

HISTORIC AND DESIGN REVIEW COMMISSION

November 18, 2015

Agenda Item No: 1

HDRC CASE NO: 2015-446
ADDRESS: 1833 E HOUSTON ST
LEGAL DESCRIPTION: NCB 1370 BLK 2 LOT N 89.21FT OF 25 & N 89.21FT OF W 10FT OF 26
ZONING: O2 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Jay Loudon/Work5hop
OWNER: Scott Hill Patricia Lynch
TYPE OF WORK: Rehabilitation and addition
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to rehabilitate the primary historic structure and construct a new, single story addition at the rear of the primary historic structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for 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 stripping 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.

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.

- ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
- iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
- iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

- i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

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.

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.

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.

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.

FINDINGS:

- a. The house at 1833 E Houston is of the Spanish Eclectic style and was constructed circa 1920. The applicant has proposed to rehabilitate the historic primary structure as well as construct a rear addition.
- b. The applicant has noted that the historic structure currently features a façade of rough-textured plaster which covers what the applicant believes to be the original lime-based plaster. The applicant has proposed to repair and maintain the existing plaster façade. This is consistent with the Guidelines for Exterior Maintenance and Alterations 2.B.
- c. In addition to the repair of the existing plaster façade, the applicant has proposed to restore and level the front porch, install a new standing seam metal roof, repair and repoint the existing chimney, repair and repaint the existing wood windows, repair the existing roof brackets and repair the existing ornamental stucco elements. Each of these requests are consistent with the Guidelines for Exterior Maintenance and Alterations.
- d. At the rear of the primary historic structure, the applicant has proposed to construct an addition of approximately 600 square feet. According to the Guidelines for Additions 1.A.i., residential additions should be located at the rear of the primary historic structure to minimize view from the public right of way. The applicant's proposal is consistent with the Guidelines.
- e. According to the Guidelines for Additions 1.A.ii., new residential additions should be in keeping with the existing, historic context of the block. This block of E Houston is primarily composed of single story structures. Staff finds the applicant's proposal of a one story addition appropriate and consistent with the Guidelines.
- f. The applicant has proposed for the addition to feature a standing seam gabled roof. This is consistent with the Guidelines for Additions 1.A.iii.
- g. The Guidelines for Additions 1.A.iv. states that a clear visual transition must be used to distinguish an addition from an existing, original structure. The applicant has proposed setbacks on both the east and west facades as well as a change in material on the east façade. This is consistent with the Guidelines.
- h. Additions should be designed in a manner in which their massing should be subordinate to that of the principle facades, should contain a footprint appropriately sized for the lot and existing structure and should contain a height that is not greater than that of the primary historic structure. The applicant's proposal is consistent with the Guidelines for Additions 1.B.
- i. The applicant has proposed materials that are generally consistent with the Guidelines including a standing seam metal roof, stucco walls, wood railings, wood columns a metal screen wall beneath the porch acting as a skirting and a screened porch of painted wood framing and aluminum screening. Staff finds each of these materials appropriate and consistent with the Guidelines for Additions 3.A.
- j. Per the Guidelines, additions should be designed to reflect their time while respecting the historic context of the primary historic structure and should feature architectural details that are in keeping with the style of the original structure. The applicant's proposal is consistent with the Guidelines.

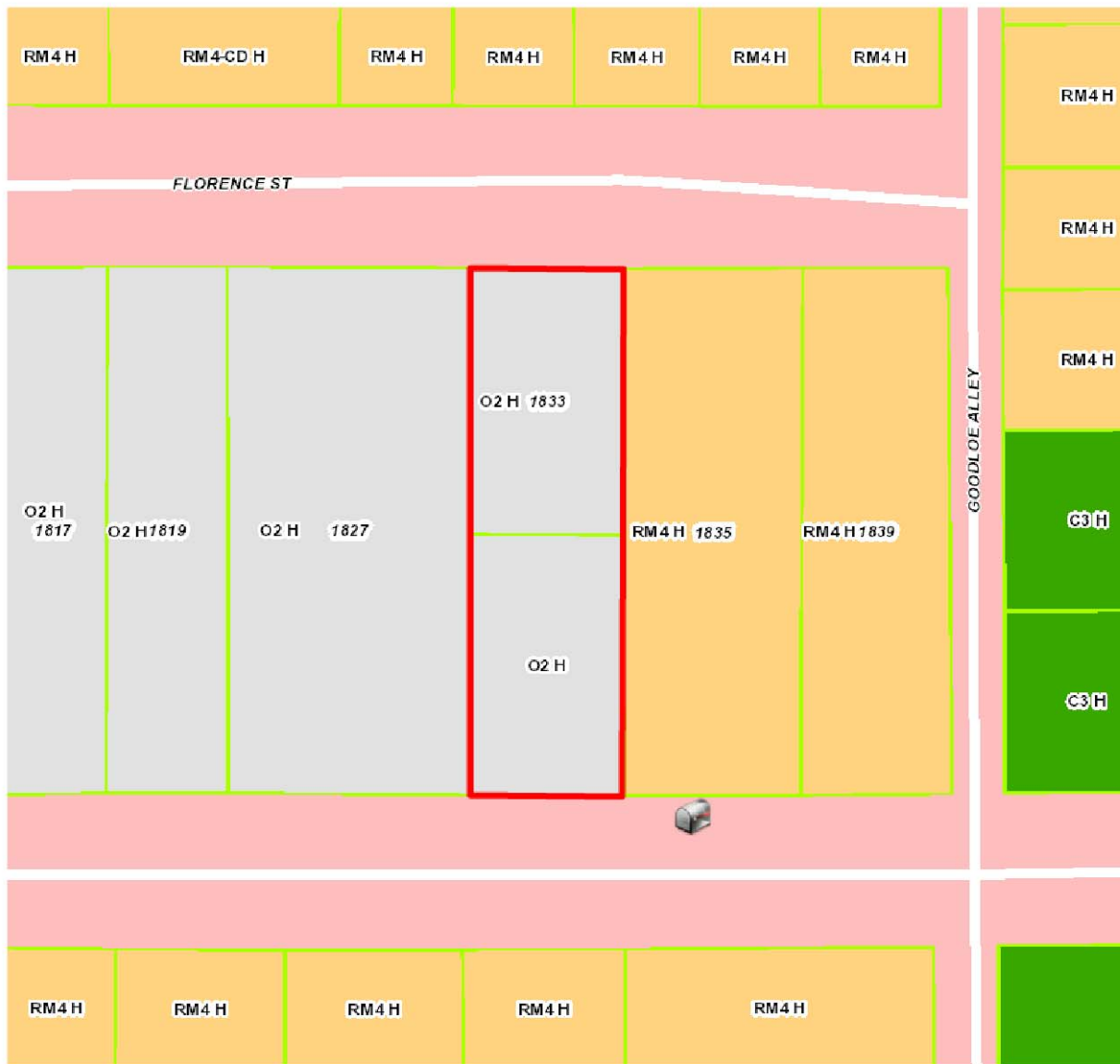
RECOMMENDATION:

