

HISTORIC AND DESIGN REVIEW COMMISSION

June 21, 2017

HDRC CASE NO: 2017-277
ADDRESS: 314 E COURTLAND PLACE
LEGAL DESCRIPTION: NCB 2999 BLK 1 LOT 10
ZONING: R-6 H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Geoffrey Michael Myane
OWNER: Geoffrey Michael Myane
TYPE OF WORK: Construction of a 1-story rear addition, exterior modifications, rear accessory structure modifications

REQUEST:

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

1. Construct a rear 1-story addition to be approximately 460 sq. ft.
2. Modify existing front porch columns.
3. Replace two non-original metal garage doors on the rear accessory structure with one single overhead metal door.

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 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. *Facade 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.

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.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

- i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
- ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
- iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
- iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

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.

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.

OHP Window Policy Document

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.

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.

FINDINGS:

- a. The primary structure located at 314 E Courtland Place is a 1-story single family home constructed in 1910 in the Folk Victorian style. A 2003 survey of Tobin Hill noted that a rear addition had been added to the structure and the front porch columns had been modified. The home is a contributing structure in the Tobin Hill Historic District.
- b. **PORCH MODIFICATIONS** – The applicant has proposed to remove existing metal porch column supports and install antique or salvaged historic columns. As indicated in a survey of the Tobin Hill district in 2003, the existing metal columns are not original to the structure. According to Guideline 7.B.iv for Exterior Maintenance and Alterations, added porch elements should be simple as to not distract from the historic character of the building. The columns indicated in the drawings appear to be more neoclassical in nature versus Folk Victorian, and staff has not seen dimensioned drawings that indicate the dimensions, materiality, or exact location of the columns. Staff finds the removal and replacement generally consistent with the guidelines, but needs additional information to determine the replacement column's compatibility and appropriateness for the particular structure.
- c. **MASSING AND FOOTPRINT** – The applicant has proposed to construct a rear addition to the primary structure. According to the Historic Design Guidelines, additions should be located at the rear of the property whenever possible. Additionally, the Guidelines stipulate that additions should not double the size of the primary structure. The addition is approximately a fourth of the size of the overall footprint of the existing home. Staff finds the proposal consistent with the Guidelines.
- d. **ROOF** – The proposed addition is 1-story in height and is subordinate to the existing roofline of the primary structure. The proposed addition will modify the existing rear roofline of both the primary structure and an existing rear addition to accommodate the new addition. The modification adjusts the rear ridgeline slightly and creates a new hipped roof over the proposed addition. The Historic Design Guidelines for Additions state that new additions should utilize a similar roof pitch, form, and orientation as the principal structure. Staff finds the proposed roof form consistent with the Guidelines.
- e. **ROOF MATERIAL** – The existing roofing material on the primary structure is composition shingles. The applicant has proposed to install composition shingles to closely match the existing structure. Staff finds the proposal consistent with the Guidelines.
- f. **REAR WINDOW AND DOOR REMOVAL** – The proposed addition will require the removal of three existing

one over one wood windows and an existing rear door. These elements are part of a previous rear addition. According to Guideline 6.A.i, filling in historic openings should be avoided, especially when viewable from the public right-of-way. These elements are not visible from the public right-of-way. Staff finds the proposal acceptable given the rear location of the addition, and encourages the applicant to salvage or reuse the existing elements.

- g. **NEW WINDOWS AND DOORS: SIZE AND PROPORTION** – The applicant has proposed to install a salvaged wood window frame on the rear addition. The window frame will be relocated from the interior of the existing structure and a single pane of glass will be installed in the center. Guideline 4.A.iii for Additions states that contemporary interpretations of traditional designs and details should be considered. Additionally, Guideline 7.A.ii stipulates that architectural details should be simple in design and compliment the character of the original structure. Staff finds the proposal consistent with these Guidelines and appropriate for the structure considering the rear placement of the salvaged window and its lack of view from the public right-of-way.
- h. **NEW WINDOWS AND DOORS: MATERIALS** – The applicant has proposed to use a salvaged wood door and a salvaged wood window on the addition. Staff finds the materiality consistent with the Guidelines.
- i. **MATERIALS: FAÇADE** – The applicant has proposed to woodlap siding on the addition that matches the existing siding on the historic structure as closely as possible. According to Guideline 2.A.v for additions, rear additions should utilize setbacks, a small change in detailing, or a detail at the seam of the historic structure and addition to provide a clear visual distinction between old and new building forms. Staff finds the proposed use of woodlap siding to be appropriate for the structure, but does not find the proposal as submitted consistent with the Guidelines due to a lack of differentiation of a material delineation between the existing and new structures.
- j. **REAR STAIRS AND RAILING** – The applicant has proposed to construct a new covered deck with stairs and railing on the rear of the proposed addition. According to Guideline 7.B.iv for Exterior Maintenance and Alterations, added porch elements, such as stairs and railings, should be simple as to not distract from the historic character of the building. The proposed railings and columns appear generally compatible with the style and materiality of the home, but staff has not seen dimensioned drawings that indicate the height of the proposed railing, the treatment of the decking or steps, or the size and configuration of the railing elements.
- k. **ARCHITECTURAL DETAILS** – According to the Historic Design Guidelines for Additions, architectural details that are in keeping with the architectural style of the original structure should be incorporated. The proposed addition keeps with the Craftsman style of the historic home without detracting from its significance. Staff finds the proposal consistent with the Guidelines.
- l. **REAR ACCESSORY STRUCTURE: GARAGE DOOR REPLACEMENT** – The applicant has proposed to remove two non-original metal garage doors on the rear accessory structure and replace them with a single overhead metal garage door. According to Guideline 9.B.i for Exterior Maintenance and Alterations, replacement garage doors should be compatible with those found on historic garages in the district as well as with the principal structure. The rear accessory structure is viewable from the public right-of-way and contributing to the Tobin Hill Historic District. Staff finds the proposal inconsistent with the Guidelines.

RECOMMENDATION:

Item 1, Staff recommends approval of the 1-story rear addition based on findings a through l with the following stipulations:

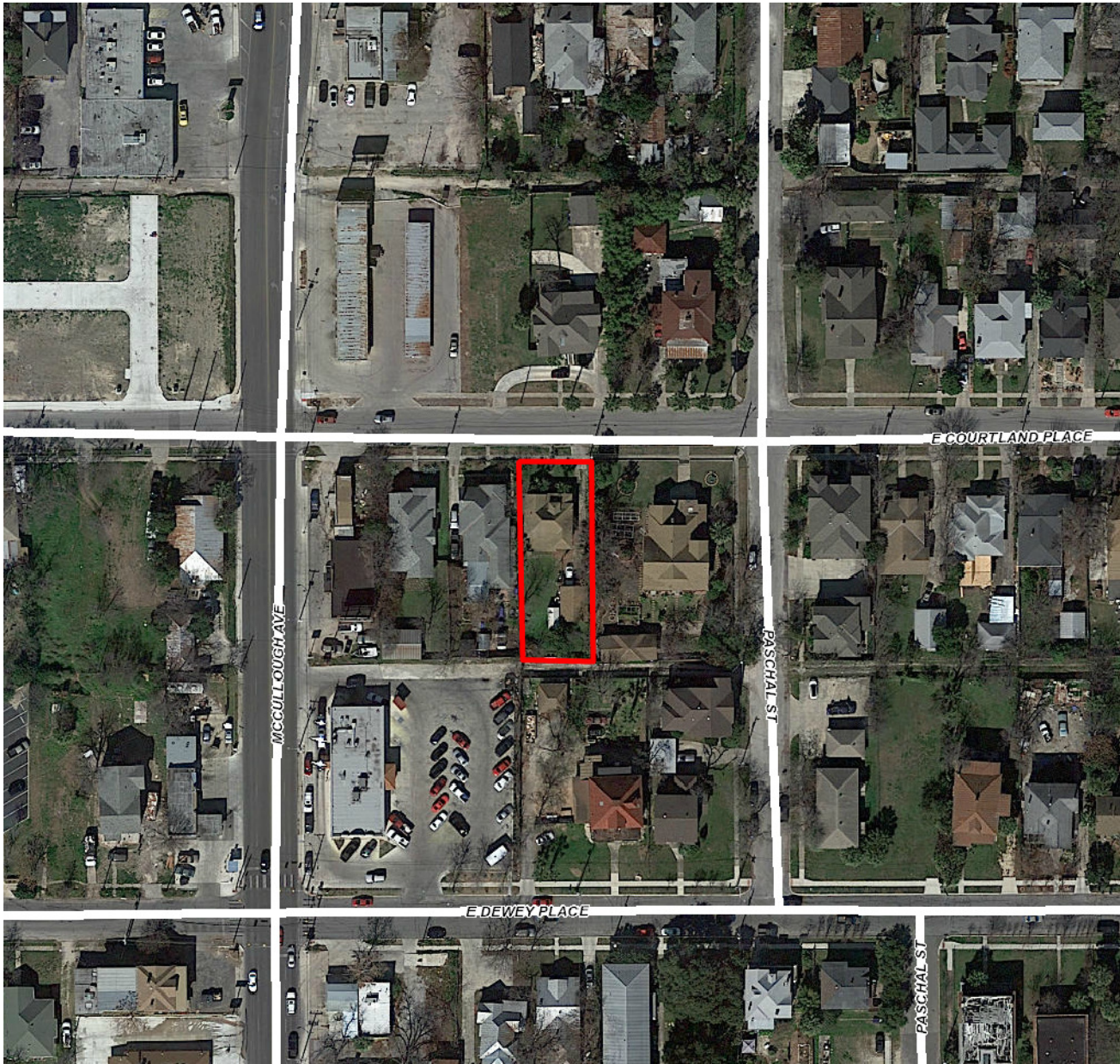
- i. That the applicant adds a vertical trim piece at the joint where the historic structure and the addition meet.
- ii. That any condensing units, service areas, and roof-mounted equipment are concealed from the public right-of-way.

