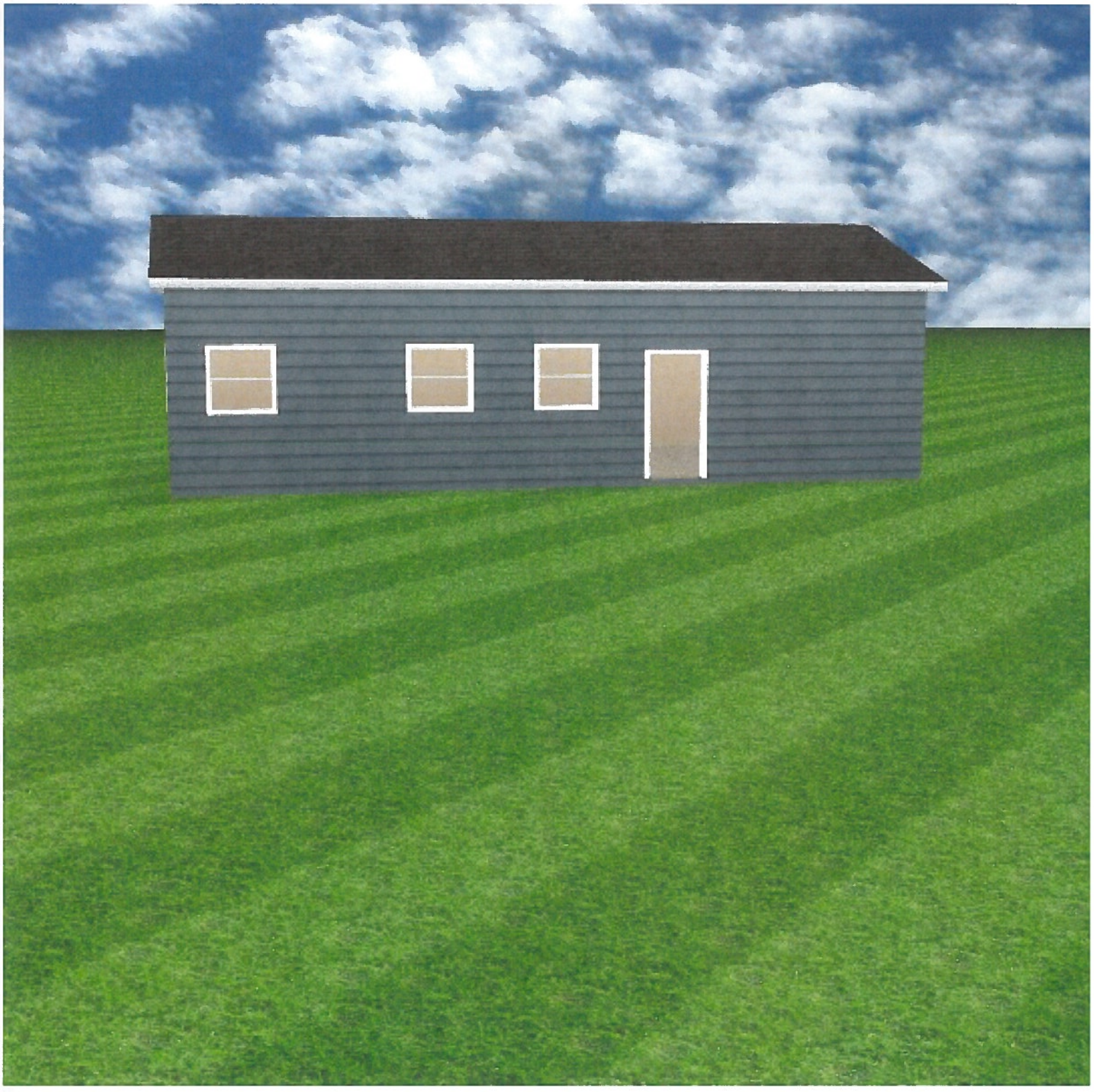
Note: Siding damaged and brittle, proposed changes would be cement lap board siding or wood lap board siding if required by Historical District.

