HISTORIC AND DESIGN REVIEW COMMISSION

May 17, 2017

HDRC CASE NO:	**2017-215**
ADDRESS:	306 LAMAR ST
LEGAL DESCRIPTION:	NCB 528 BLK 1 LOT N 105 FT OF W 28.08 FT OF 2 & E 24 FT OF 2
ZONING:	R-5 H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Jalan Moharam
OWNER:	Jalan Moharam
TYPE OF WORK:	Construction of a new house and accessory structure

REQUEST:

The applicant is requesting a Certificate of Appropriateness for final approval to construct a primary and secondary structure at 306 Lamar.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION
i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.
B. ENTRANCES
i. Orientation—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

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

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

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

3. Materials and Textures

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

4. Architectural Details

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

5. Garages and Outbuildings

A. DESIGN AND CHARACTER
v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING
i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.
B. SCREENING
i. Building-mounted equipment—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
ii. Freestanding equipment—Screen service areas, air conditioning units, and other mechanical equipment from public

view using a fence, hedge, or other enclosure.
iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-of-way.
Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS
i. Design—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
ii. Location—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
iii. Height—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
v. Appropriate materials—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS
i. Historic Gardens— Maintain front yard gardens when appropriate within a specific historic district.
ii. Historic Lawns—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
iii. Native xeric plant materials—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
iv. Plant palettes—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
v. Maintenance—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE
i. Impervious surfaces —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
ii. Pervious and semi-pervious surfaces—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
iii. Rock mulch and gravel - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES
i. Preservation—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
ii. New Trees – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in

accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS
i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
iii. Width and alignment—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS
i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION
i. Preferred location—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
ii. Front—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
iii. Access—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN
i. Screening—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
ii. Materials—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
iii. Parking structures—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

FINDINGS:

a. The applicant has proposed to construct a single family structure on the vacant lot at 306 Lamar Street in the Dignowity Hill Historic District. This vacant lot is located near the corner of Lamar and N Cherry.
b. This request was reviewed by the Design Review Committee on April 12, 2017, where committee members recommended changes to the proposed design including the raising of the proposed foundation height, modifications to proposed window sizes, correcting proportions of the proposed roof forms, removing the front parking location and the correction of other architectural details.
c. At the April 19, 2017, Historic and Design Review Commission, this request was approved with staff’s comments

as stipulations. Staff's comments are as follows:

i. That the applicant modify the proposed roof forms.
ii. That the applicant remove the front porch railings.
iii. That the applicant confirm a setback that is consistent with those of the neighboring structures.
iv. That the applicant proposed a house width that's consistent with those found in the district.
v. That the applicant incorporate appropriate window openings.
vi. That the applicant remove the front yard parking location.
vii. That the applicant retain at least fifty percent of the front yard turf.
viii. That the applicant provide additional information in regards to column design.

d. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic example found on the block. The applicant has provided a setback that appears to be approximately twenty (20) feet, similar to those found on the block. The applicant should provide staff with additional information noting that the proposed setback is consistent with the historic examples on the block.
e. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrance towards Lamar. This is consistent with the Guidelines.
f. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. The applicant has proposed a one story structure with an overall height that is consistent with the height of historic structures found on this block of Lamar. The applicant has reduced the overall width of the structure per staff's stipulation.
g. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. Historic structures on this block feature foundation heights of approximately two to three feet. The applicant has proposed a foundation height that is generally consistent with the historic examples found in the district.
h. ROOF FORM – The applicant has proposed roof forms that include two front gabled roofs, side gabled roofs and a front sloping shed roof. Generally, these roof forms are found throughout the district.
i. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. Generally, the proposed window and door openings have been modified per staff's stipulations to be consistent with the Guidelines.
j. LOT COVERAGE – The building footprint for new construction should be no more than fifty (50) percent of the size of total lot area. The applicant's proposed building footprint is consistent with the Guidelines for New Construction 2.D.i.
k. MATERIALS – Regarding materials, the applicant has proposed Hardi board siding, aluminum clad wood windows, an asphalt shingle roof and wood columns. Generally, the proposed materials are consistent with the Guidelines. The applicant should install a smooth finished Hardi board product with a four inch exposure.
l. ARCHITECTURAL DETAILS – New building should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Generally, staff finds the proposed massing, footprint and materials appropriate and consistent with the Guidelines.
m. FRONT PORCH DESIGN – The applicant has proposed a front porch that is integrated into the massing of the proposed new construction, generally consistent with the historic massing of front porches. The applicant has proposed vertically oriented front porch railings. Staff finds that the applicant should provide a dimensioned drawing of the proposed railings.
n. COLUMN DESIGN – The applicant has proposed for the structure to feature two front porch columns. At this time, the applicant has not provided information noting the detailing of the proposed columns. Staff recommends the installation of a column that features at least five (5) inches in width and depth that features capital and base trim.
o. MECHANICAL EQUIPMENT – Per the Guidelines for New Construction 6., all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for complying with this.
p. REAR DRIVEWAY – The applicant has noted that the proposed driveway will be located to provide access to the site from Fayn Way. Staff finds the proposed driveway location appropriate and consistent with other driveways located at the rear of properties. The proposed driveway's width however, is inconsistent with the Guidelines. The Guidelines for Site Elements 5.B.i. note that driveways should not exceed ten (10) feet in width. Staff

recommends the applicant reduce the proposed driveway width to no more than ten (10) feet in width.

q. ACCESSORY STRUCTURE – The applicant has proposed a rear accessory structure in the southeast corner of the lot, located in a location that is historically appropriate. The applicant has proposed an overall footprint for the proposed accessory structure that includes 250 square feet. This is consistent with the Guidelines.
r. ACCESSORY STRUCTURE – The applicant has proposed for the rear accessory structure to feature materials that are consistent with those of the primary structure, including wood doors and aluminum clad wood windows and Hardi board siding. This is consistent with the Guidelines.
s. LANDSCAPING – The applicant has provided a landscaping plan that notes front yard grass, side yard walkways and plantings along the property lines and structure's foundation. Staff finds the proposed site plan appropriate.

RECOMMENDATION:

Staff recommends approval based on findings a through s with the following stipulations. The applicant is to provide documents to staff meeting each of the below stipulations prior to receiving a Certificate of Appropriateness.

i. That the applicant confirm that the proposed building setbacks is consistent with those found on the block as noted in finding d.
ii. That the applicant install smooth finished Hardi siding with a four inch exposure.
iii. That the applicant provide a detailed wall section noting the framing depth of the proposed aluminum clad wood windows. Additionally, the applicant is to install windows are to include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details.
iv. That the applicant provide a column detail noting overall dimensions as well as capital and base details.
v. That the applicant screen all mechanical equipment from view.
vi. That the applicant reduce the rear driveway to no more than (10) feet in width.

CASE MANAGER:

Edward Hall

N

Flex Viewer

Powered by ArcGIS Server

Printed:Apr 13, 2017

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Lamar
Lamar
Lamar
N Cherry St
306 Lamar
Fayn Way
Fayn Way

PROJECT DESCRIPTION

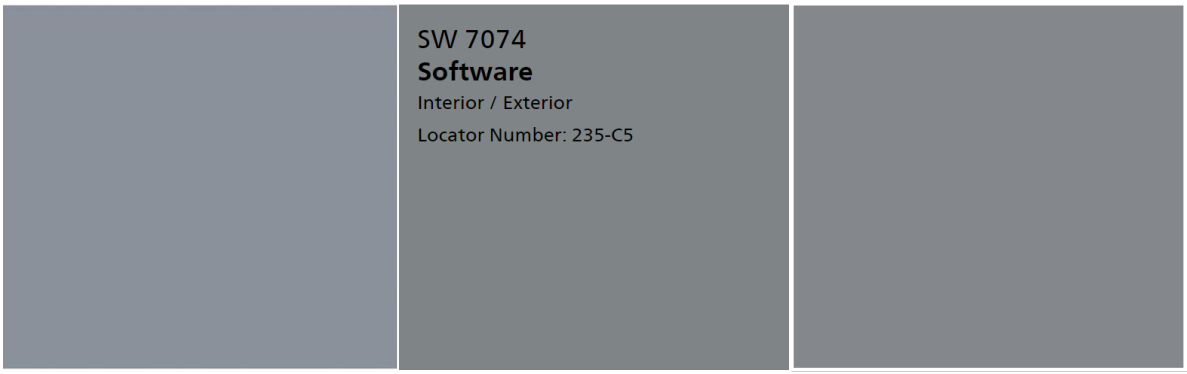
The purpose of the proposed project at 306 Lamar is for residential use. There will be two structures, a main house (3 bedroom, 2 bathroom) and a detached studio loft (which will act as the 4th bedroom and 3rd bathroom). The main house will be 1794 sq. ft. and the detached studio loft will be 250 sq. ft. Both structures will be built on concrete slabs.