Item 2, Staff recommends approval of the front porch modifications with the stipulation that the applicant submits final drawings that indicate all dimensions and material information of the front porch modifications to staff for final approval. The columns should be appropriate in scale and materiality for the Folk Victorian style of the home.

Item 3, Staff does not recommend approval of the garage door replacement as submitted. Staff recommends that the applicant install two individual wood carriage doors to maintain the configuration of the contributing rear accessory structure and the materiality of historic garages in the district.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Jun 12, 2017

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

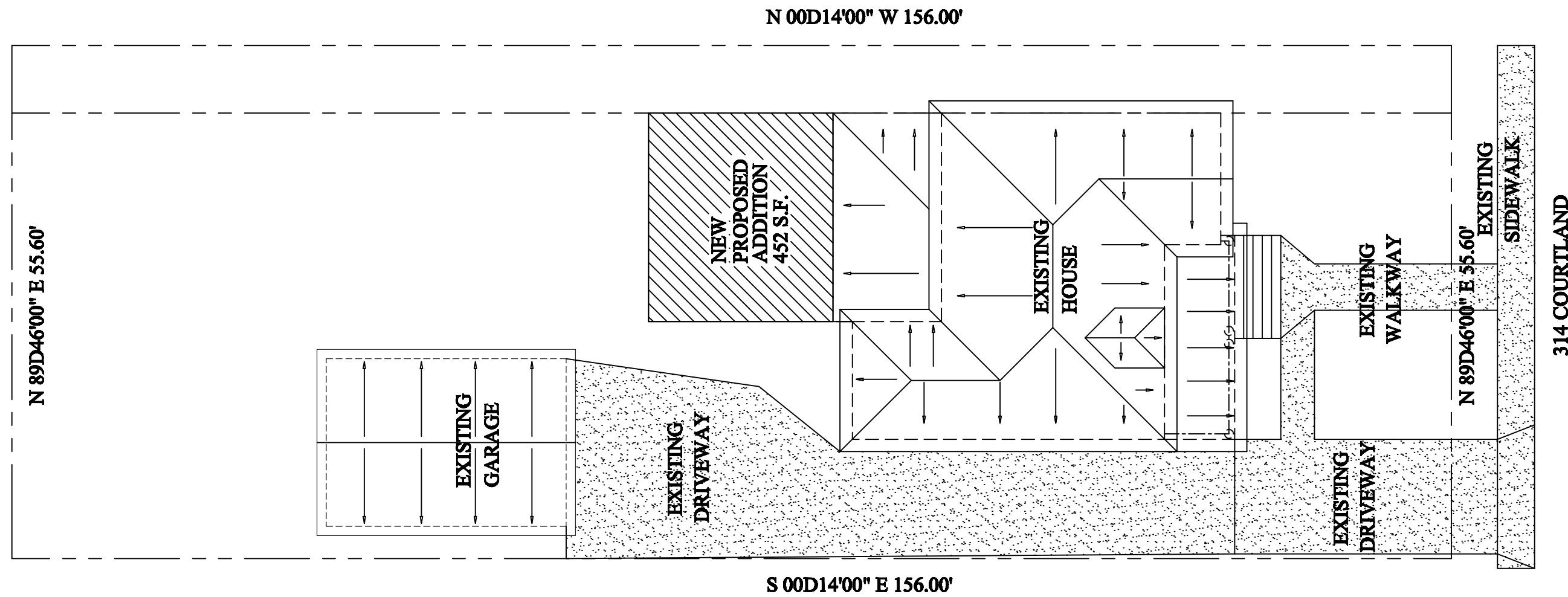








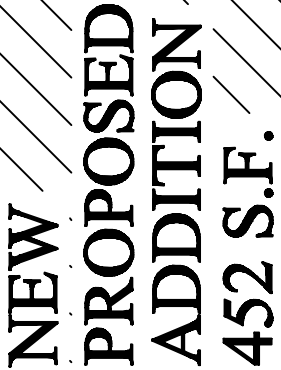





PLAN NO
201788998
REVISIONS
0000

A1

DESIGNER & SPACE PLANNING & CONSTRUCTION



SCALE: $\frac{3}{16}" = 1'-0"$



WAYS
Design & Construction

210-330-5851

SAN ANTONIO TEXAS 78212




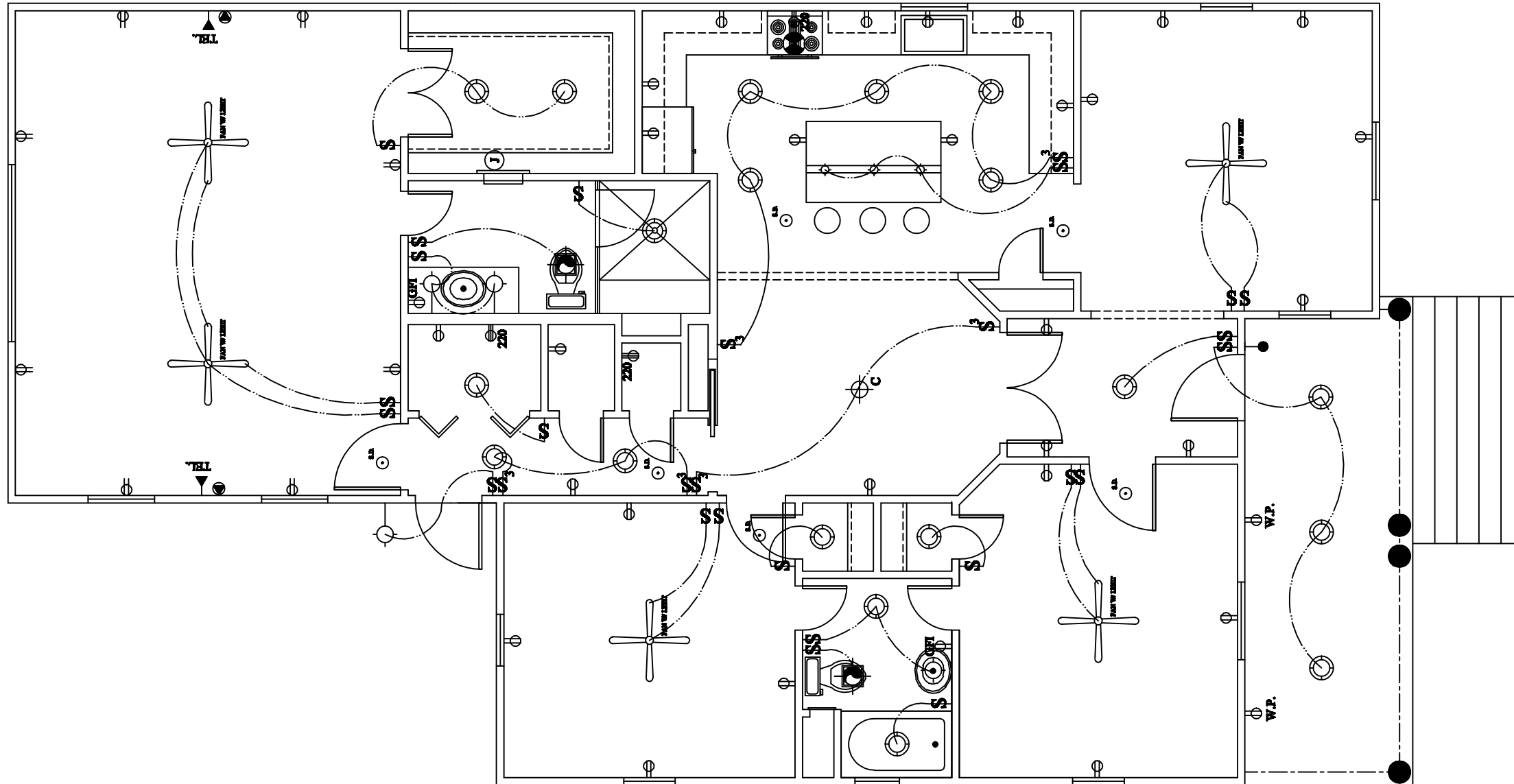
DRAWN BY
I.M.
DATE
MAY 25, 2017
SHEET NO.

314 E. COURTLAND
SAN ANTONIO TEXAS 78205

DESIGNER & SPACE PLANNING & CONSTRUCTION

210-330-5851



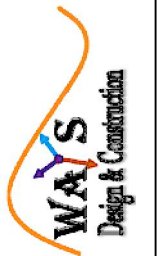


REMODEL/ADDITION ELECTRICAL FLOOR PLAN

SCALE: 3/16" = 1'-0"

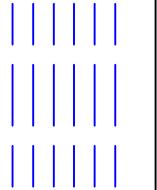
PLAN NO
201788998
REVISIONS
0000

DRAWN BY
I.M.
DATE
MAY 25, 2017
SHEET NO.