Staff recommends approval as submitted based on findings a through j.

Staff also recommends that the applicant submit an application for Historic Tax Certification for the substantial rehabilitation of this historic structure.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

Printed: Nov 09, 2015

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1833 East Houston

Renovations and Addition

HDRC Permit Application
October 28, 2015

Sheet List - HDRC Submittal

Sheet Number	Sheet Name
HP 000	Title Sheet
HP 001	Narrative
HP 002	Photos - North and South Elevations
HP 003	Photos - East Elevation
HP 004	Photos - West Elevation
HP 101	Site Plan
HP 201	Floor Plan - Existing
HP 202	Floor Plan - Addition
HP 301	North and South Elevations
HP 302	East Elevation
HP 303	West Elevation
HP 401	General Notes



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Title Sheet HP 000

1833 East Houston Street Renovations

Narrative

The house at 1833 East Houston was built in the 1920s. The exact date has not been confirmed, though Sanborn maps show the house in a 1924 update, at which point its address was 931 Starr. Surprisingly, the house was also used as a restaurant by Monroe and Mamie Redd, beginning in the 1940s.

Generally, the owners propose to restore the existing structure and to construct a new addition on the back side of the house to accommodate a new bedroom and bathroom. The new addition will not be visible from a front elevation view, as it will extend the rear of the house towards the back.

A primary question in restoring and expanding the house is the original exterior cladding material. The house is currently covered in a rough-textured plaster which is either gypsum- or Portland cement-based. Neither material would have been used in the 1920s, but the rough-textured plaster is clearly an old application -- too old to have been a replacement for a deteriorating wood siding exterior. As gypsum and Portland cement-based plasters were common by the 1940s and 50s, it is likely that the rough-textured plaster covers an older, original lime-based plaster. This theory is supported by the discovery of lime-based plaster with horsehair reinforcement in what was originally a back porch (per minutes from a meeting of the City of San Antonio Commissioners, 1949, in which Ms. Redd requested permission to enclose the back porch). Because of this sequence of materials, and the obvious significance of plaster to the house, the owner proposes to repair and maintain the existing plaster. New construction will receive a modern stucco finish, with a texture which resembles, but is not identical to, the existing finish. The walls and trim of the addition will be painted to match the existing house.

The current roofing is metal, but it is a panelized type and not original to the house. No evidence has been found of the original roofing type, but given the level of refinement (and therefore expense) of interior and exterior details, it seems more likely to have been a standing seam metal roof than composition shingles or other type of roofing. Therefore, the applicant proposes to replace the non-original roofing with a 18-inch pan galvalume double-locked standing seam metal roof, typical of the time period and visible on multiple structures in the vicinity of the house. The addition will receive the same roofing.



Retaining the character of the house is important to the new owners. The exterior of the existing house will be preserved and/or restored, with no replacement of exterior surfaces unless deterioration necessitates it. No windows will be altered or replaced. Roof brackets will be restored, and in some cases remanufactured to match the originals.

The addition is designed to comply with principles 2 and 3 in the COSA Historic Design Guidelines (HDG): it will be of modern construction, but massed, scaled, and detailed in ways sympathetic with the original structure. Finishes and textures are not intended to mimic their original counterparts, but rather to be subtly different so as to not cloud or confuse the appearance of the historic elements.