The outside of the structures will be comprised of hardie plank. The windows will be 36”x72” aluminum clad wood windows. The roof will be estate gray in color and will be comprised of 30 year composition shingles. The wooden posts on the front and back porches will be made of cedar wood.

The driveway will be at the south end of the property. The driveway entrance will be accessed from Fayn Way. The driveway will consist of concrete and crushed granite gravel. The driveway will begin at the end of the property adjacent to Fayn Way and will stop at the back of the studio loft. The entrance of the driveway will have a cedar fence/gate.

EXTERIOR COLORS – MAIN RESIDENCE AND STUDIO LOFT:

SW Nevermore Grey | SW Software | Valspar Vessel Gray



TRIM and REAR EXTERIOR DOOR:

Valspar Dove White | Valspar Chef White | Valspar Swiss Coffee

FRONT DOOR – MAIN RESIDENCE AND STUDIO LOFT:

SW Red Barn | Valspar Royal Garnet | Valspar Posh Red

MAIN RESIDENCE FRONT DOOR:

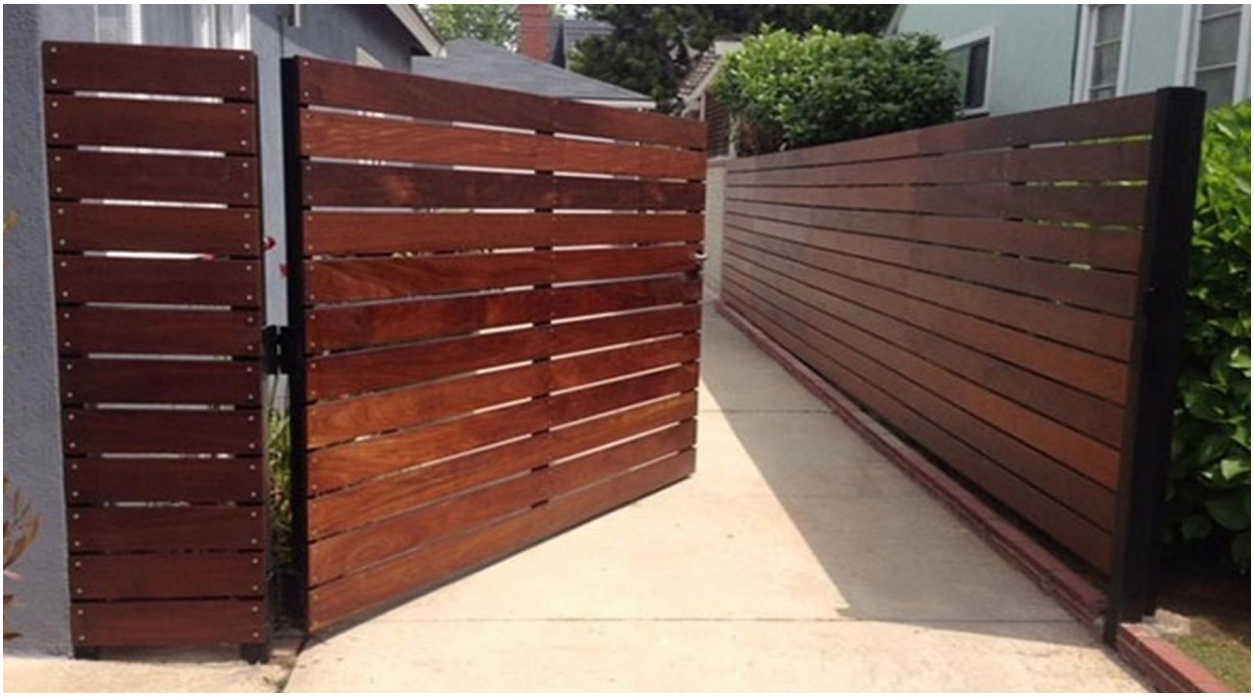
MAIN RESIDENCE REAR DOOR and STUDIO LOFT ENTRANCE DOOR:

ROOF:

FENCING:

The front yard will have a horizontal, cedar fence, approximately 3.5’ to 4’ in height. There will be a single swing gate for the entrance to the sidewalk/front of the home.

The rear driveway entrance will have a horizontal, cedar fence, approximately 6’ to 6.5’ in height with a single swing gate.



LANDSCAPING:

There will be a concrete sidewalk leading to the front porch of the home. The left side of the front yard will have 2 box gardens and the surrounding ground will consist of crushed granite gravel. The area directly in front of the front porch and front bedroom will have rose bushes that match the existing rose bush that is in the front right corner of the lot and the remaining part of the yard will consist of grass.

FRONT PORCH LIGHT:

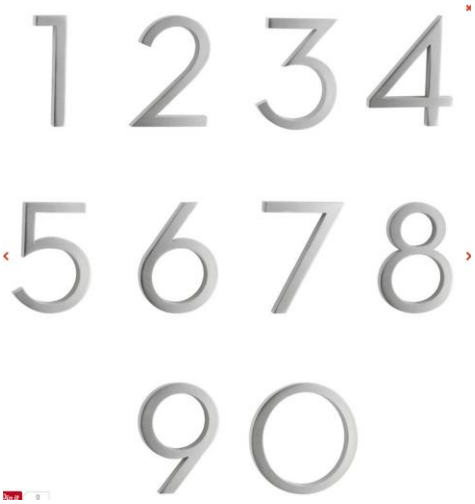
2 Options Available

Hampton Bay 1-Light Brushed Nickel Outdoor Cottage Lantern

Sea Gull Lighting Hermitage 1-Light Outdoor Antique Brushed Nickel Wall Mount Fixture

Sea Gull Lighting Sebring 1-Light Brushed Stainless Outdoor Wall Fixture

ADDRESS NUMBERS:

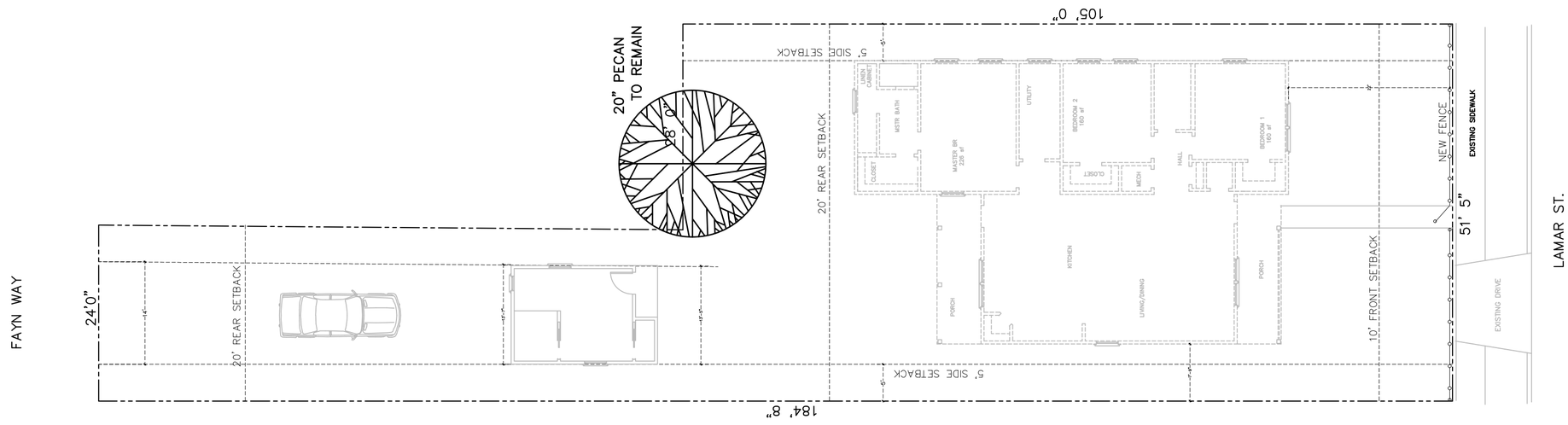


SIMILAR RESIDENCE:

524 Pine St., San Antonio, TX 78202

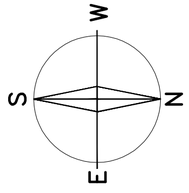
524

LAMAR ST. RESIDENCE
ZONED R-5 H



ALL DIMENSIONS TO BE FIELD CHECKED. CONTRACTOR SHALL COORDINATE ANY WORK NEEDED TO RESOLVE ANY DISCREPANCIES OR VARIANCES WITHIN THE DRAWINGS OR GENERAL NOTES. THE DESIGNER SHALL HAVE NO LIABLE INTEREST NOR BE HELD RESPONSIBLE FOR ANY PART OF THE CONSTRUCTION OR INTERPRETATION.

EVERY EFFORT HAS BEEN MADE TO INSURE THESE DRAWINGS MEET THE MINIMUM CODE REQUIREMENTS OF THE CITY OF SAN ANTONIO. THE CONTRACTOR OR OWNER MAY MAKE CHANGES NECESSARY TO COMPLY WITH ANY CODE REQUIREMENTS AT THE TIME OF PLAN CHECKING.



SITE PLAN

SCALE: 1:150

DOUBLE J_J DESIGNS
204 E. WHITE
San Antonio, Texas 78214
210-219-8880

306 LAMAR
NCB 528 BLK 1 LOT N. 105'
of W 28.08' of 2 and E 24' of 2
DIGNOWITY HILL
(Cert. of Determination on file)

Drawn by:
J. Jay
Apr 18, 2017

SHEET
1
of 6

SYMBOLS

- E P — ELECTRIC or ALARM PANEL BOX
- DUPLEX OUTLET
- 44' — DUPLEX OUTLET RAISED TO HEIGHT GIVEN
- GFI — DUPLEX OUTLET GROUND FAULT INTERRUPTER
- 220 — DUPLEX OUTLET 220 VOLT
- S — SWITCH
- CEILING MOUNTED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE MOUNTED TO HEIGHT INDICATED
- P B — PUSH BUTTON DOOR BELL
- DOOR BELL CHIMES
- S D — SMOKE DETECTOR
- CEILING FAN w/LIGHT
- T — THERMOSTAT
- VENT
- HOSE BIB

WINDOW / DOOR SCHEDULE

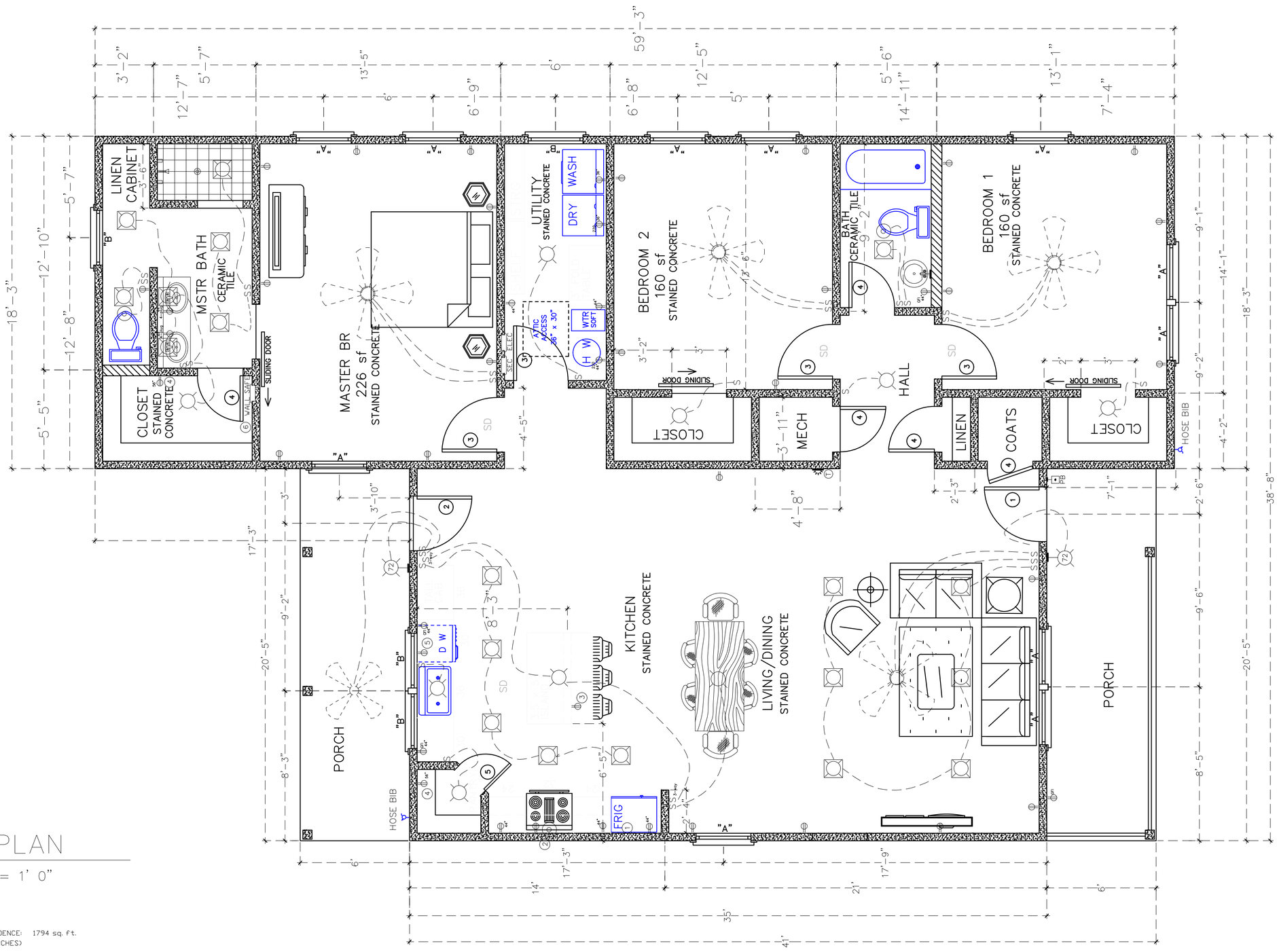
'A' - 36" X 72" DBL PANE LOW 'E' 18" HI DBL HUNG
'B' - 36" X 36" DBL PANE LOW 'E' 54" HI DBL HUNG

'1' - 36" X 80" EXTERIOR DECO FRONT DOOR
'2' - 36" X 80" BACK DOOR
'3' - 36" X 80" INTERIOR DOOR
'4' - 30" X 80" INTERIOR DOOR
'5' - 24" X 80" INTERIOR DOOR

NOTES

- ALL DUPLEX RECEPTICALS AT 18" ABOVE FLOOR UNLESS OTHERWISE NOTED
- ALL LIGHT SWITCHES AT 48" ABOVE FLOOR UNLESS OTHERWISE NOTED
- BLOCK AND WIRE BEDROOMS FOR FANS

1. ROUGH IN WATER SUPPLY FOR AN ICE MAKER AT FRIDGE.
2. WIRE FOR VENT HOOD OVER GAS STOVE, BUT ADD A 110 PLUG AS WELL.
3. ROUGH IN 110 PLUG IN SLAB AT ISLAND TO BE 18" AFF.
4. WIRE 110 PLUG IN PANTRY AND MASTER CLOSET AT ABOUT 56" HIGH. CONFIRM HEIGHT WITH OWNER. PLAN SHELVING RIGHT BELOW THIS PLUG FOR ELECTRIC DEVICE CHARGING STATION.
5. WIRE 110 PLUG BELOW KITCHEN COUNTER FOR DISHWASHER.
6. WALL SAFE TO BE INSTALLED IN MASTER CLOSET BETWEEN WALL STUDS, 16" OC. CONFIRM EXACT LOCATION AND SIZE WITH OWNER.