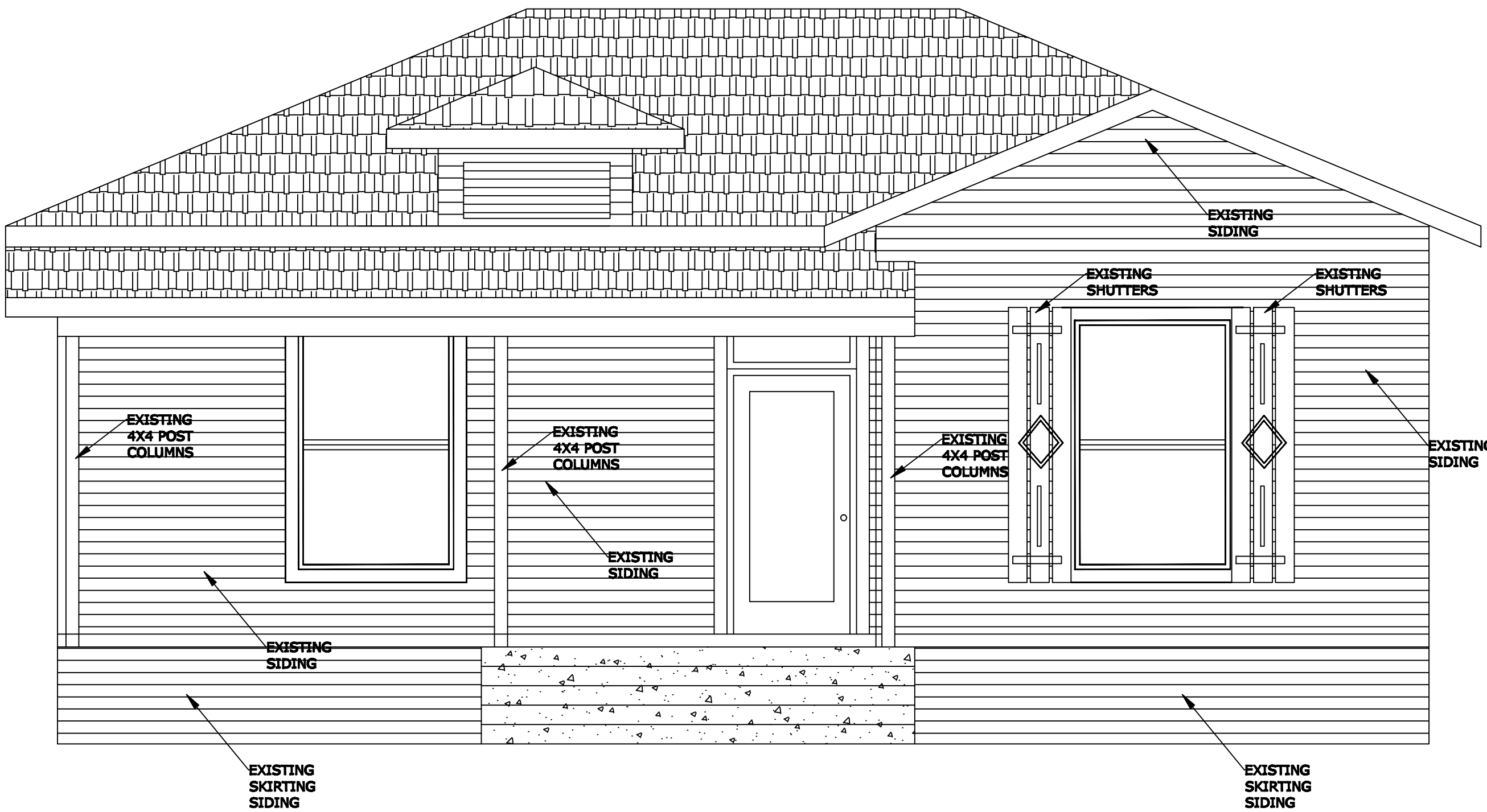


DESIGNER & SPACE PLANNING & CONSTRUCTION

210-330-5851



314 E. COURTLAND
SAN ANTONIO TEXAS 78212

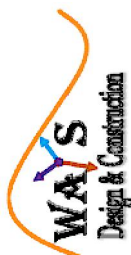


EXISTING FRONT EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

314 E. COURTLAND
SAN ANTONIO TEXAS 78212

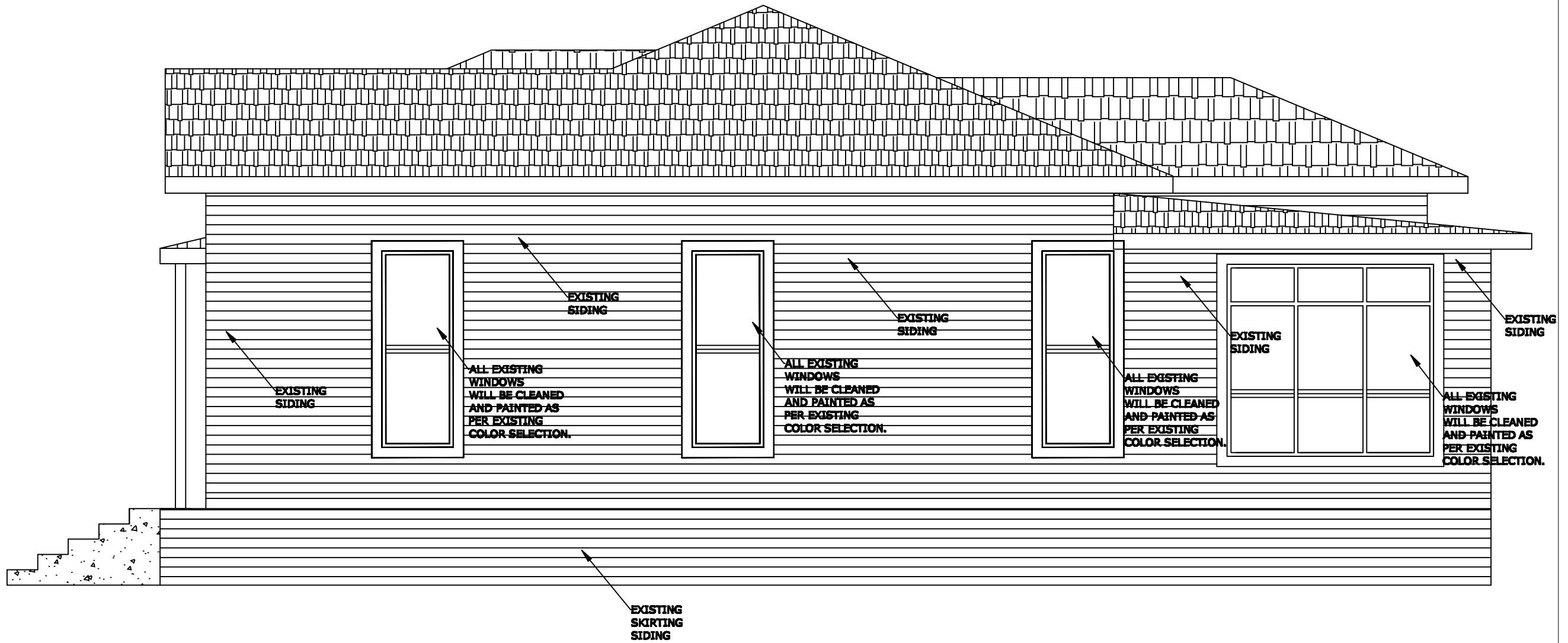
DESIGNER & SPACE PLANNING & CONSTRUCTION

210-330-5851



PLAN NO
201788998
REVISIONS
0000

DRAWN BY
I.M.
DATE
MAY 25, 2017
SHEET NO.



EXISTING RIGHT EXTERIOR ELEVATION

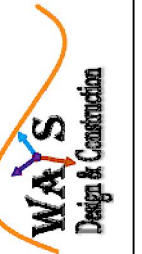
SCALE: $\frac{3}{16}$ " = 1'-0"

314 E. COURTLAND

SAN ANTONIO TEXAS 78212

DESIGNER & SPACE PLANNING & CONSTRUCTION

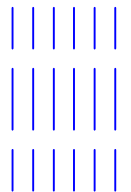
210-330-5851



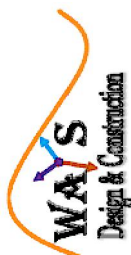
PLAN NO
201788998
REVISIONS
0000

DRAWN BY
I.M.
DATE
MAY 25, 2017
SHEET NO.