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Narrative HP 001

1833 East Houston Street Renovations



South Elevation



North Elevation

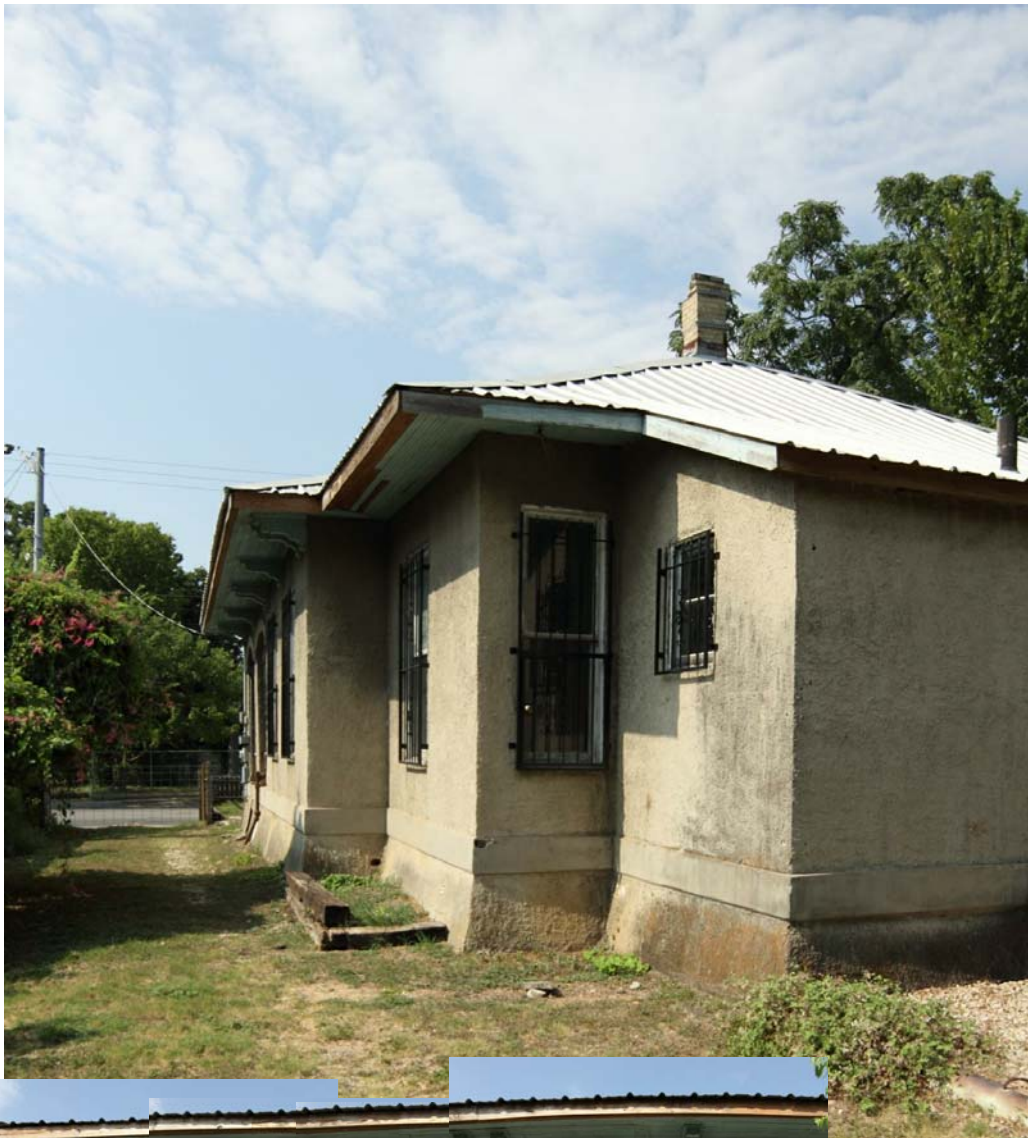


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Photos - North and South Elevations HP 002

1833 East Houston Street Renovations



East Elevation (composite due to site constraints)



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Photos - East Elevation HP 003

1833 East Houston Street Renovations



West Elevation (composite due to site constraints)



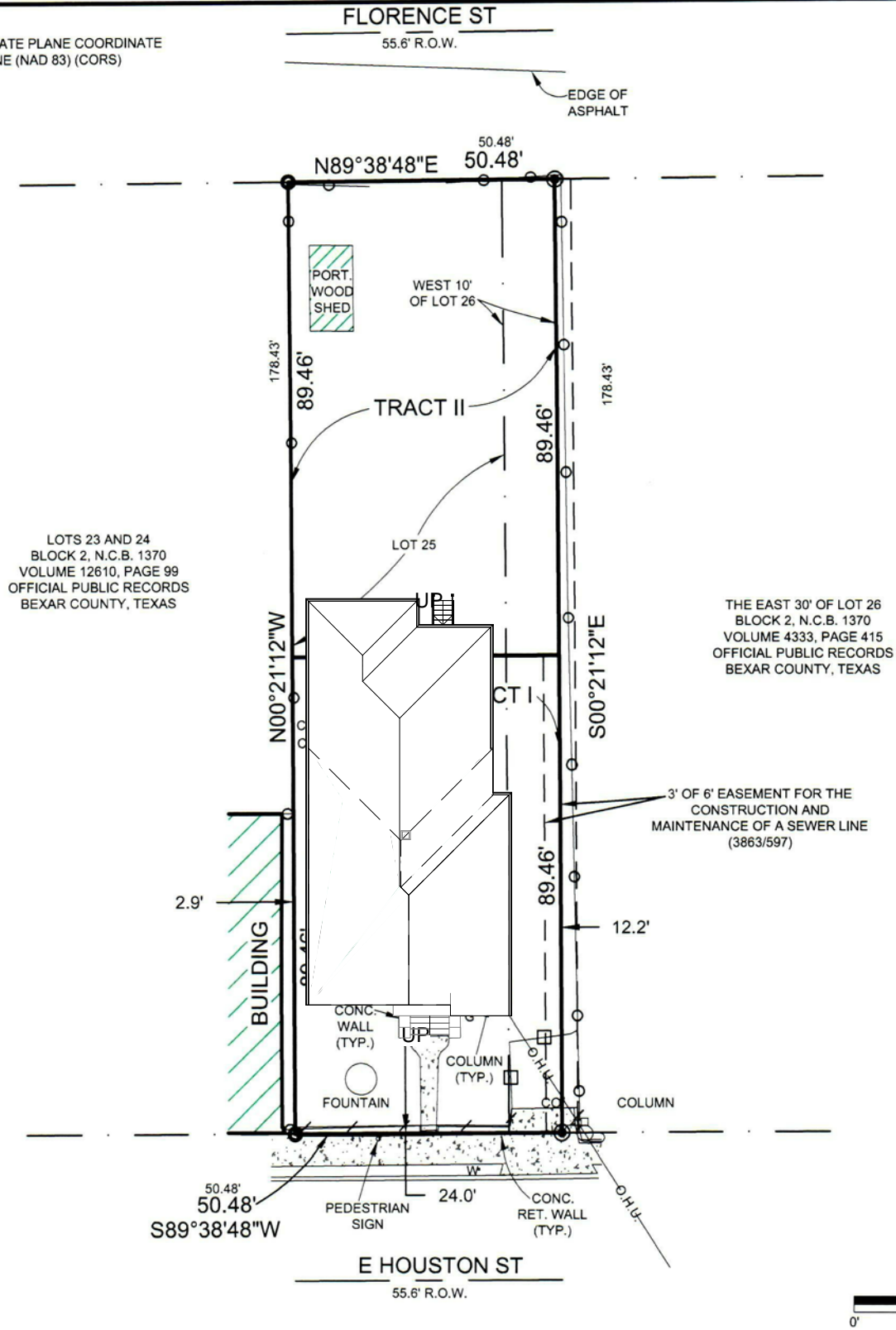
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Photos - West Elevation HP 004

1833 East Houston Street Renovations

NOTES:
BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE
SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (CORS)