FLOOR PLAN

SCALE: 1/4" = 1' 0"

GROSS SQ. FOOTAGE - RESIDENCE: 1794 sq. ft.
(EXCLUDES PORCHES)

DOUBLE Jy DESIGNS
204 E. WHITE
San Antonio, Texas 78214
210-219-8880

306 LAMAR
NCB 528 BLK 1 LOT N. 105' of W 28.08' of 2 and E 24' of 2
DIGNOWITY HILL
(Cert. of Determination on file)

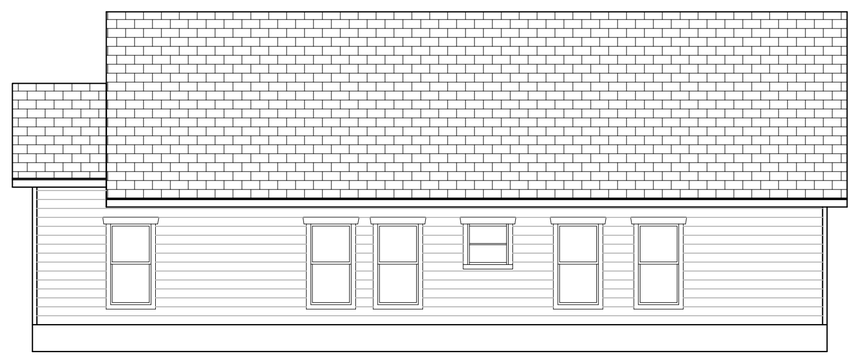
Drawn by: J. Jay
Apr 18, 2017

SHEET 2 of 6

FRONT

EAST

REAR



WEST

ELEVATIONS

SCALE: 1/8" = 1' 0"

DOUBLE J_J DESIGNS
204 E. WHITE
San Antonio, Texas 78214
210-219-8880

306 LAMAR
NCB 528 BLK 1 LOT N. 105'
of W 28.08' of 2 and E 24' of 2
DIGNOWITY HILL
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J. Jay
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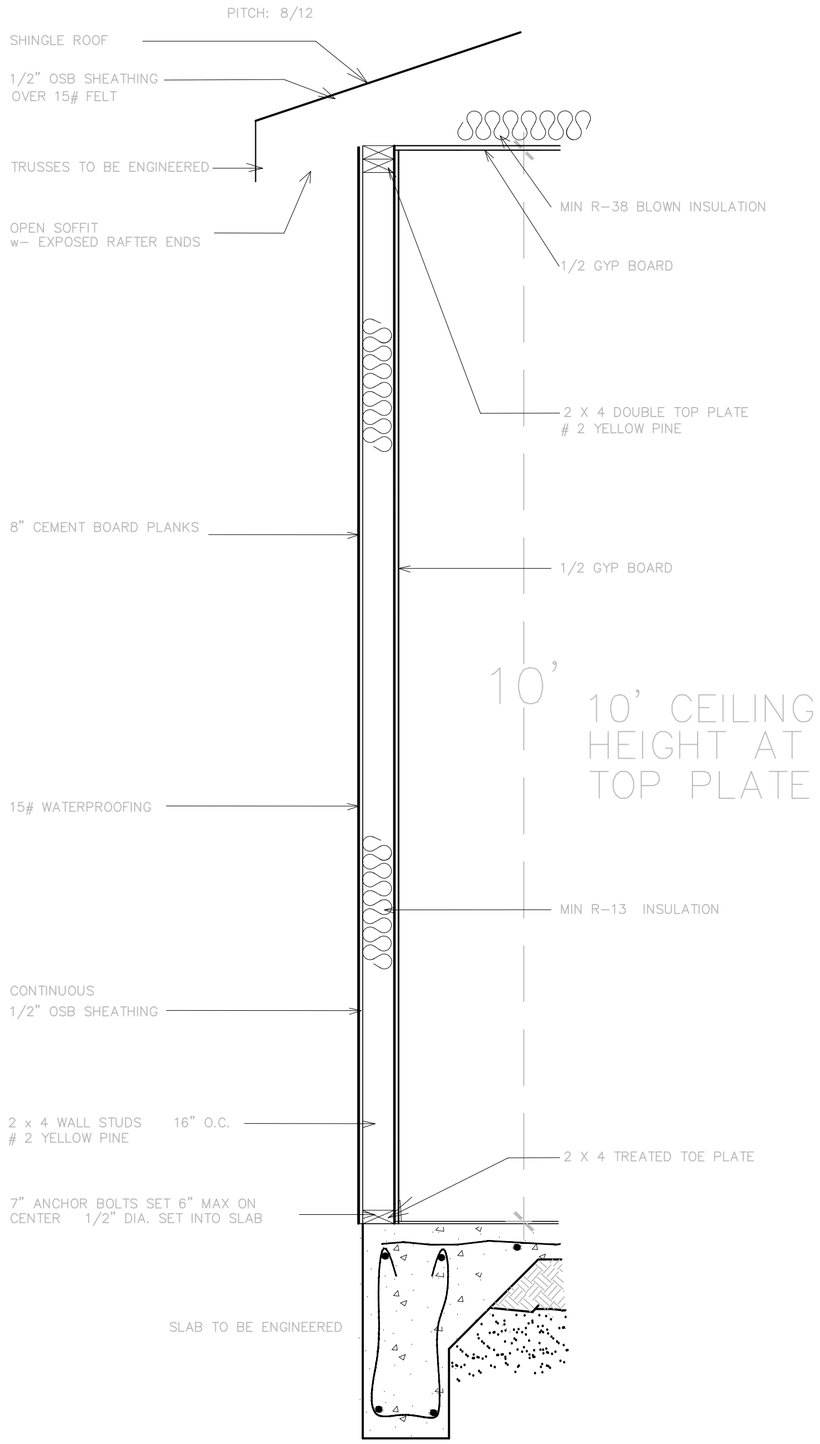
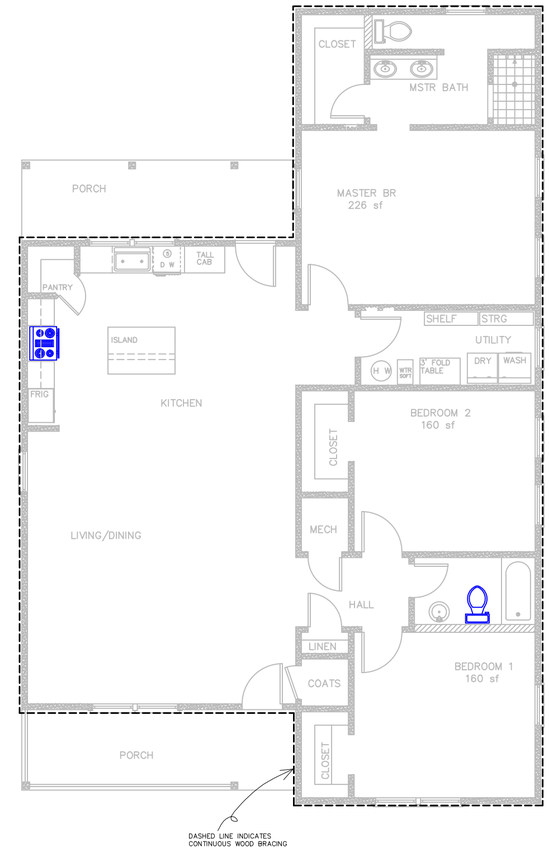


SECTION MAIN HOUSE

SCALE: 1" = 1' 0"



BRACING PLAN

SCALE: 1/8" = 1' 0"