A6

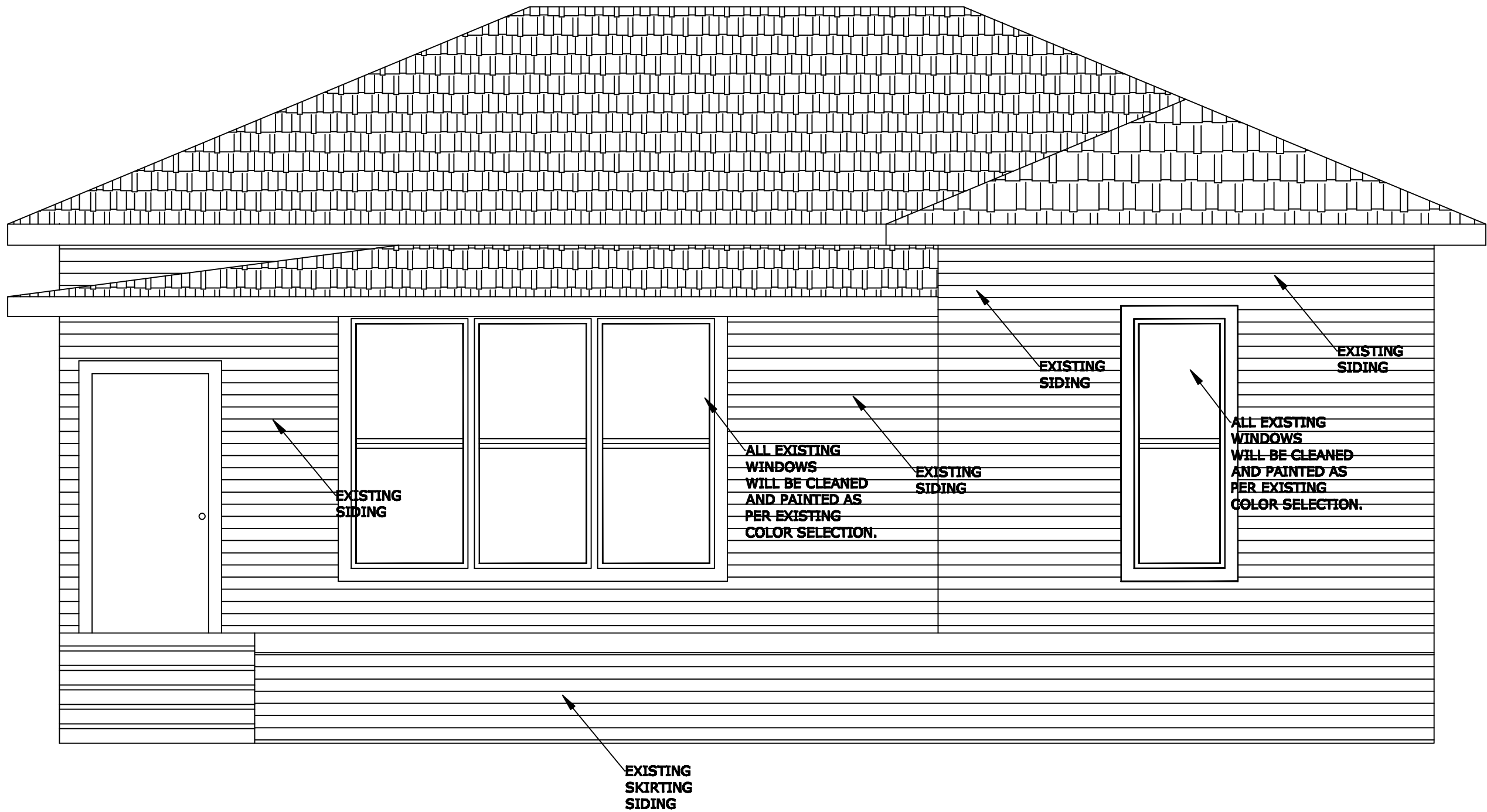


DESIGNER & SPACE PLANNING & CONSTRUCTION
210-330-5851

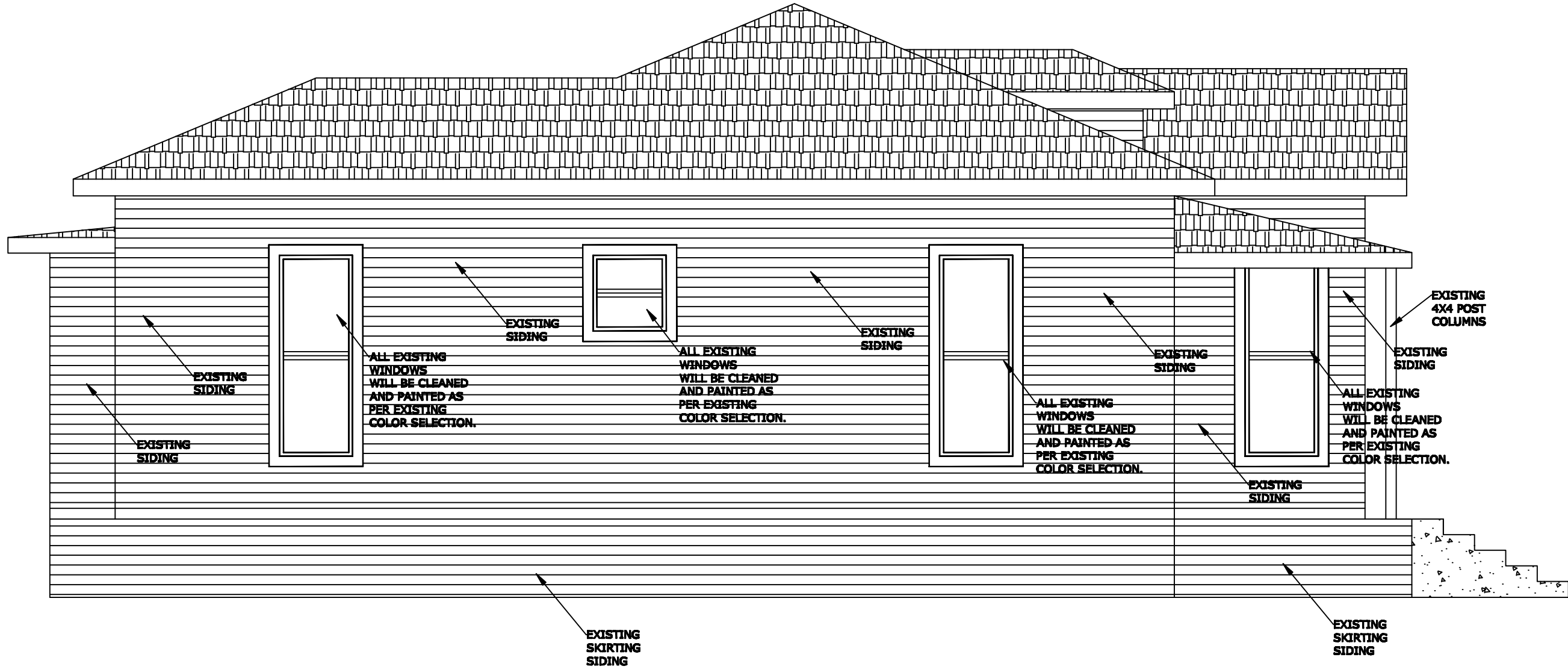


PLAN NO
201788998
REVISIONS
0000

DRAWN BY
I.M.
DATE
MAY 25, 2017
SHEET NO.



EXISTING REAR EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

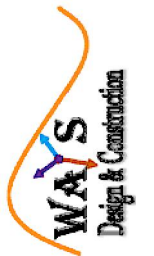


EXISTING LEFT EXTERIOR ELEVATION

SCALE: $\frac{3}{16}$ " = 1'-0"

DESIGNER & SPACE PLANNING & CONSTRUCTION

210-330-5851

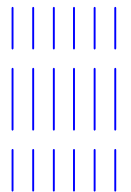


PLAN NO
201788998
REVISIONS
0000

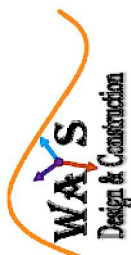
DRAWN BY
I.M.
DATE
MAY 25, 2017
SHEET NO.