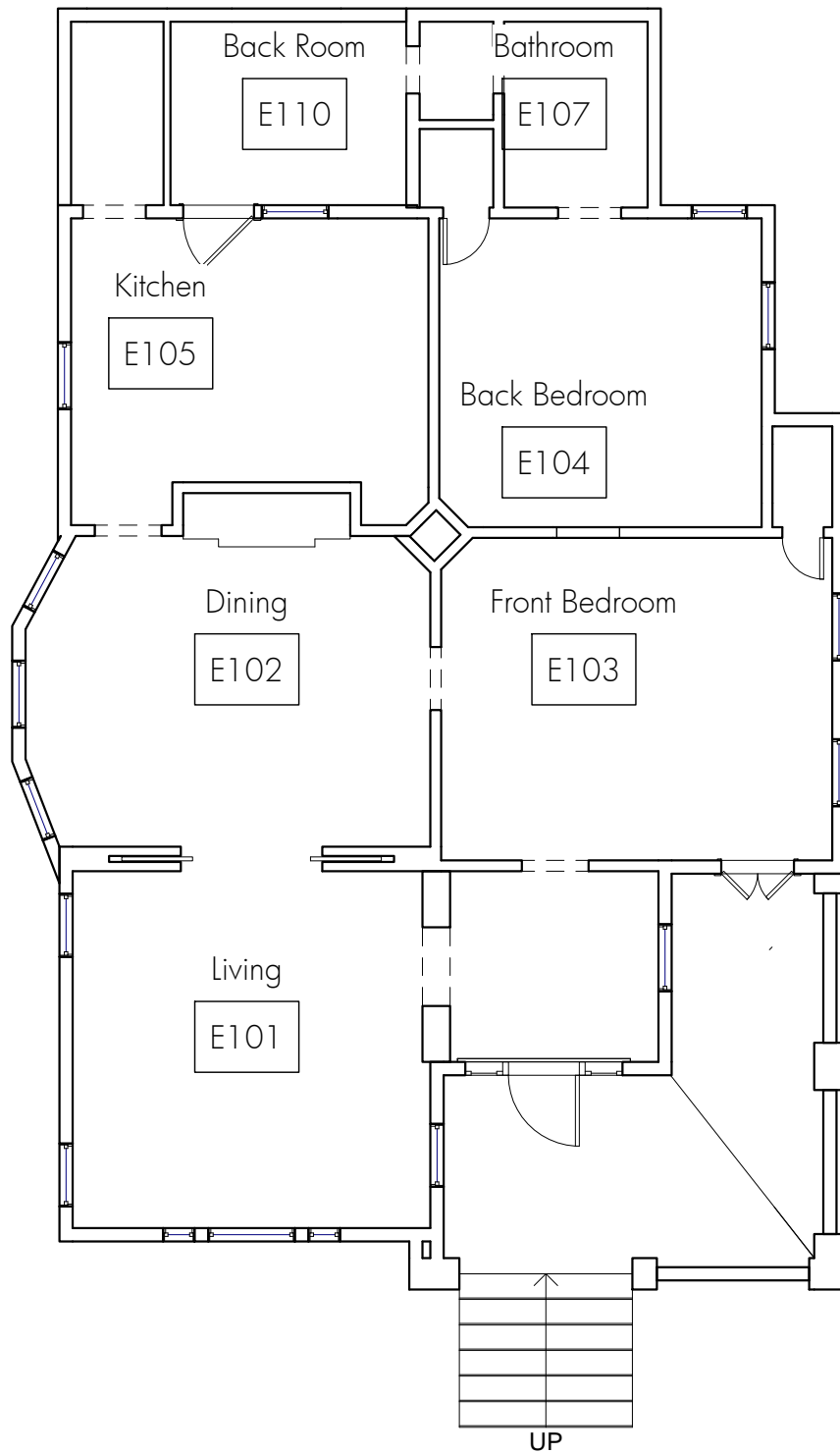


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Site Plan HP 101

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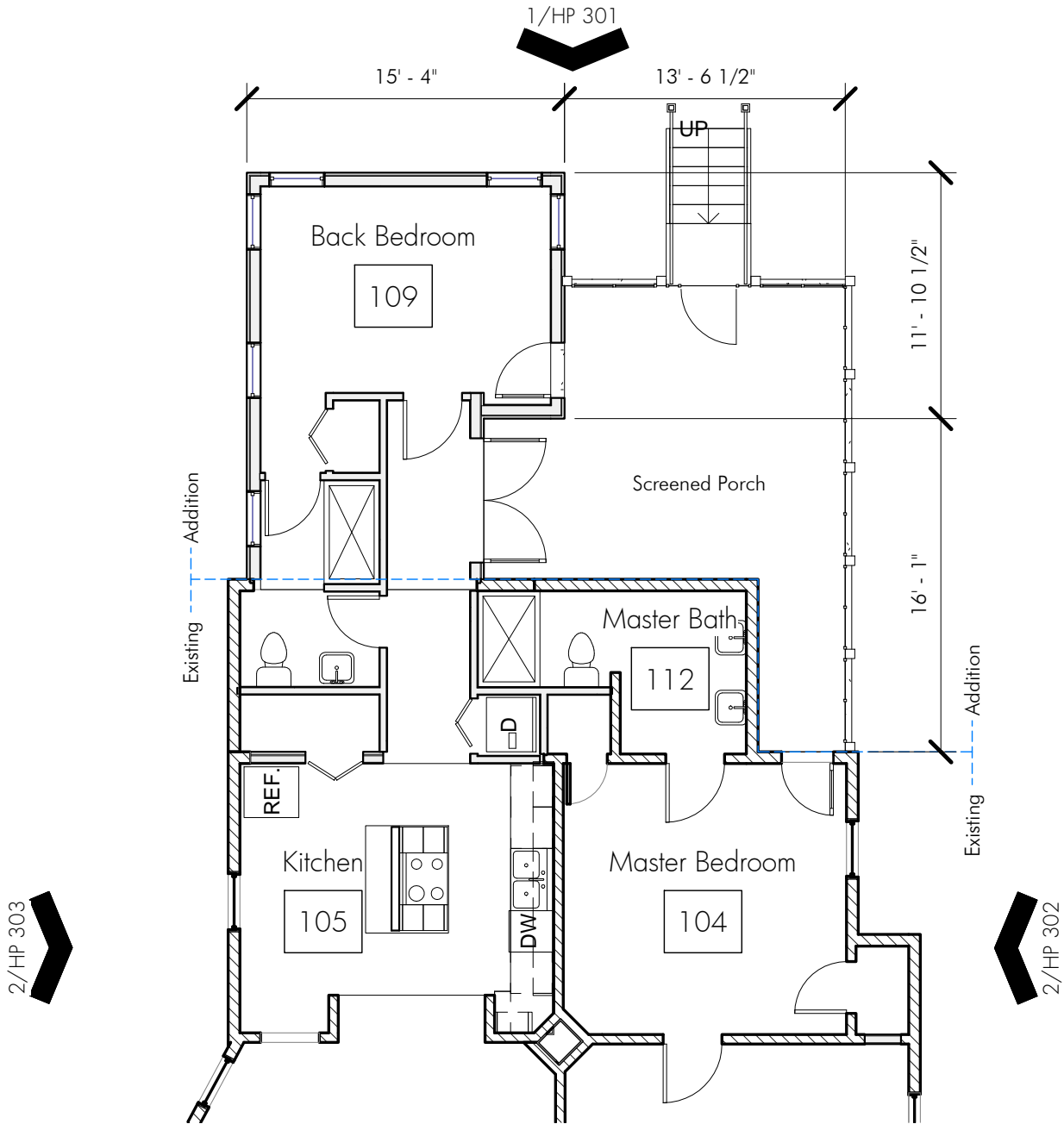