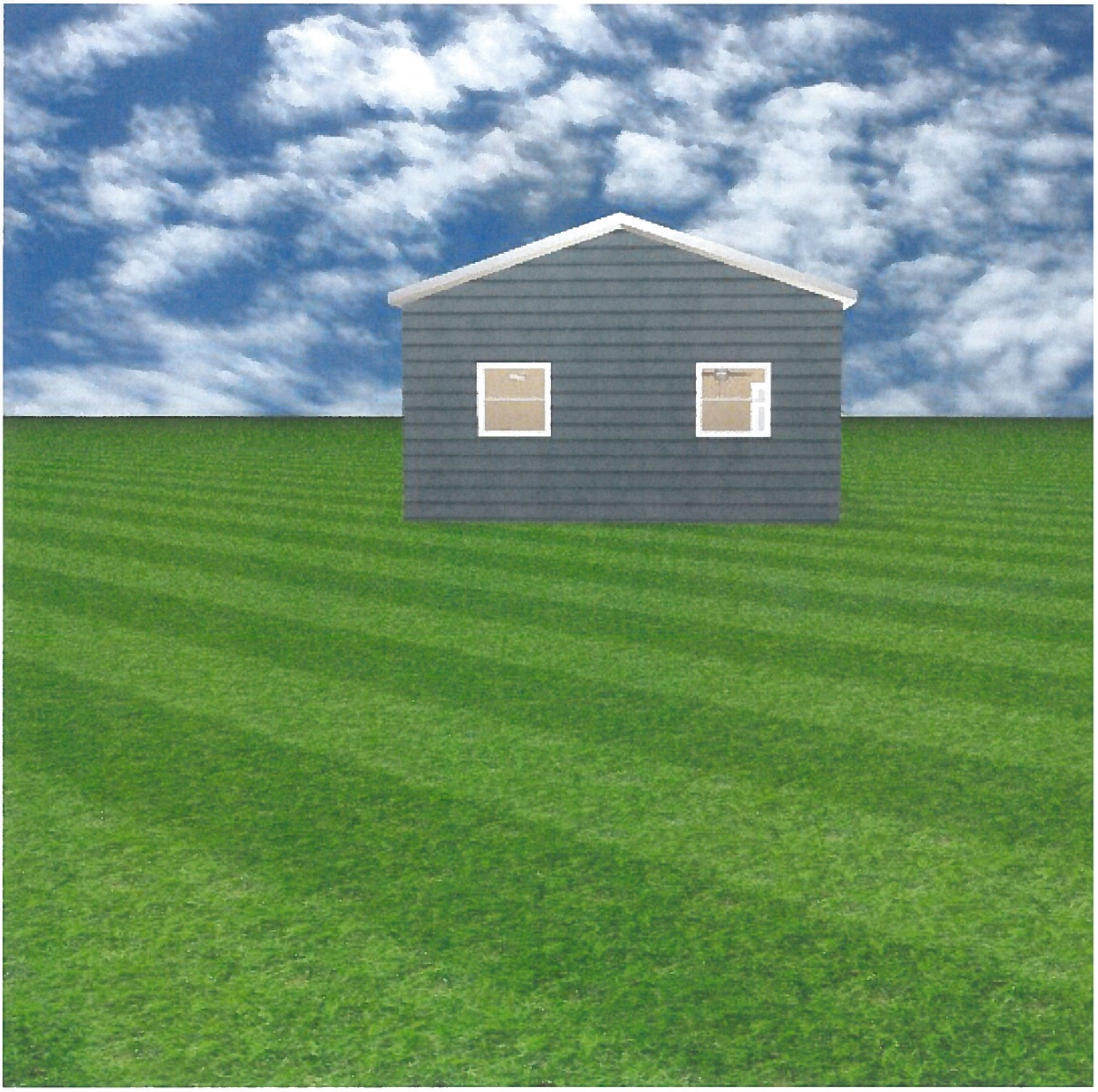


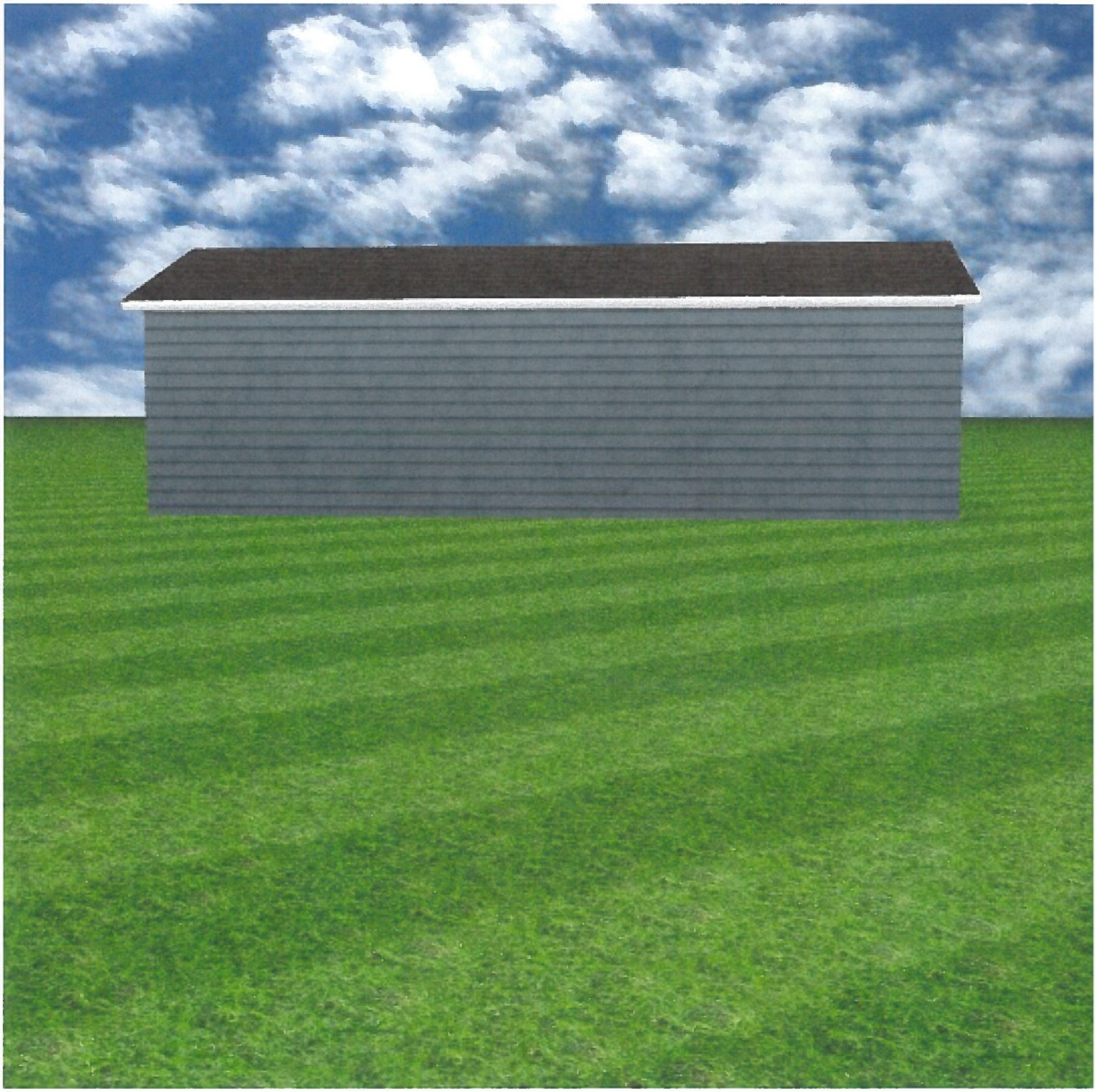
158 THORAIN BLVD- Garage Floor

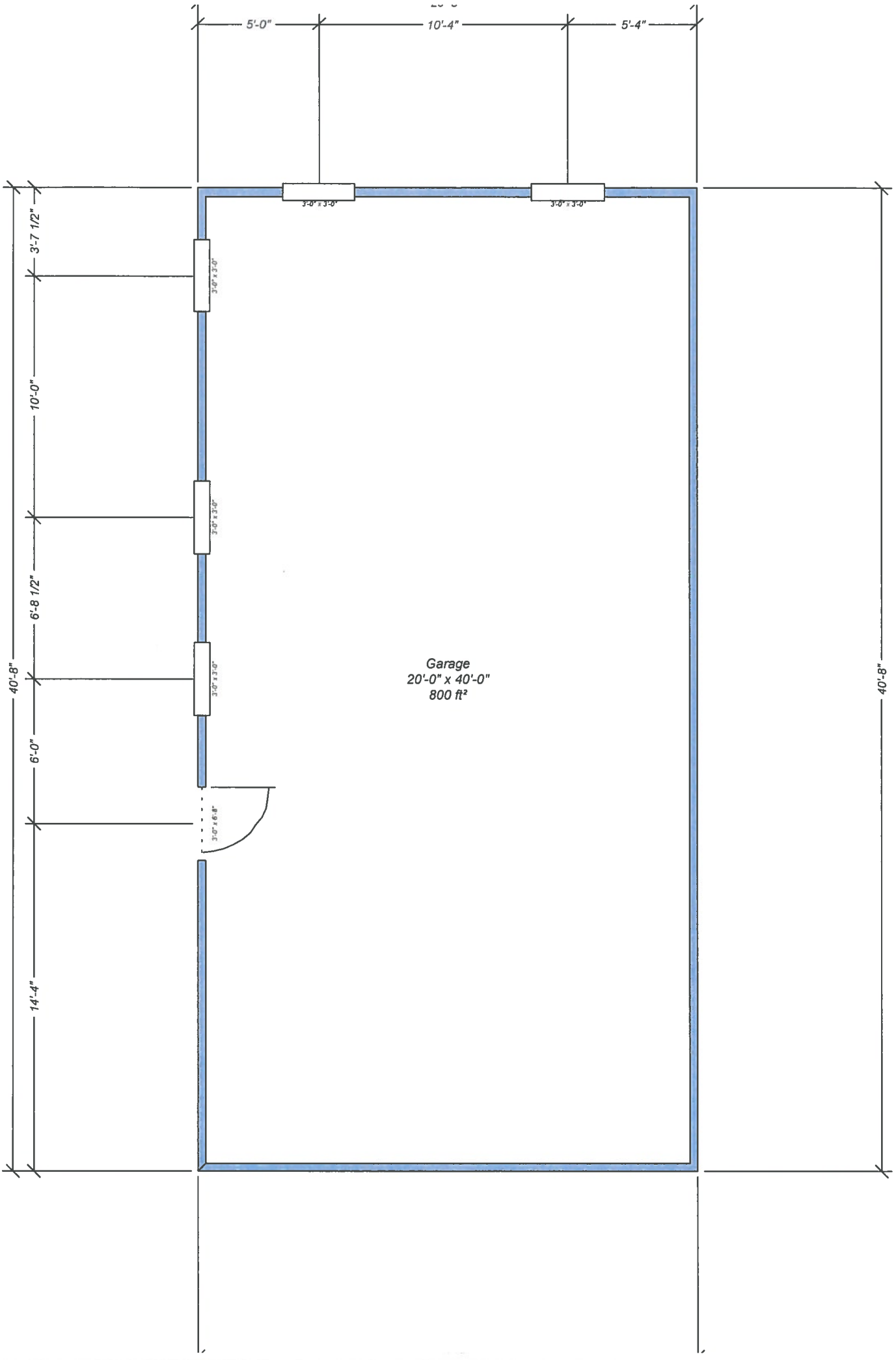
This photo is an example of the slab damage in the garage. Proposed plan