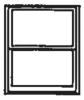
BRACING PER IRC R602.10
METHOD WSP, WOOD STRUCTURAL PANEL, MIN. 7/16" THICK
MIN LENGTH PER WALL LINE PER 10 FEET OF WALL: 1.6 FEET

CALCULATED BRACING LENGTHS:
3.2 FEET FOR SHORT WALLS
6.4 FEET FOR LONG WALLS

DOUBLE J_J DESIGNS
204 E. WHITE
San Antonio, Texas 78214
210-219-8880

306 LAMAR
NCB 528 BLK 1 LOT N. 105'
of W 28.08' of 2 and E 24' of 2
DIGNOWITY HILL
(Cert. of Determination on file)

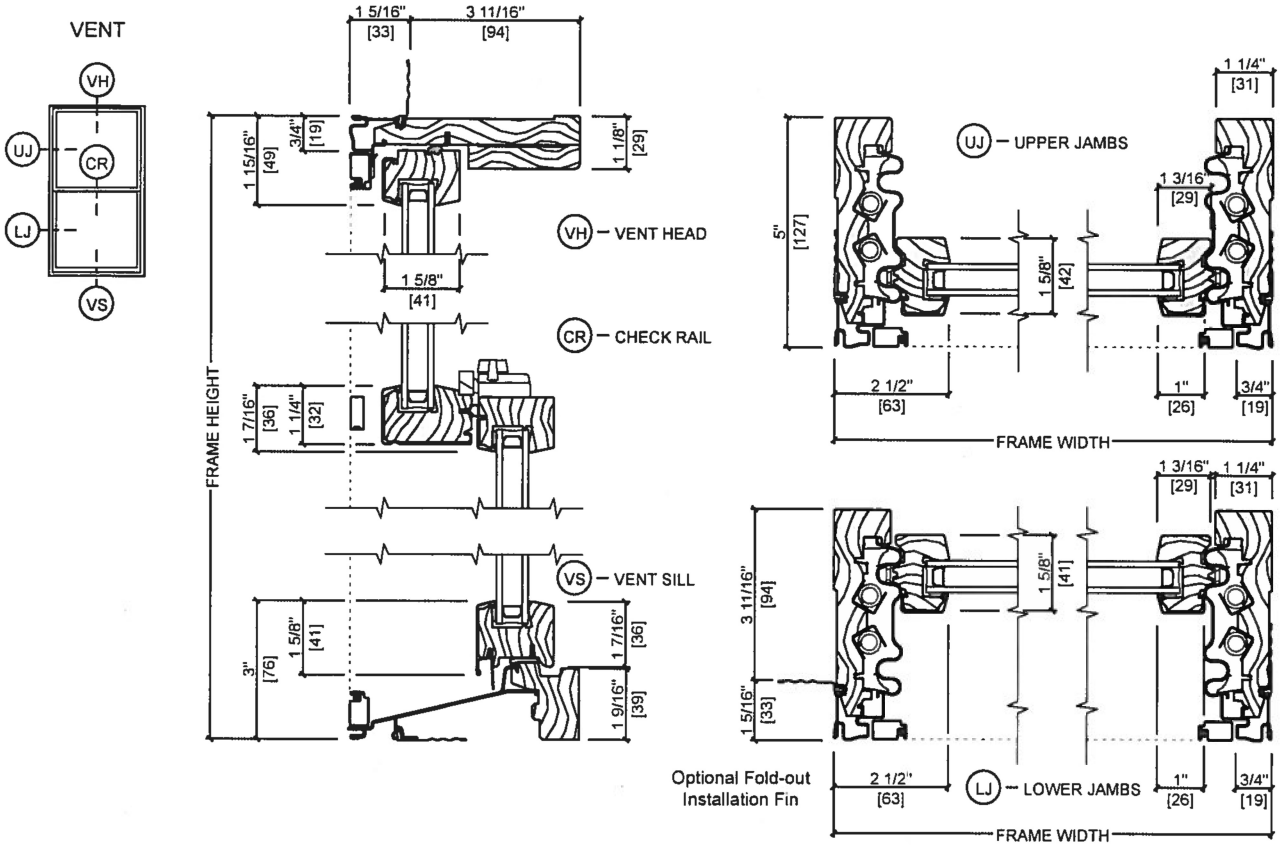
Drawn by:
J. Jay
Apr 18, 2017



DOUBLE-HUNG

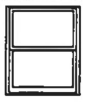
UNIT SECTIONS

Aluminum-Clad Exterior



Scale 3" = 1' 0"

All dimensions are approximate.