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Floor Plan - Existing HP 201

1833 East Houston Street Renovations



See HP 201 for plan continuation

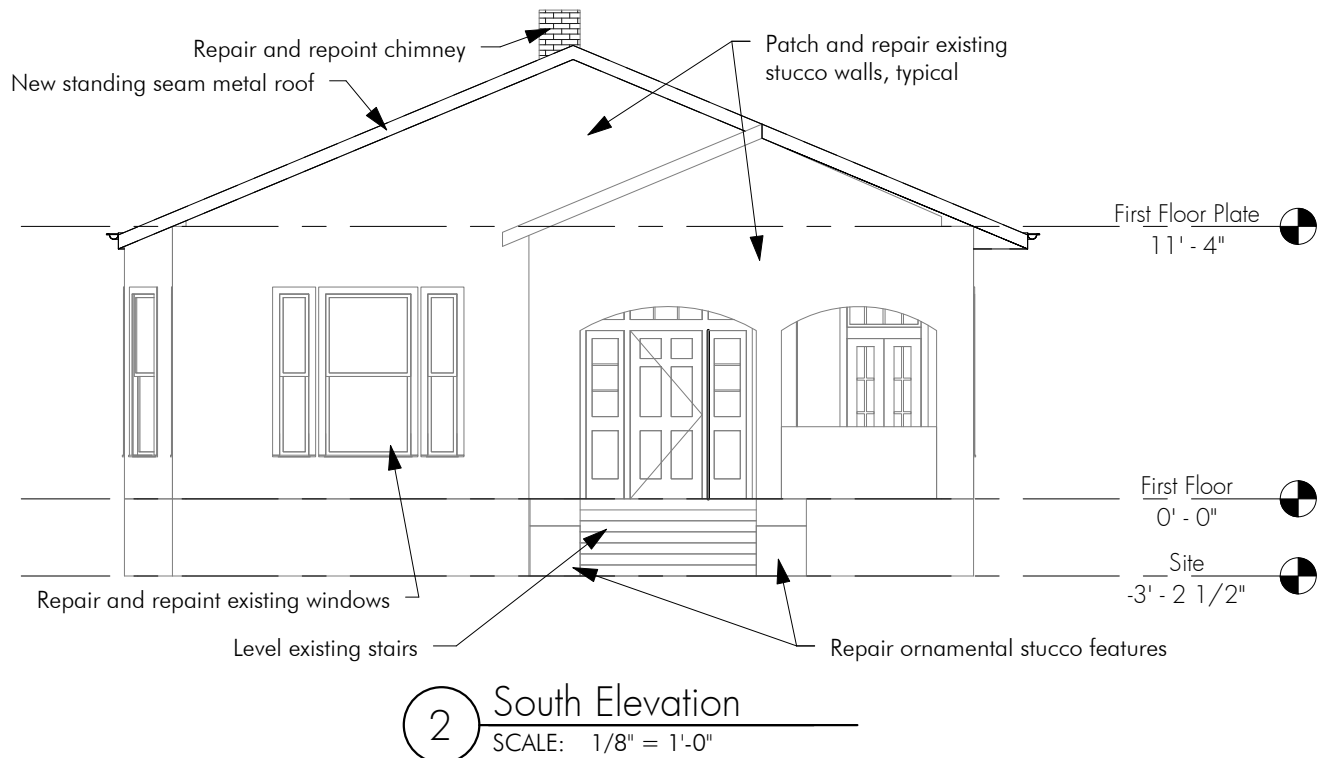
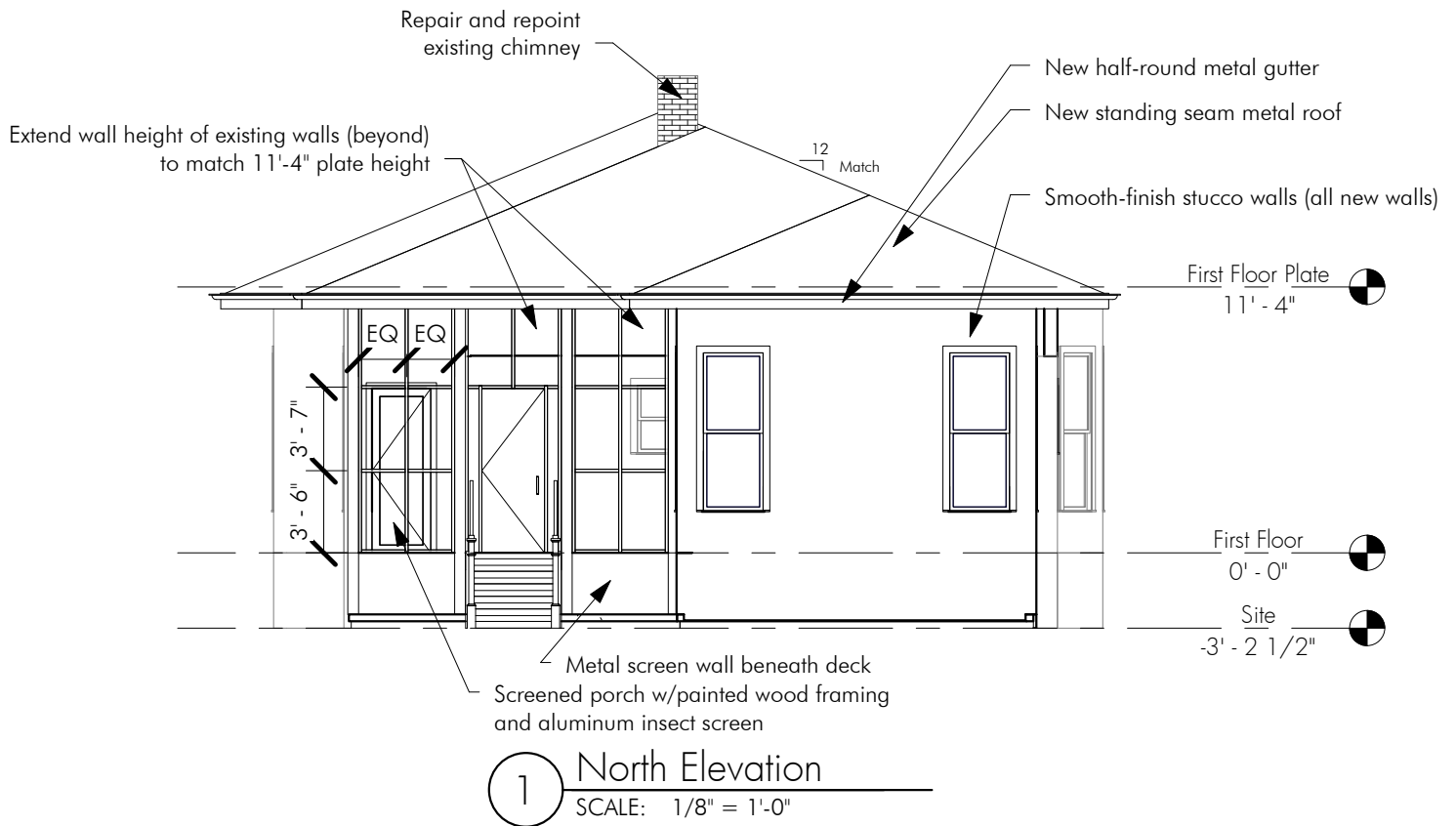