is to remove and repour a 4" concrete slab.










5'-0"
10'-4"
5'-4"
3'-0" x 3'-0"
3'-0" x 3'-0"
3'-7 1/2"
10'-0"
6'-8 1/2"
6'-0"
14'-4"
40'-8"
40'-8"
Garage
20'-0" x 40'-0"
800 ft²

158 THORAIN BLVD- Tree Survey

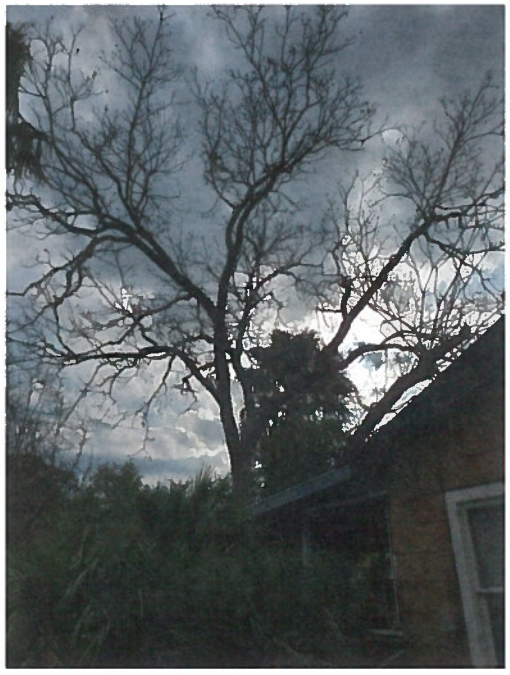
Picture on the Left shows the existing Magnolia Tree

Picture on Right show a cluster of underbrush/shrubs surrounding a Red Oak tree. Underbrush and shrub will be removed and Red Oak will remain.