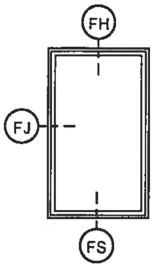


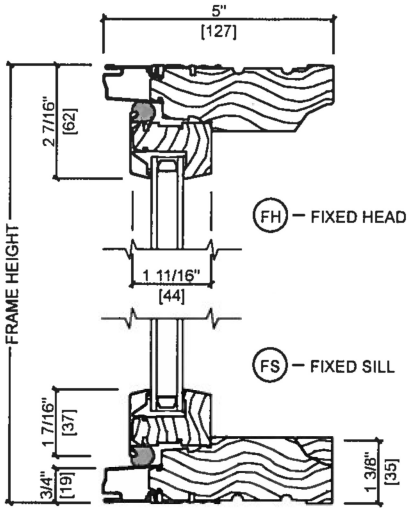
DOUBLE-HUNG

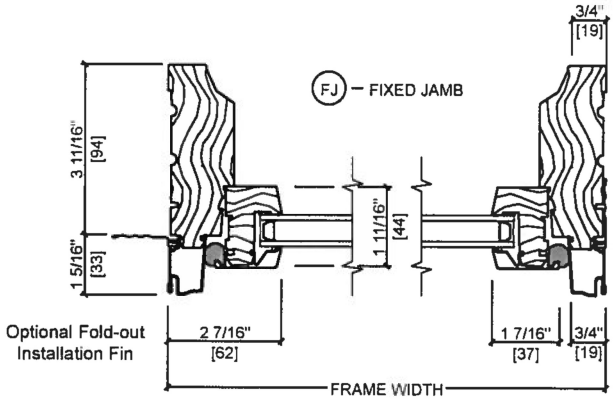
UNIT SECTIONS

Aluminum-Clad Exterior

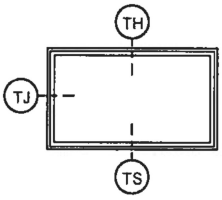
FIXED

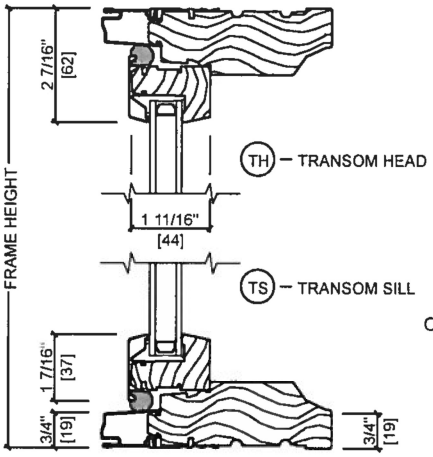


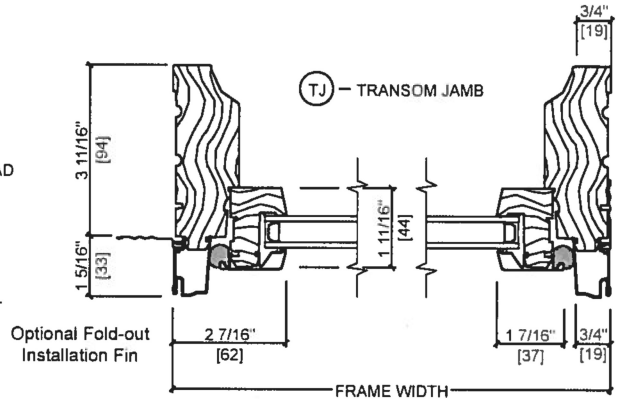




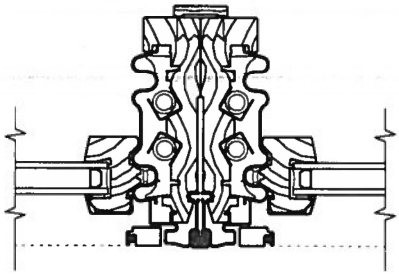
TRANSOMS



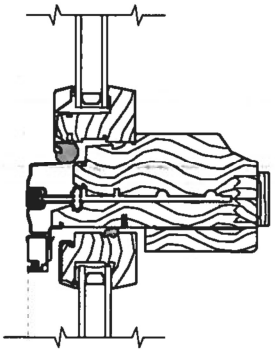




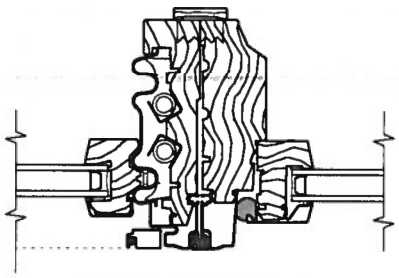
TYPICAL JOINING MULLIONS



VERTICAL JOINING MULLION
VENT / VENT



HORIZONTAL JOINING MULLION
TRANSOM / VENT



VERTICAL JOINING MULLION
VENT / FIXED

Scale 3" = 1' 0"

All dimensions are approximate.

See www.PellaADM.com for mullion limitations and reinforcing requirements.

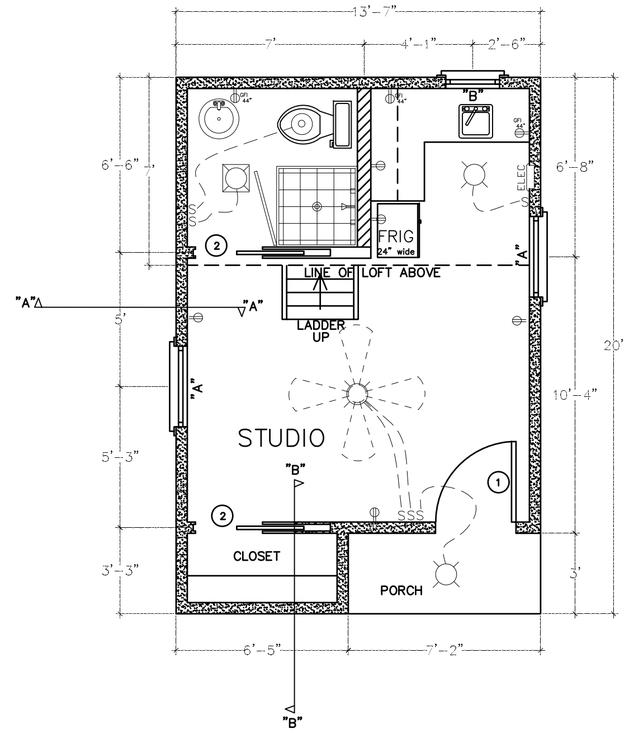
WINDOW / DOOR SCHEDULE

"A" - 36" X 60" DBL PANE LOW "E" 18" HI DBL HUNG
"B" - 36" X 36" DBL PANE LOW "E" 60" HI DBL HUNG
"C" - 24" X 72" SGL PANE DECOR WINDOW (not seen in plan)

"1" - 36" X 80" EXTERIOR DECO FRONT DOOR
"2" - 36" X 80" POCKET DOOR

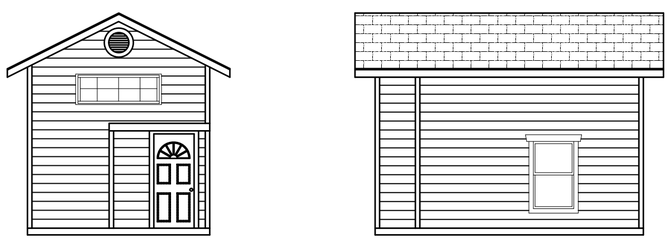
SYMBOLS

E P ELECTRIC or ALARM PANEL BOX
DUPLEX OUTLET
GFI DUPLEX OUTLET GROUND FAULT INTERRUPTER
S SWITCH
CEILING MOUNTED LIGHT FIXTURE
RECESSED LIGHT FIXTURE
S D SMOKE DETECTOR
CEILING FAN w/LIGHT
VENT

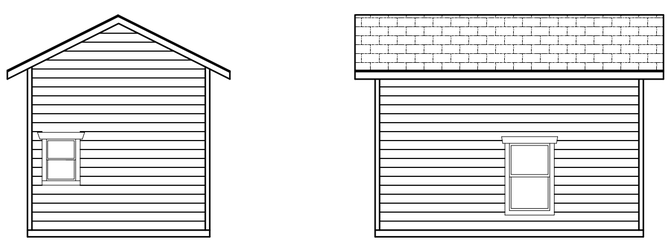


STUDIO FLOOR PLAN

SCALE: 1/4" = 1' 0"



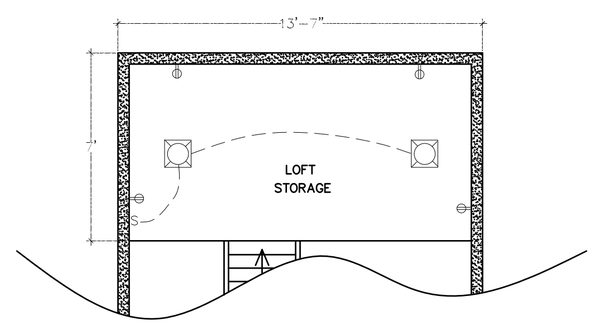
FRONT EAST



REAR WEST

STUDIO ELEVATIONS

SCALE: 1/8" = 1' 0"



LOFT FLOOR PLAN

SCALE: 1/4" = 1' 0"

DOUBLE Jy DESIGNS
204 E. WHITE
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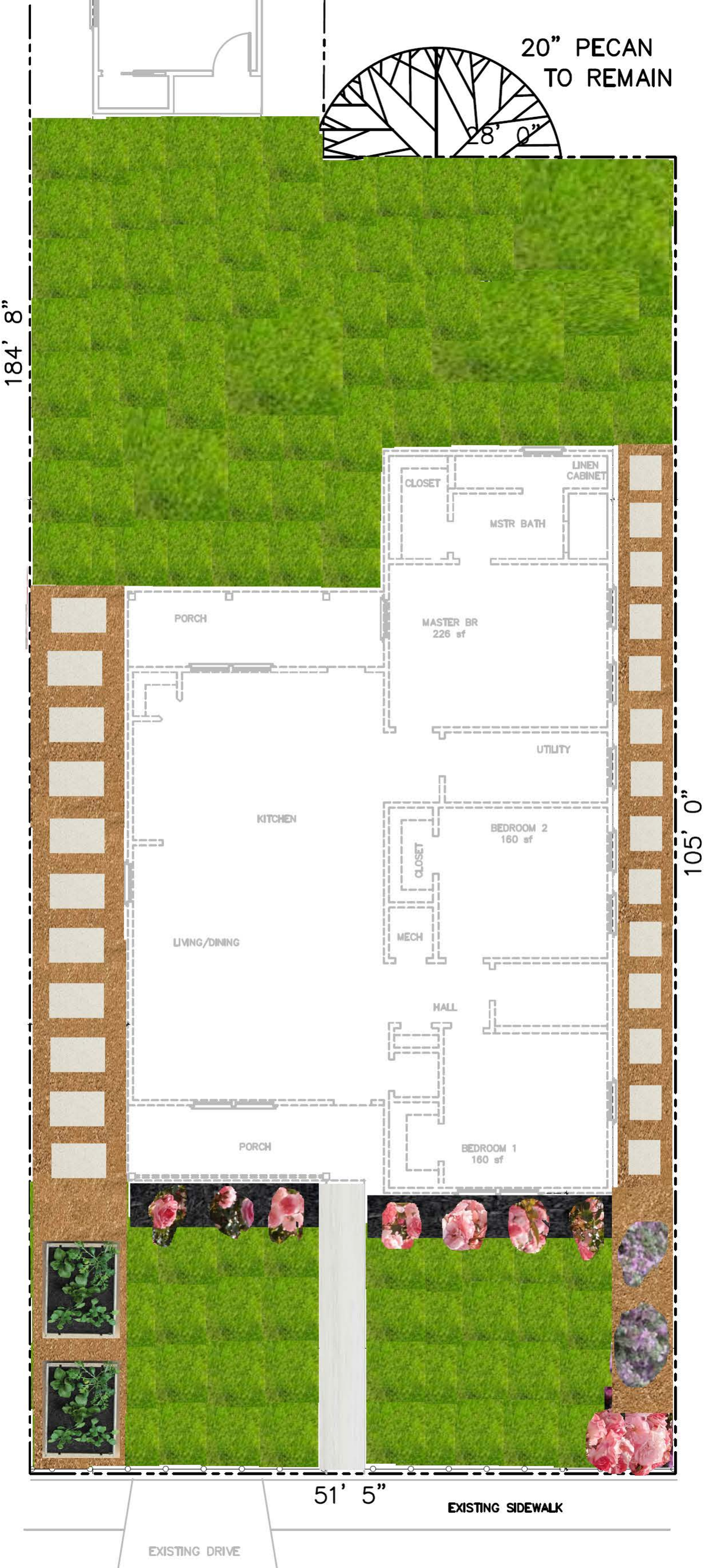
210-219-8880