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Floor Plan - Addition HP 202

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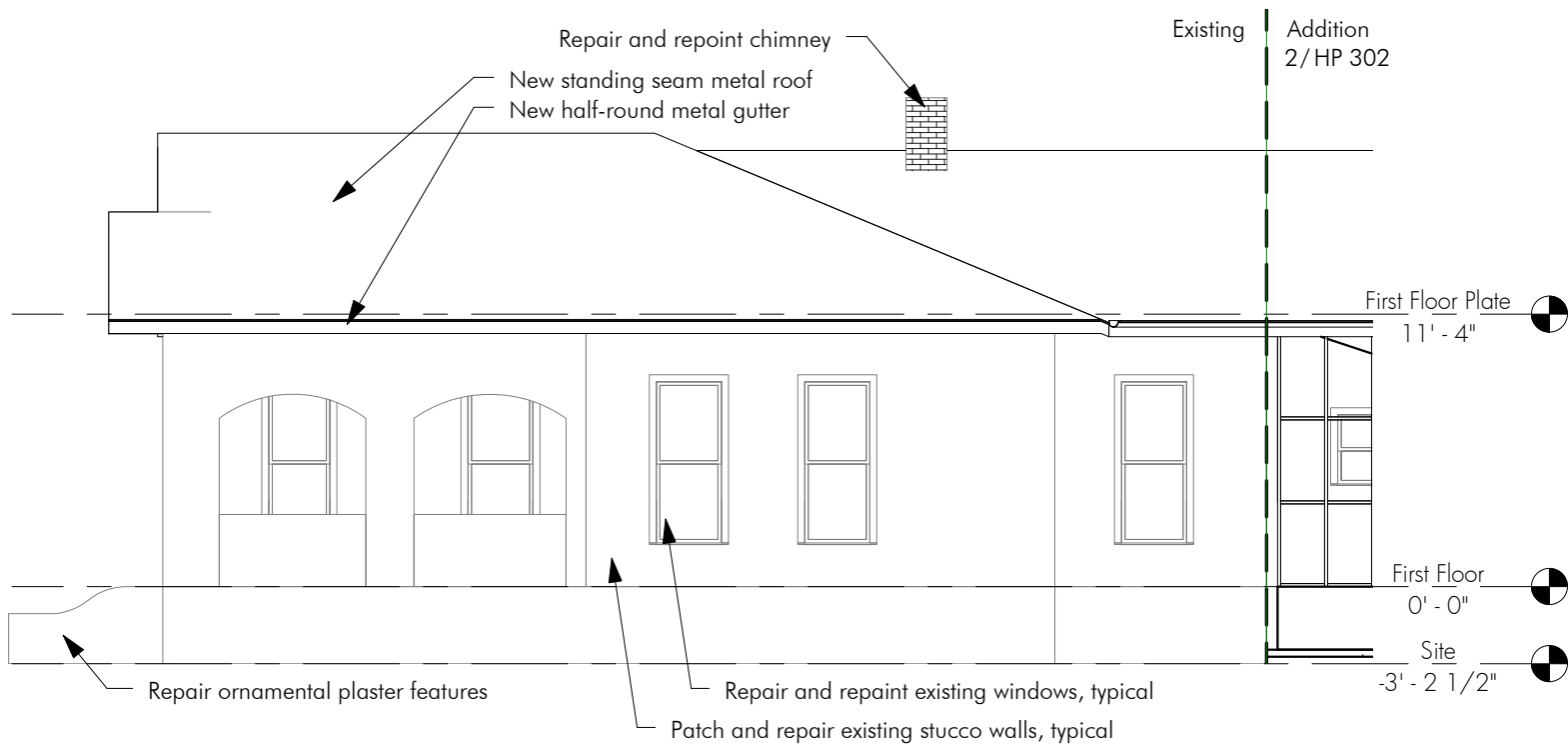