314 E. COURTLAND

SAN ANTONIO TEXAS 78212

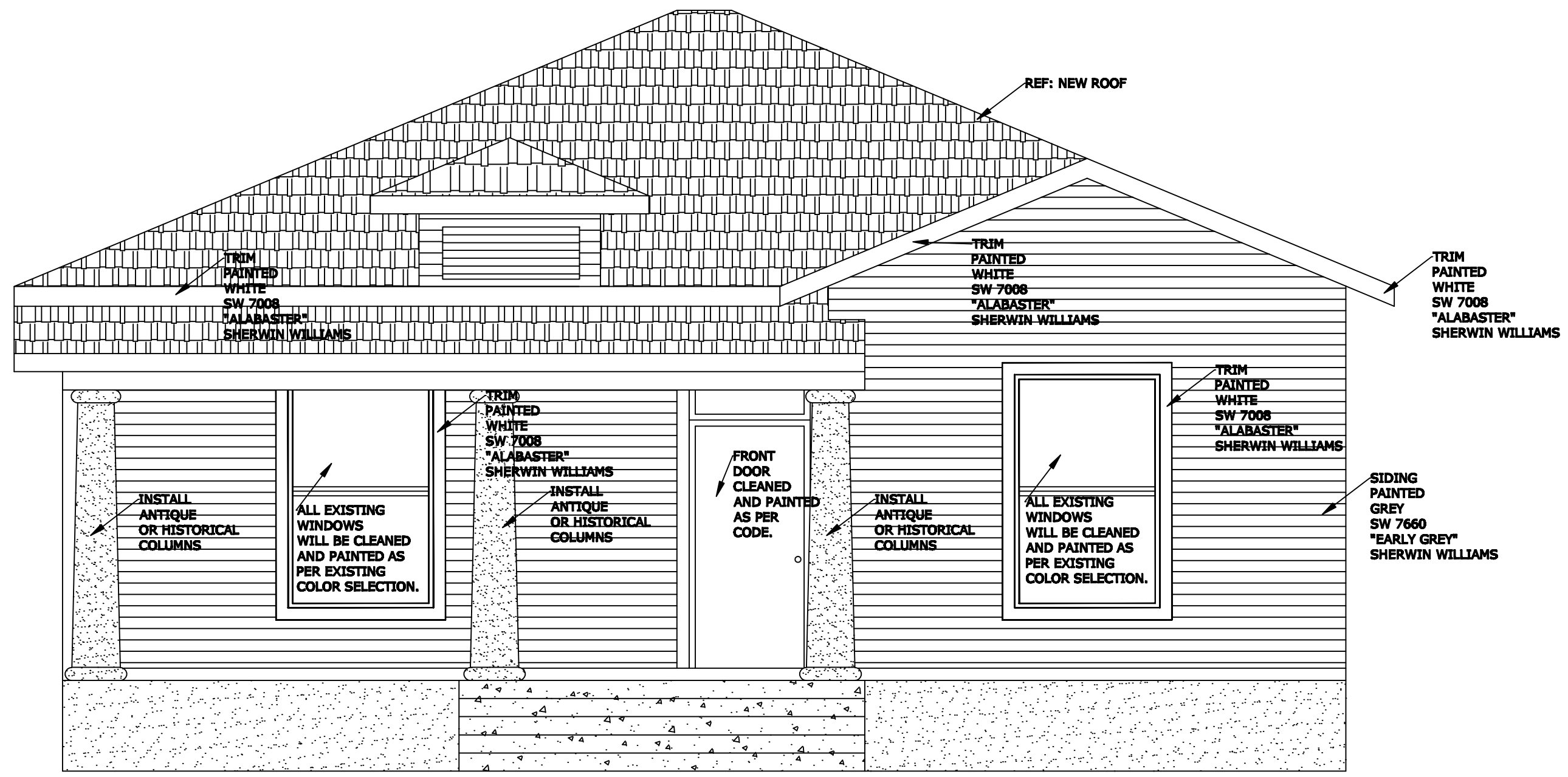


DESIGNER & SPACE PLANNING & CONSTRUCTION
210-330-5851

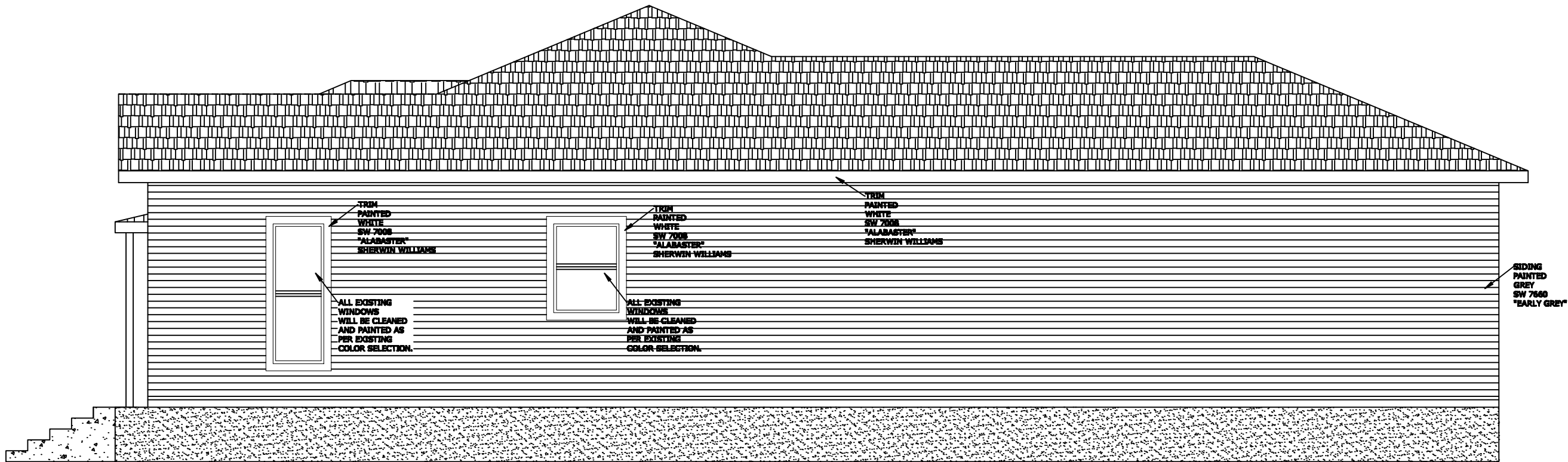


PLAN NO
201788998
REVISIONS
0000

DRAWN BY
I.M.
DATE
MAY 25, 2017
SHEET NO.

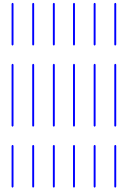


REMODEL FRONT EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

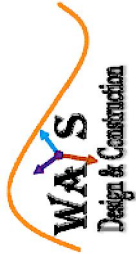


REMODEL RIGHT EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

314 E. COURTLAND
SAN ANTONIO TEXAS 78212



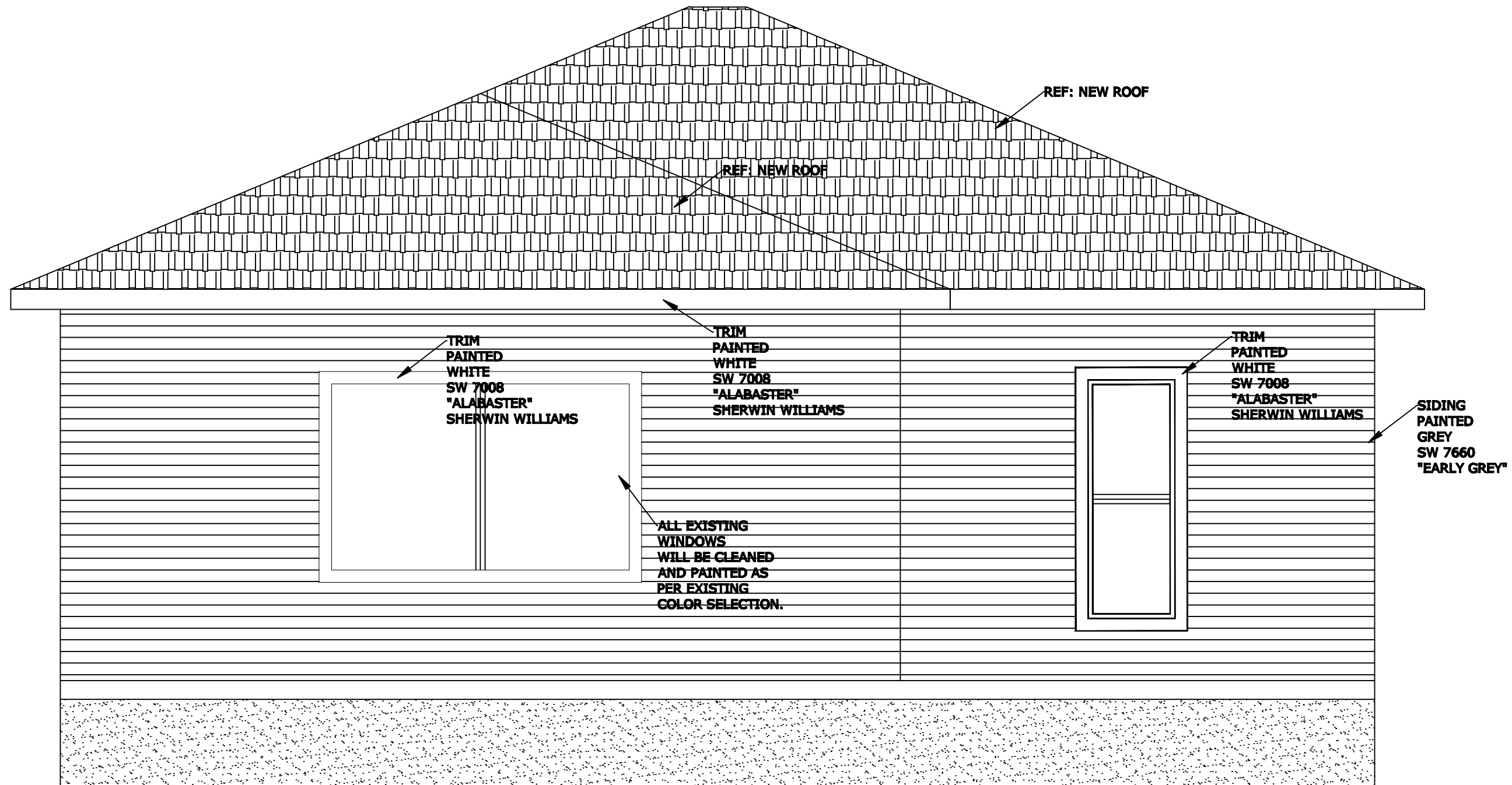
DESIGNER & SPACE PLANNING & CONSTRUCTION
210-330-5851



PLAN NO
201788998
REVISIONS
0000

DRAWN BY
I.M.
DATE
MAY 25, 2017
SHEET NO.

A10

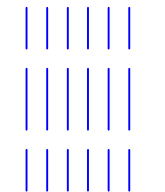


REMODEL REAR EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

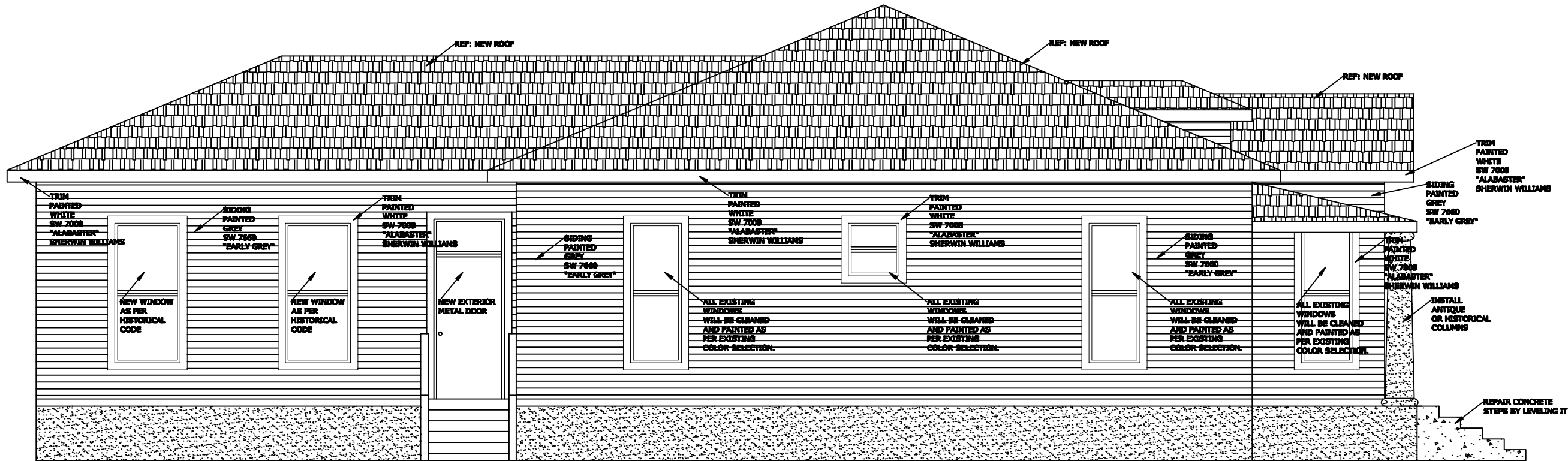
PLAN NO
201788998
REVISIONS
0000

DRAWN BY
I.M.
DATE
MAY 25, 2017
SHEET NO.



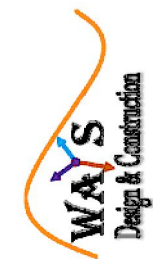
314 E. COURTLAND

SAN ANTONIO TEXAS 78212



REMODEL LEFT EXTERIOR ELEVATION

SCALE: $\frac{3}{16}$ " = 1'-0"



PLAN NO
201788998
REVISIONS
0000

DRAWN BY
I.M.
DATE
MAY 25, 2017
SHEET NO.