306 LAMAR
NCB 528 BLK 1 LOT N. 105'
of W 28.08' of 2 and E 24' of 2
DIGNOWITY HILL
(Cert. of Determination on file)

Drawn by:
J. Jay
FEB 25, 2017

SHEET
5
of 6

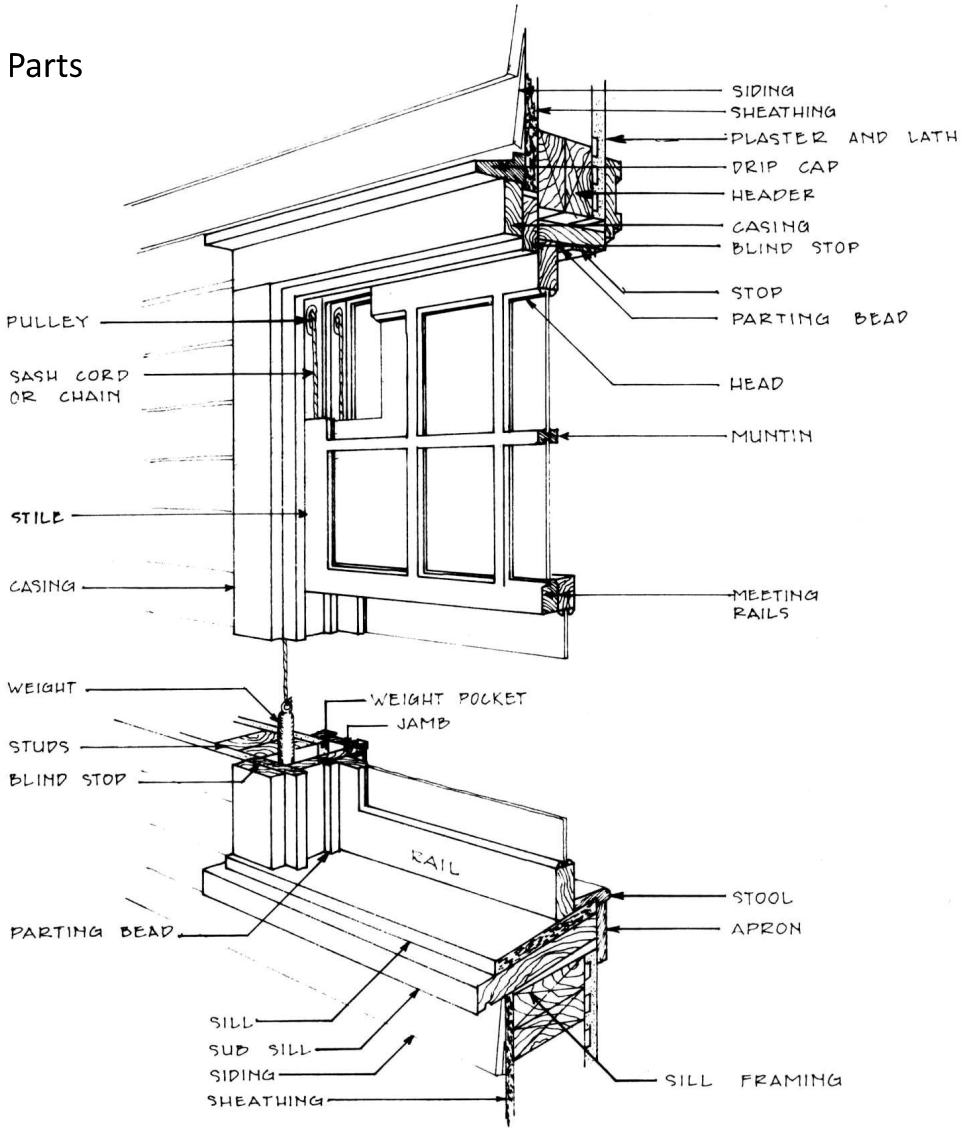

20" PECAN
TO REMAIN
28' 0"
184' 8"
105' 0"
51' 5"
CLOSET
LINEN
CABINET
MSTR BATH
PORCH
MASTER BR
226 sf
UTILITY
KITCHEN
BEDROOM 2
160 sf
CLOSET
MECH
LIVING/DINING
HALL
PORCH
BEDROOM 1
160 sf
EXISTING SIDEWALK
EXISTING DRIVE

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

HISTORIC DESIGN GUIDELINES
WINDOWS: REPAIR, REPLACEMENT, AND NEW CONSTRUCTION

December 16, 2015

Wood Window Parts



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Why are windows important?

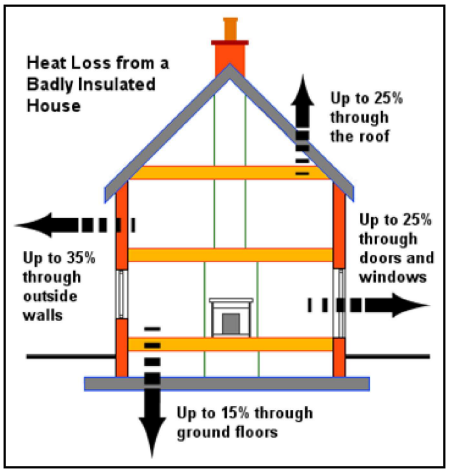
A value of a historic home is equal to the sum of its parts. As original materials are removed from a historic property, it begins to lose its integrity and ultimately its historic value. Historic windows greatly contribute to a property in terms of character and craftsmanship. They were expertly designed and constructed from high-quality materials. Preserving historic windows in place keeps original, high quality materials with the property and out of the landfill.

In historic homes, the windows are an integral part of the design. They were designed to not only be aesthetically pleasing, but were necessary as a functioning component to the building by providing light and ventilation. The loss of original windows also has great potential to negatively impact the appearance of a historic home. Building facades lose proportionality and depth as modern replacements are introduced.

Historic wood windows can certainly be maintained or restored to working order. Preservation of original architectural features, including windows, is encouraged in the City of San Antonio Historic Design Guidelines. Nevertheless, there is an abundance of replacement window products that are too often used by historic home owners seeking to “upgrade” their aging properties.

I’ve been told my wood windows need to be replaced.

In an age where energy reduction is at the forefront of every homeowner’s mind, windows are often blamed as the leading culprit of heat gain/loss. The criminalization of “drafty old windows” is nothing new; window manufacturers have long been pointing out the faults of old windows while promoting attractive solutions (their products). New low -e, gas-filled and triple pane replacements may seem like an exciting solution for homeowners coping with their monthly energy bill. Walk into any home-improvement store, and you may be feeling the pressure to replace. Door-to-door window salesmen have also been reported in historic districts in San Antonio.