158 THORAIN BLVD- Heritage Trees and Landscaping

This is a large pecan tree that is proposed to remain in place, however, the tree has a low lying branch that is dead and protruding over the home and current patio (Proposed addition) this single branch should be removed to preserve the tree and comply with homeowner's insurance carrier's requirement for removal of the branch.

The lower vegetation shall be removed in order to allow the tree to thrive.



158 THORAIN BLVD- Heritage Trees and Landscaping

This is a large pecan tree that is proposed to remain in place, however, the tree has a low lying branch that is dead and protruding over the home and current patio (Proposed addition) this single branch should be replaced to preserve the tree and comply with homeowner's insurance carrier's requirement for removal of the branch.

The lower vegetation shall be removed in order to allow the tree to thrive.

158 THORAIN – Tree Survey
Left-
Large Palm Tree to be removed.
Palm bush at base of Palm Tree to be removed.
Center –
Chinese Talon to be removed
Right-
Large Pecan Tree previously described to remain, but trim dead limb.
Shrubs and Palm bushes to be removed.

158 THORAIN – Tree Survey

Left Picture-

Unknown species, but will be trimmed and will remain.

Right Picture-

Pomegranate Tree to remain. Small Sapling of unknow species, undetermined on whether it will remain because we are unable to identify it at this time.

158 THORAIN – Tree Survey

Left Picture-
Climbing Vine to be trimmed and saved
Center Picture-
Pomegranate Tree to remain and unknow shrub. Both expected to remain.
Right Picture-
Miscellaneous shrubs, expected to remain.

158 THORAIN – Tree Survey

Left Picture

Palm Trees on the left of the picture to be removed.

Owner not sure what the tree to the right is, possibly a Crepe Myrtle, but is expected to remain.