A12

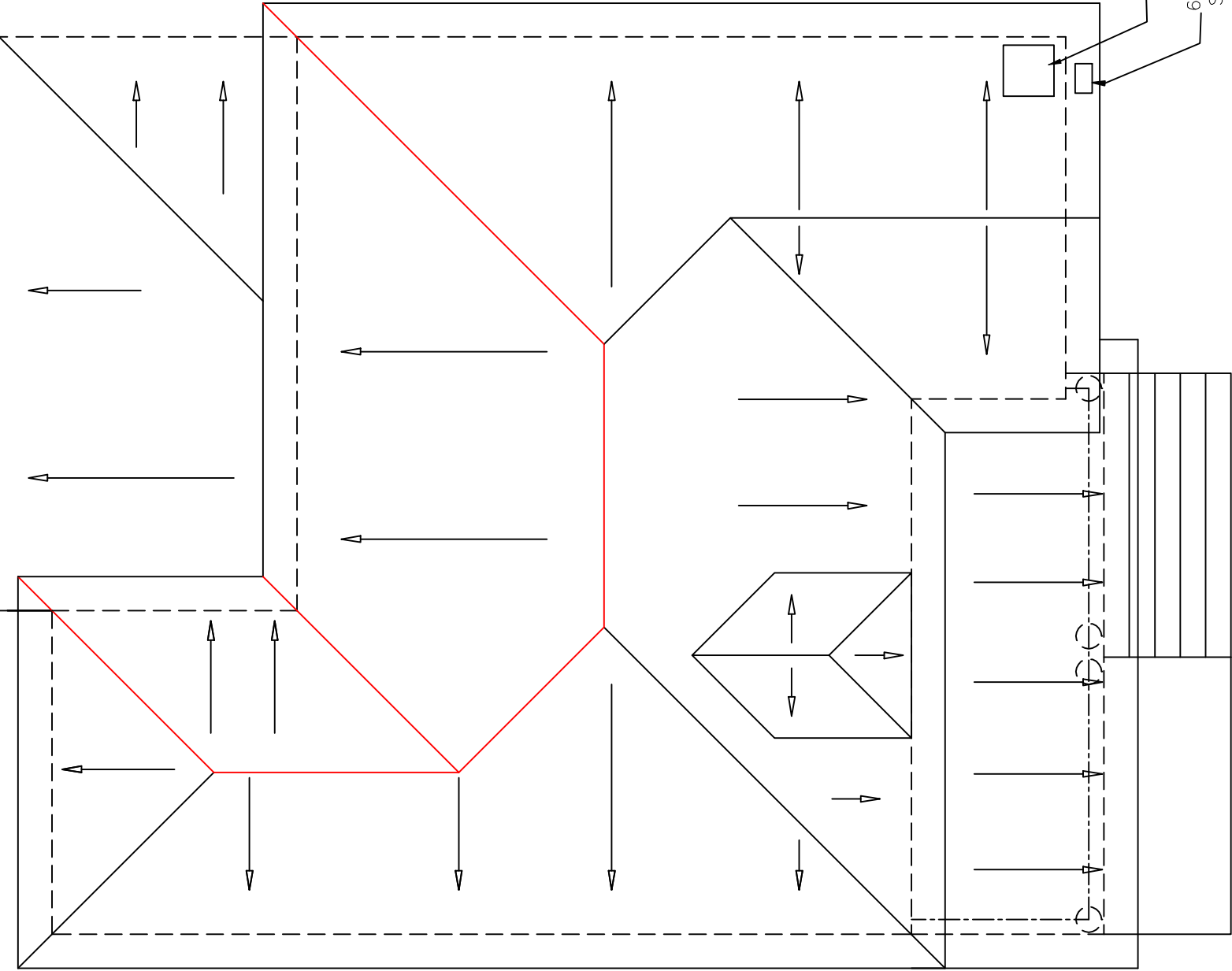
DESIGNER & SPACE PLANNING & CONSTRUCTION

210-330-5851

314 E. COURTLAND

SAN ANTONIO TEXAS 78212

NEW
PROPOSED
ADDITION
452 S.F.

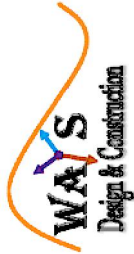


EXISTING ROOF LAYOUT DESIGN

EXISTING ROOF PLAN W/ PROPOSED ADDITION
SCALE: 3/16" = 1'-0"

PLAN NO
201788998
REVISIONS
0000

DRAWN BY
I.M.
DATE
MAY 25, 2017
SHEET NO.

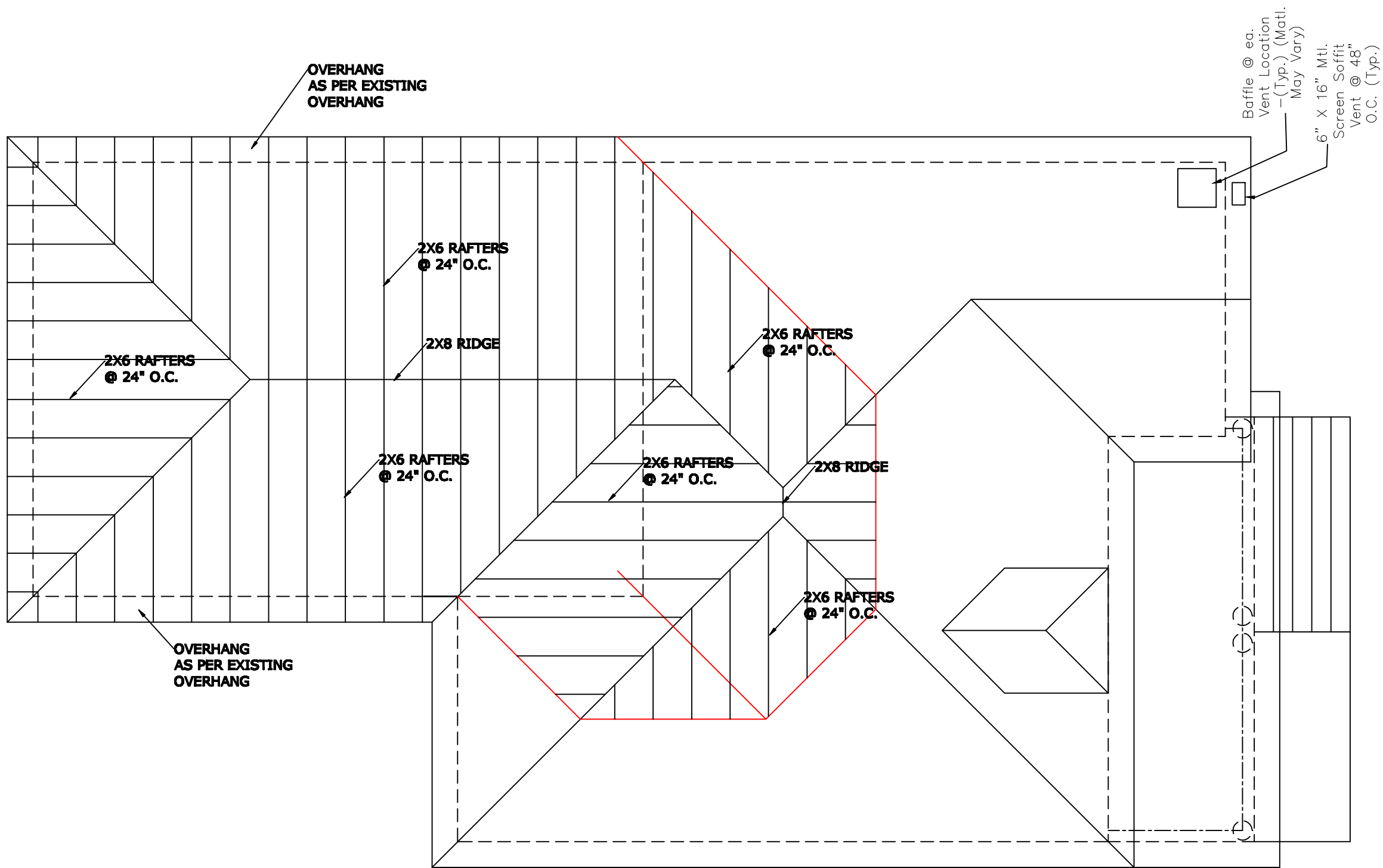


DESIGNER & SPACE PLANNING & CONSTRUCTION
210-330-5851



314 E. COURTLAND

SAN ANTONIO TEXAS 78212

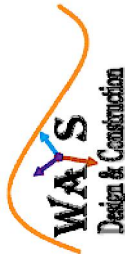


ROOF PLAN W/ PROPOSED FRAMING ADDITION

SCALE: 3/16" = 1'-0"

PLAN NO
201788998
REVISIONS
0000

DRAWN BY
I.M.
DATE
MAY 25, 2017
SHEET NO.