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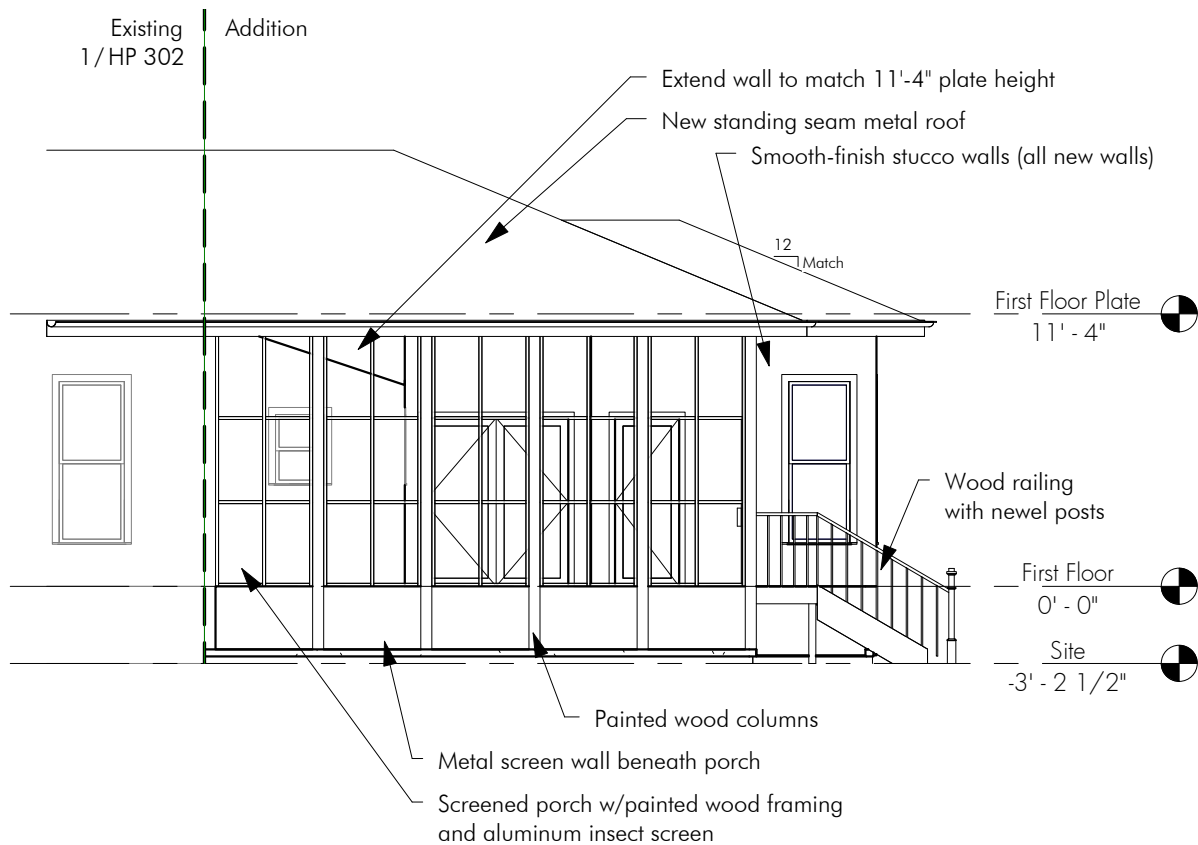
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North and South Elevations HP 301