In reality, heat gain/loss occurs evenly throughout the home, with windows only accounting for 25% of waste. Poorly insulated walls and attics are the greater culprit, especially locally. The San Antonio climate offers many days of full sun. While we enjoy these sunny days in the winter, during the hot summer months that same sun bears down on rooftops, turning attics into ovens.

Trying to solve an energy problem by only addressing the windows is like trying to hold water in a leaky bucket and only patching a few of its holes!

Retrofitting Solutions

Even windows in the best condition can be made more energy efficient. Heat gain/loss through windows occurs in three different ways: air infiltration, heat transfer (conduction) and solar gain (radiation). There are a number of low cost, reversible and historically appropriate strategies that can be used to reduce heat gain/loss. It should be noted that implementing a combination of any of these techniques can be just as effective in arresting heat gain/loss as a brand new window.

Weather stripping is perhaps the cheapest and easiest solution for improving window efficiency. Proper weather stripping drastically reduces air infiltration at meeting points in the window. This can easily be done by any homeowner and offers a great return on investment.

Storm windows can be used to provide an additional transparent barrier between the outside and inside of a historic home. Their installation creates an insulating air pocket which reduces heat transfer. Storm windows can be hung from the interior of a window and simply clipped or wedged into place (some even use magnets) for easy removal and cleaning. Some exterior storm windows may be appropriate provided that they have a thin frame and are used with either a decorative screen or in a manner that does not obscure any architectural details.

Shades, Shutters and Screens can all be used to prevent solar gain during the hot summer months or seasons where windows receive direct sunlight. Some interior shades also have insulating qualities that can reduce heat transfer. Solar screens are gaining in popularity, but are only appropriate when installed on the rear of a building as to not have a visual impact from the street.

Interior window films can be applied to reduce the impact of solar gain, and are another affordable, easy solution. A wide variety of products are available, but homeowners should be cautious to avoid films that are deeply tinted or reflective as they have the potential to alter the exterior appearance of the glass.

Additional Resources

There are countless online resources from a number of reputable sources. Perhaps some of the best materials come from the National Trust for Historic Preservation and National Park Service:

NTHP: Repair or Replace?

NTHP: Saving Windows, Saving Money

NTHP: Wood Windows Tip Sheet

NPS: Preservation Brief

OHP periodically hosts a Historic Window Restoration Workshop. The workshop is open to all, and for a small tuition participants receive hands-on training in window repair. Of course, OHP staff is always available for consultation at your property. We look forward to helping you find an appropriate solution.

REPAIR OR REPLACE?

6.A.iii. Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

Repairable Window:

- Glass missing or broken;
- Meeting rails not aligning;
- Cords broken or hardware missing;
- Sill or frame rotted;
- Partially rotted rails and stiles which require patching.

Beyond Repair:

- Missing components or units;
- Extreme wood rot;
- Where 50% or more of a window's components must be reconstructed, a replacement may be considered;
- Replacement sashes may also be constructed to fit within the original frame.

In most cases, window repair is not only the more affordable solution upfront, but offers a much greater return on investment than replacement. Repairing and maintaining an old wood window may seem like a daunting task, but remember that historic windows were intended to be taken apart. If one piece fails, then only that piece may be replaced. By educating themselves on these practices, repairs can become something that any homeowner can tackle one window at a time (although feel free to obtain the services of a professional!)

Examples of Repairable Windows:

SELECTING AN APPROPRIATE **REPLACEMENT**

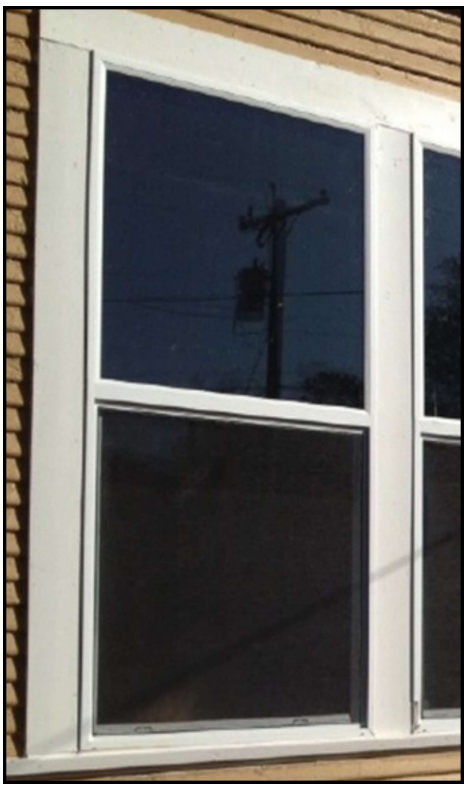
6.B.iv. Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

Recommended stipulations for replacement:

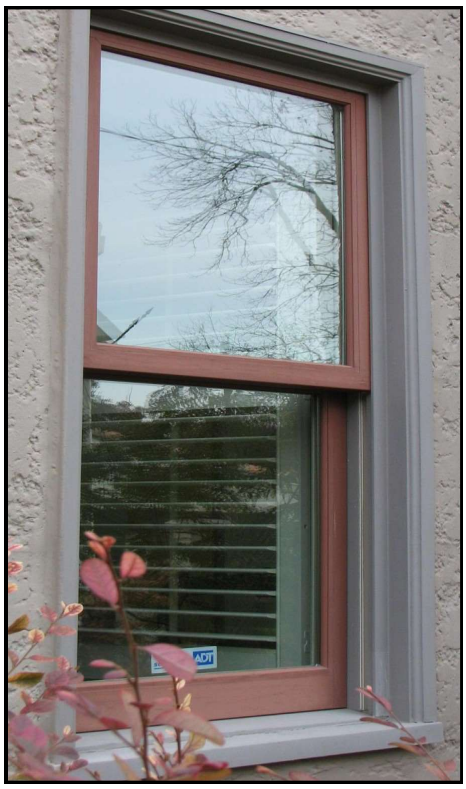
Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

Details to avoid:



- Vinyl product changes the material
- Window is not recessed within frame
- Sash components do not feature traditional dimensions



- Track insert alters profile
- Meeting rails thicker than original
- Low-e coating alters hue and reflectivity

- Window trim and sill detail not consistent with original

SELECTING WINDOWS FOR **NEW BUILDINGS**

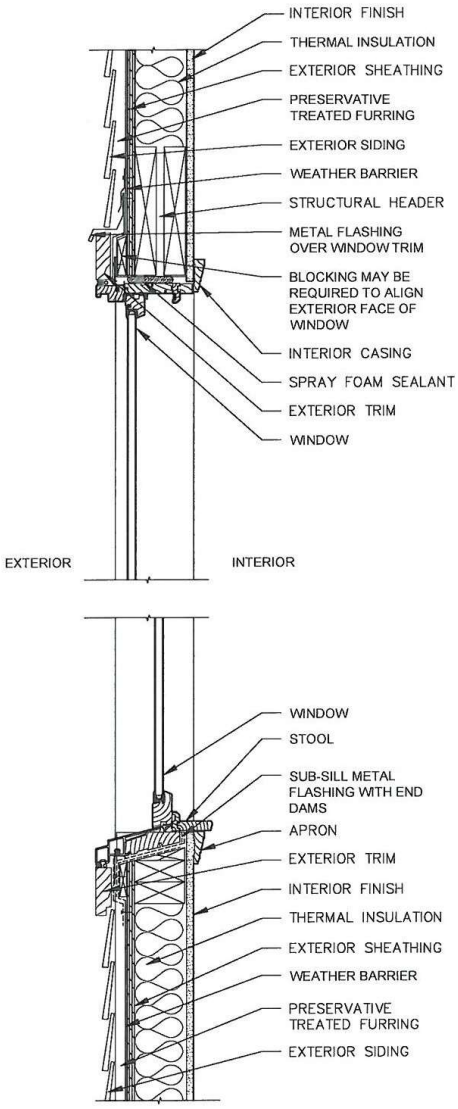
3.A.i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district...

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion.

The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

Examples in New Construction:



Block Frame

(not recommended)

Flush Flange