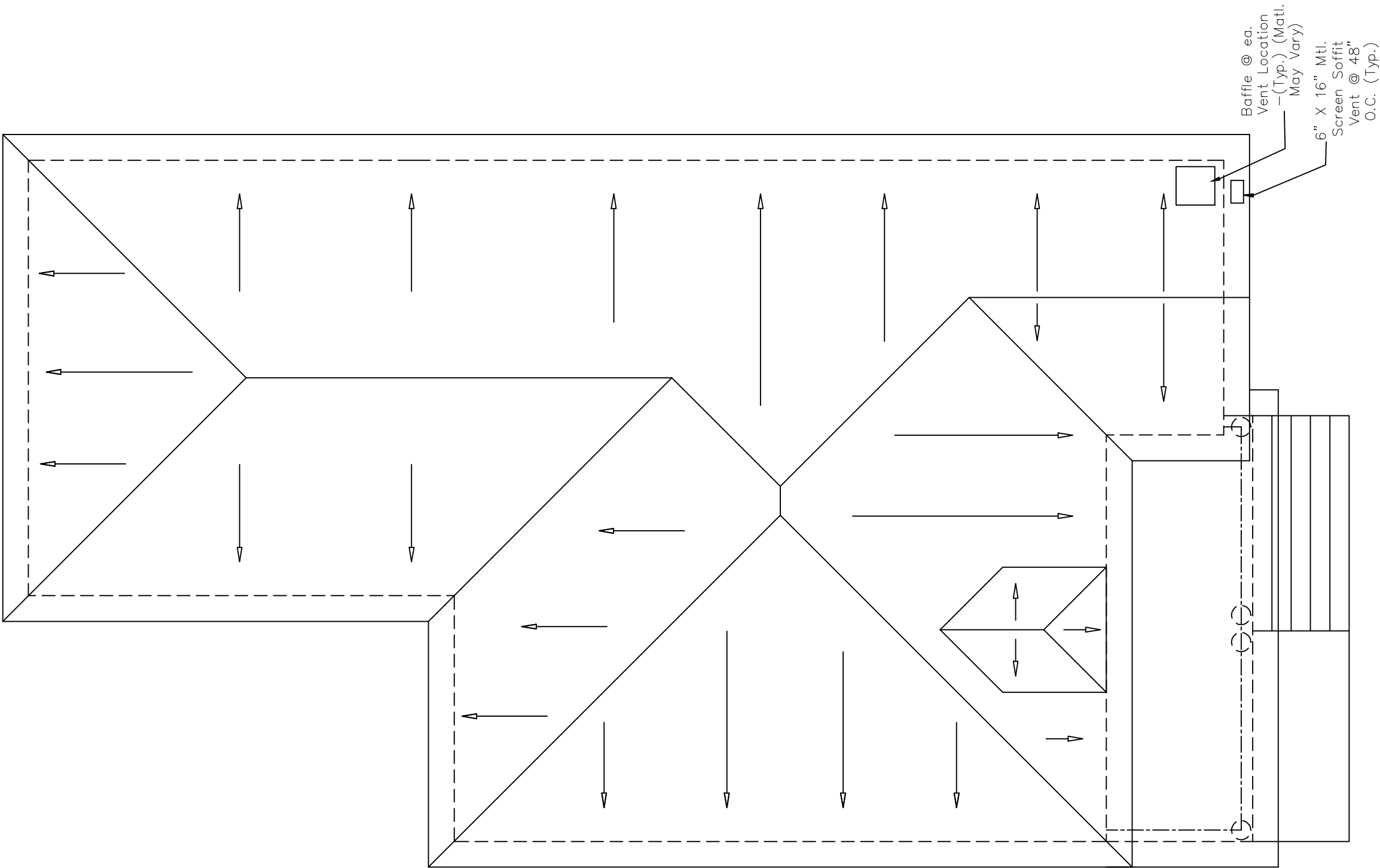


DESIGNER & SPACE PLANNING & CONSTRUCTION

210-330-5851

314 E. COURTLAND

SAN ANTONIO TEXAS 78212



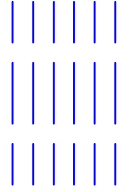
NEW ROOF PLAN W/ NEW ADDITION
SCALE: 3/16" = 1'-0"

PLAN NO
201788998
REVISIONS
0000

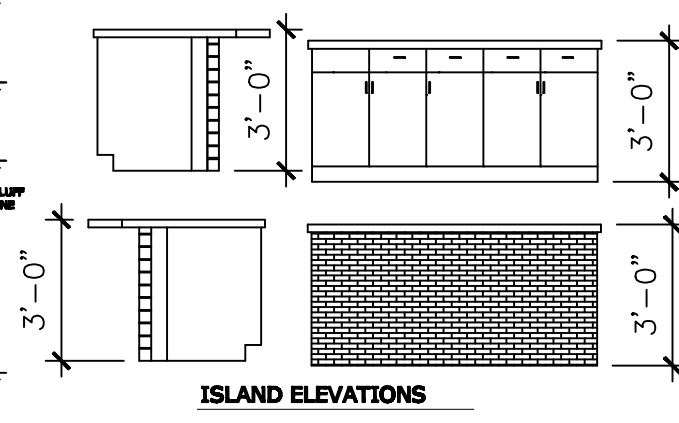
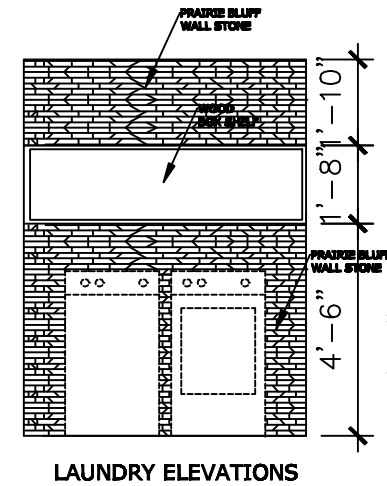
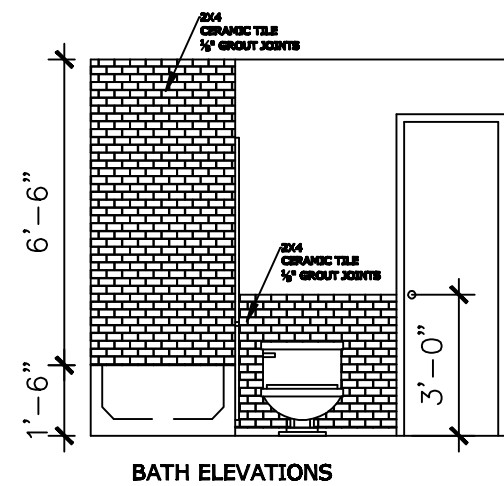
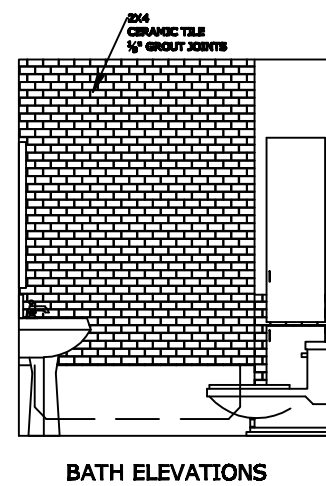
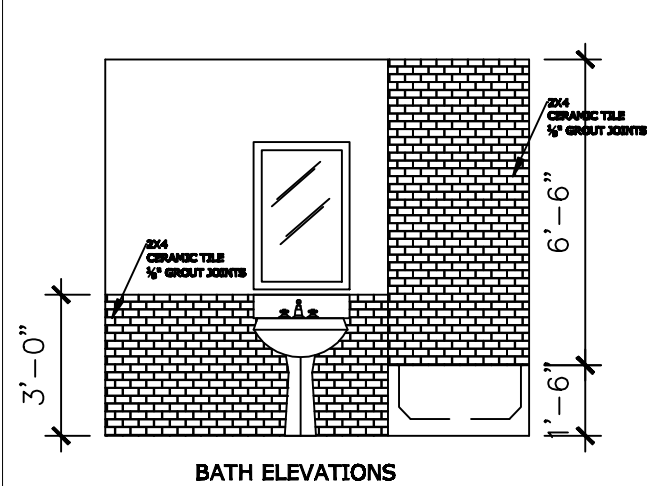
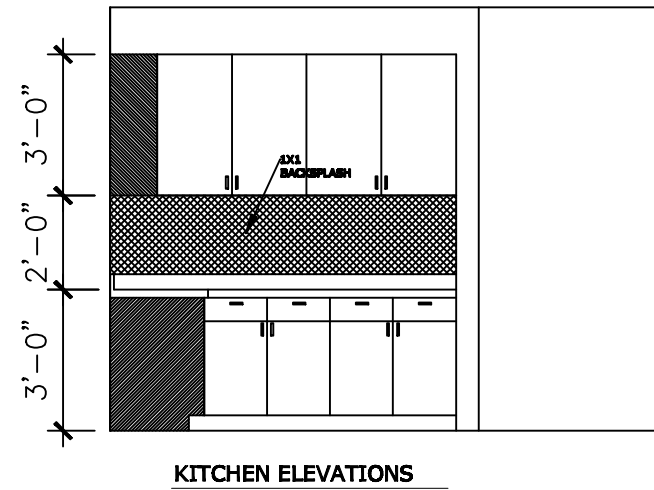
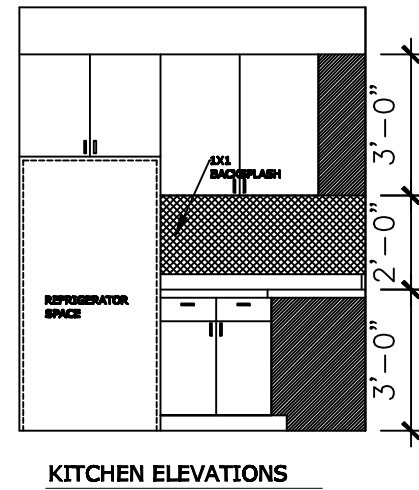
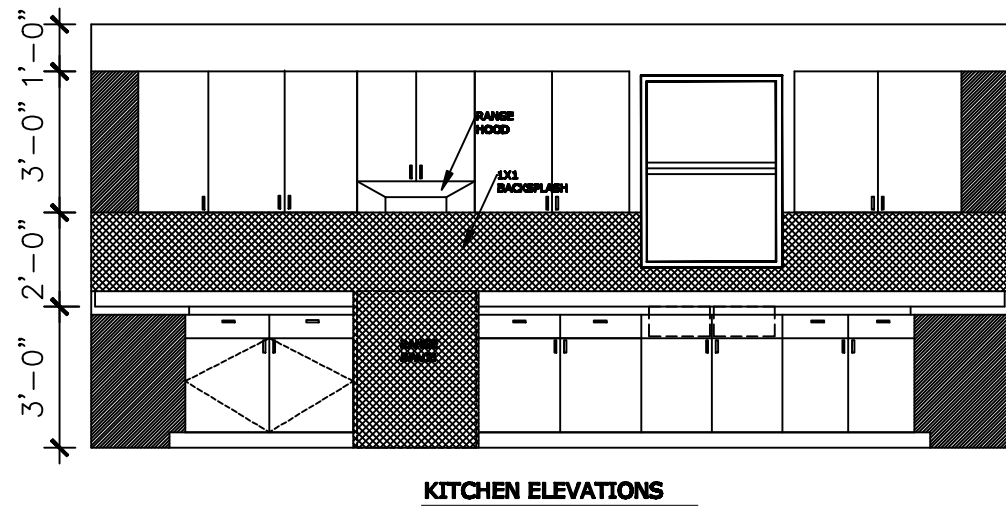
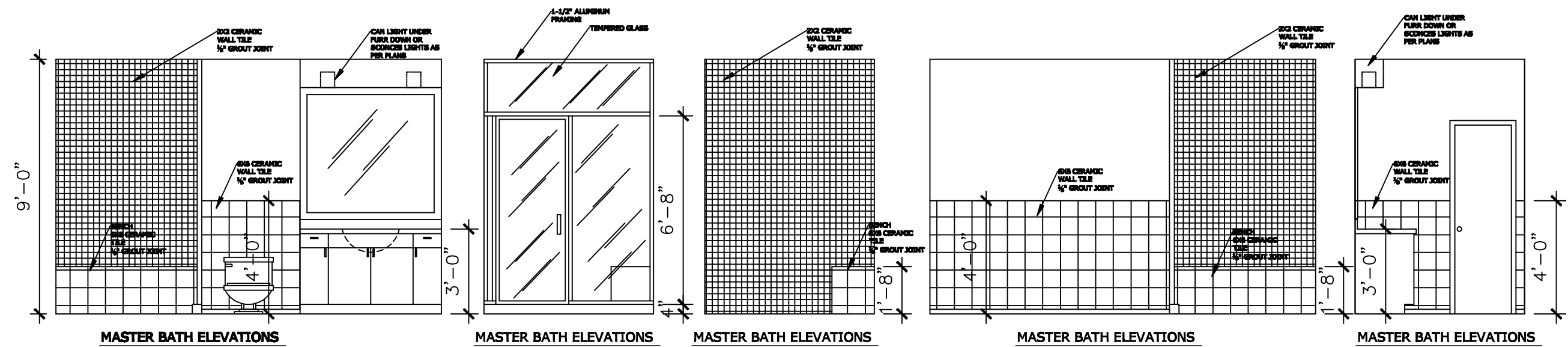
DRAWN BY
I.M.
DATE
MAY 25, 2017
SHEET NO.