1833 East Houston Street Renovations



1 East Elevation - Existing
SCALE: 1/8" = 1'-0"



2 East Elevation - Addition
SCALE: 1/8" = 1'-0"

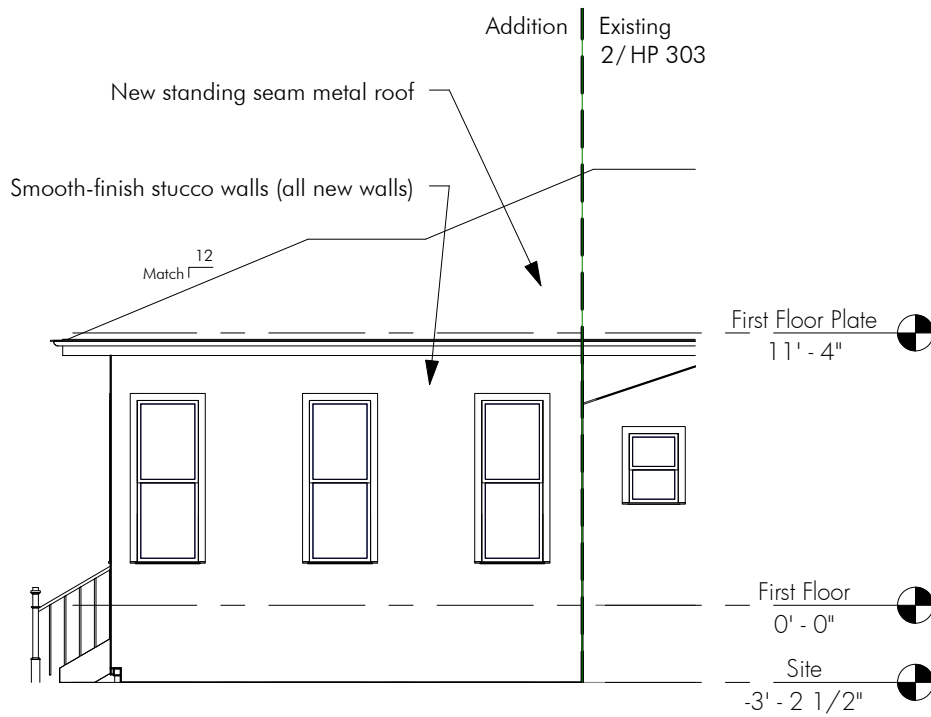


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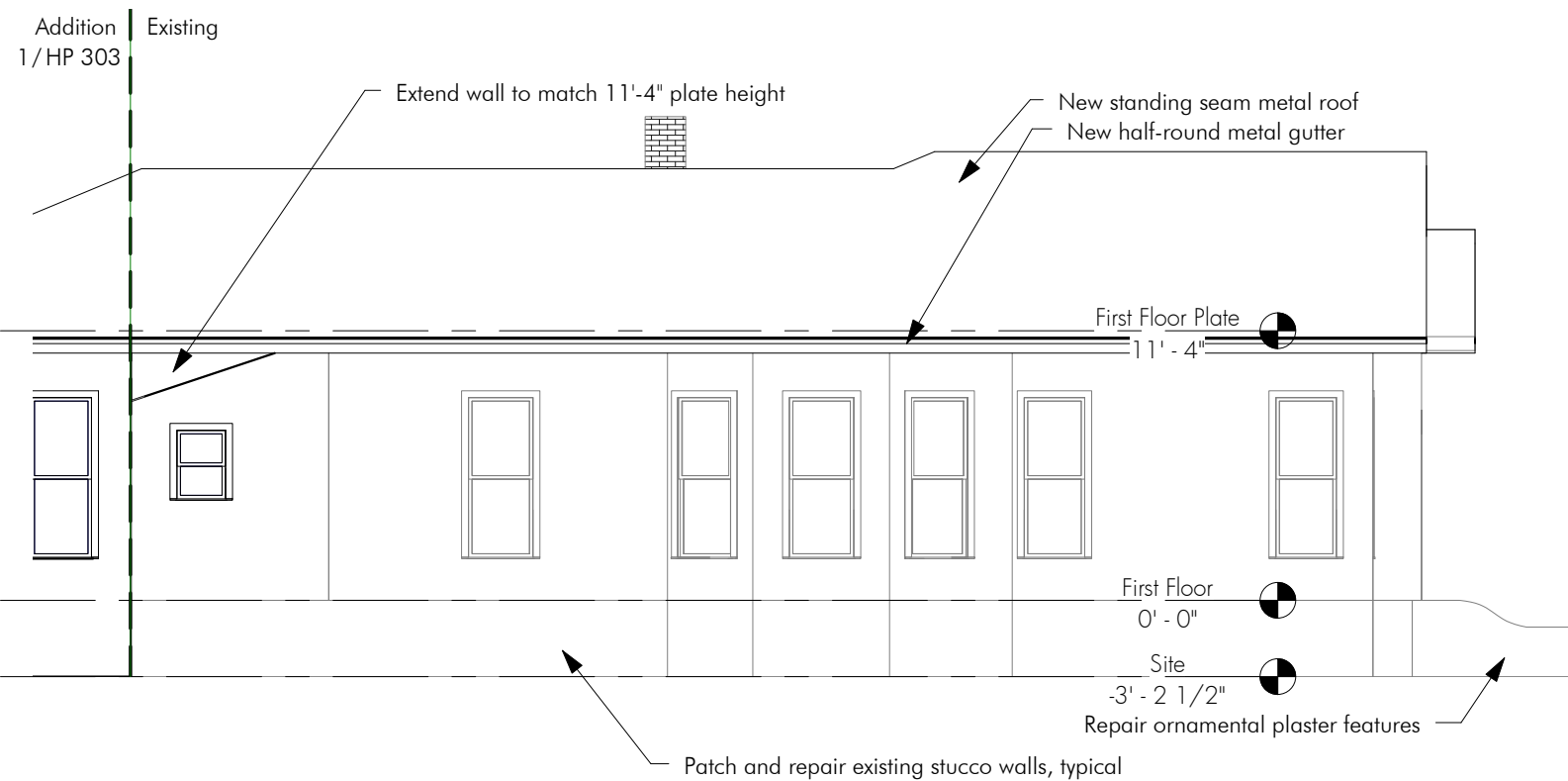
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East Elevation HP 302

1833 East Houston Street Renovations



1 West Elevation - Addition
SCALE: 1/8" = 1'-0"



2 West Elevation - Existing
SCALE: 1/8" = 1'-0"



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West Elevation HP 303

1833 East Houston Street Renovations

General Notes

Existing Stucco Repair

Where necessary, repair or replace existing wood framing beneath stucco to provide sound, stable surface for installation of lath and stucco

All existing stucco to be patched and repaired to bring exterior to like-new condition

Texture of stucco repairs to match existing texture

Use matching materials including expanded metal lath and Portland cement or lime-based stucco, depending on surrounding materials

Prime and paint all stucco using paint color selected by owner. Use exterior-grade primer and eggshell-finish paint recommended by manufacturer for stucco or concrete substrates

General Repair and Painting, Exterior

Replace or install new wood trim to match existing where trim is deteriorated or not present

Remove all flaking paint back to firmly attached areas

Patch all nail holes and other surface flaws in wood trim using exterior-grade wood filler

Sand all wood trim to feather edges of painted/unpainted areas, roughen surface of existing paint, and prepare bare wood for painting

Prime all trim using exterior-grade primer for wood and painted surfaces

Paint all trim using exterior-grade gloss enamel, color selected by owner

Wood Window Refurbishment Sequence

- 1) Protect surrounding areas
- 2) Remove any flaking paint and cracked putty
- 3) Clean and align operating parts
- 4) Apply glazing putty to match existing and allow to cure
- 5) Replace or repair interior and exterior trim
- 6) Prime and paint
- 7) Re-caulk window perimeter

Demolition and Salvage

All items noted as to be salvaged shall remain property of the owner. They shall be retained and stored securely on site in a protected location.

These items shall be salvaged:

- 1) All door, window, and cabinet hardware of any type
- 2) All doors and windows
- 3) Any found items (i.e., any concealed item not identified on the plans)
- 4) Any re-usable building materials such as brick, clay tile, metal components, wood boards in good condition, and similar. Any non-reusable materials such as plaster, scrap, wood boards in poor condition, or similar shall be disposed of.



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General Notes HP 401

1833 East Houston Street Renovations