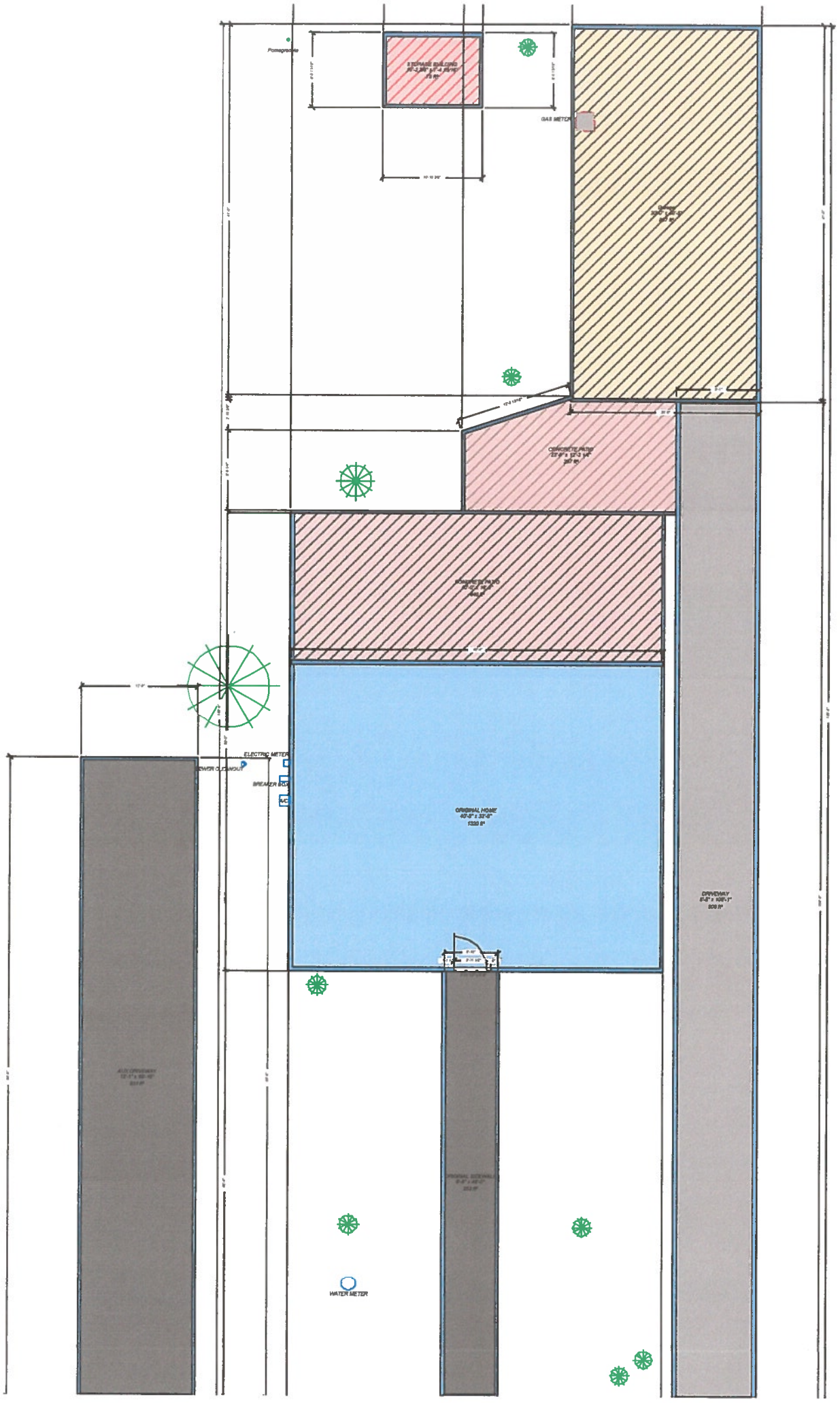
Right Picture

Palm Tree and small bush/sapling along fence line to be removed. Other trees in frame expected to remain.

158 THORAIN – Tree Survey

Both large Pecan trees in the front of the home will remain. There is 1 Peach Tree, that will remain.

There are 2 unidentified trees adjacent to the Peach tree, once specifies is determined, they may be removed in order to thin out the vegetation at the driveway entrance. There is also a large rose bush that will be pruned and possibly removed.


Pomegranate
STORAGE BUILDING
GAS METER
CONCRETE PATIO
CONCRETE PATIO
ELECTRIC METER
SEWER CLEANOUT
BREAKER BOX
ORIGINAL HOME
DRIVEWAY
WATER METER

SCOPE OF WORK

PROJECT:
HIPOLITO COVARRUBIAS
158 Thorain Blvd
San Antonio, Texas 78212

WORK HOURS-
Shall comply with City of San Antonio rules.

DEMOLITION-
Demolition of concrete patio, patio awning and concrete in garage.
Disposal of concrete – Concrete shall be taken to a concrete recycling plant
Refuse and damaged building material shall be disposed of at a City of San Antonio dumpsite.
All materials that are reusable, shall be recycled or sold

DEMOLITION EQUIPMENT-
We are expecting to use various hand power tools, which will include a sawzall, drill, reciprocating saw, Bobcat, grapple hooks and a jackhammer and various hand tools as needed to complete the task.

Vehicles shall include diesel pickup trucks, trash dumpsters and haul truck. Work vehicles shall be parked in driveway as possible and shall not obstruct the public roadway.

SCOPE OF WORK

PROJECT:
HIPOLITO COVARRUBIAS
158 Thorain Blvd
San Antonio, Texas 78212

PERMITS AND PLANS-

Draw plans for demolition, addition and remodel that will comply with Historical District regulations.

WORK HOURS-
Shall comply with City of San Antonio rules.

DEMOLITION-
Demolition of concrete patio, patio awning and concrete in garage.
Disposal of concrete – Concrete shall be taken to a concrete recycling plant
Refuse and damaged building material shall be disposed of at a City of San Antonio dumpsite.
All materials that are reusable, shall be recycled or sold

DEMOLITION EQUIPMENT-
Contractor is expected to use various hand power tools, which will include a sawzall, drill, reciprocating saw, Bobcat, grapple hooks and a jackhammer and various hand tools as needed to complete the task.

Vehicles shall include diesel pickup trucks, trash dumpsters and haul truck. Work vehicles shall be parked in driveway as possible and shall not obstruct the public roadway.

HOME LEVELLING-
Permit and engineering plans shall be obtained to level the existing structure using concrete piers and repairing/replacing floor joists as needed to repair any damage.

EXTERIOR WORK-