DESIGNER & SPACE PLANNING & CONSTRUCTION
210-330-5851




314 E. COURTLAND
SAN ANTONIO TEXAS 78212



SCALE: $\frac{3}{8}" = 1'-0"$

DESIGNER & SPACE PLANNING & CONSTRUCTION

210-330-5851

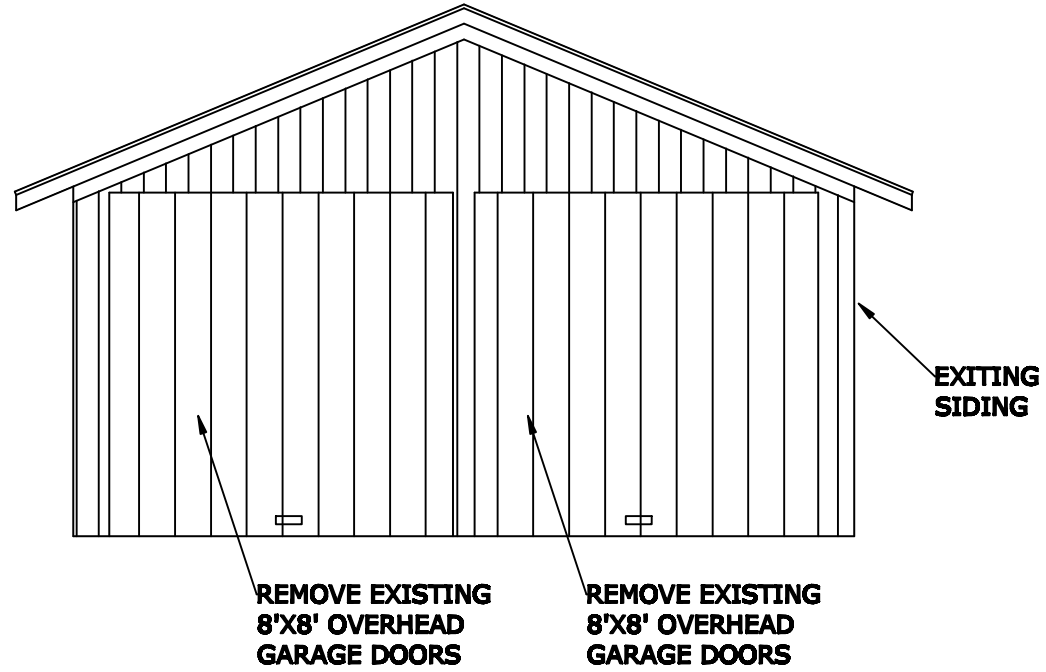


PLAN NO
201788998
REVISIONS
0000

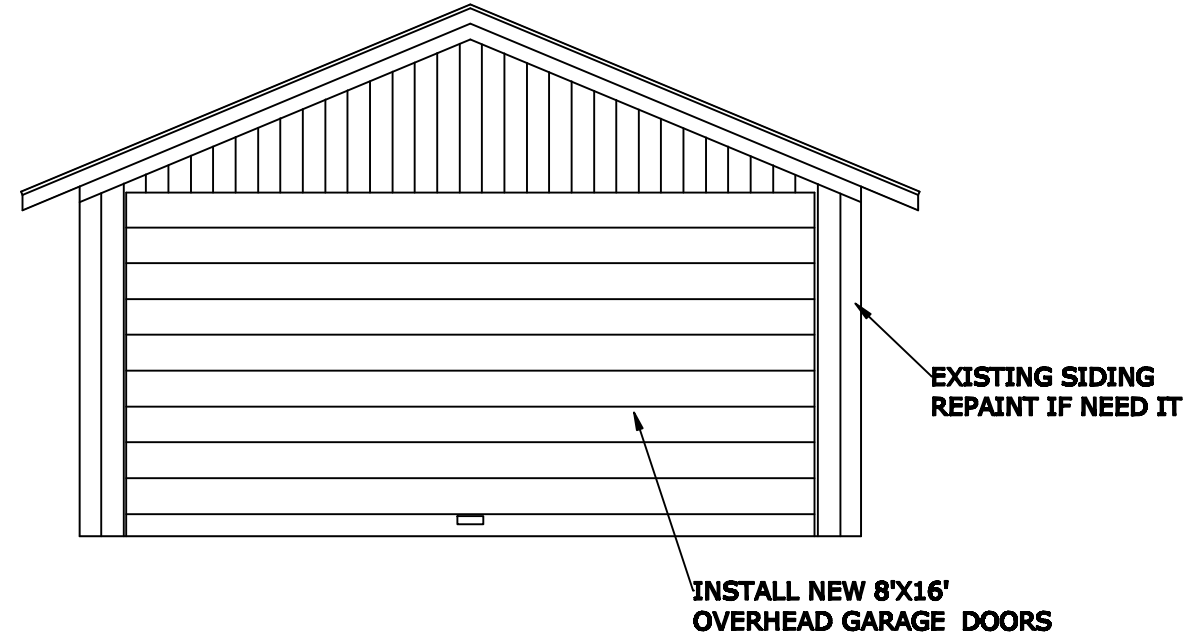
DRAWN BY
I.M.
DATE
MAY 25, 2017
SHEET NO.

314 E. COURTLAND
SAN ANTONIO TEXAS 78212

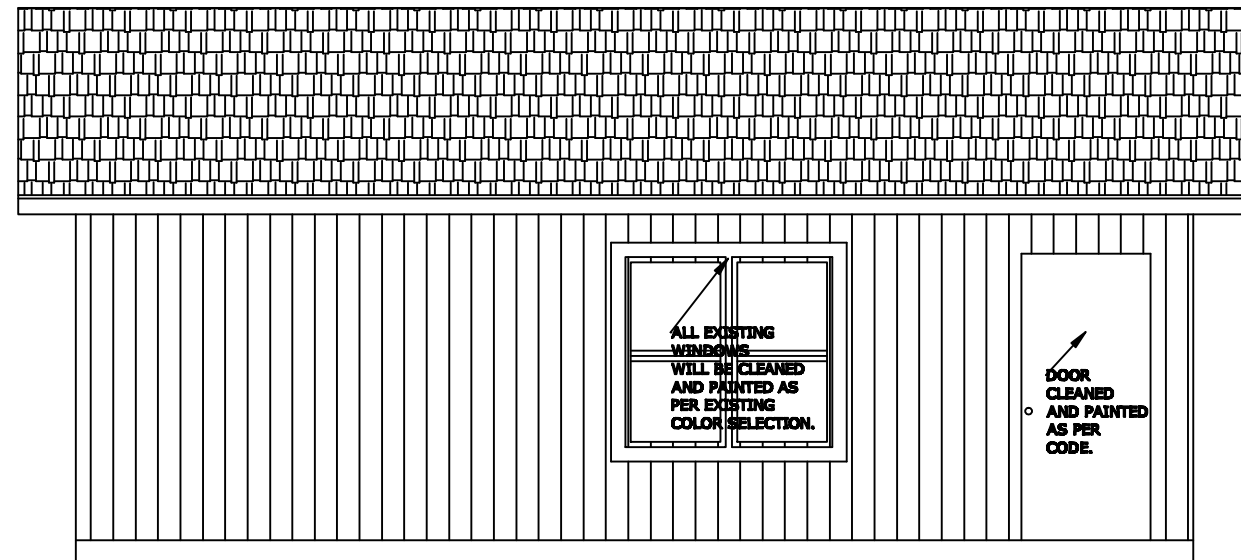
A16



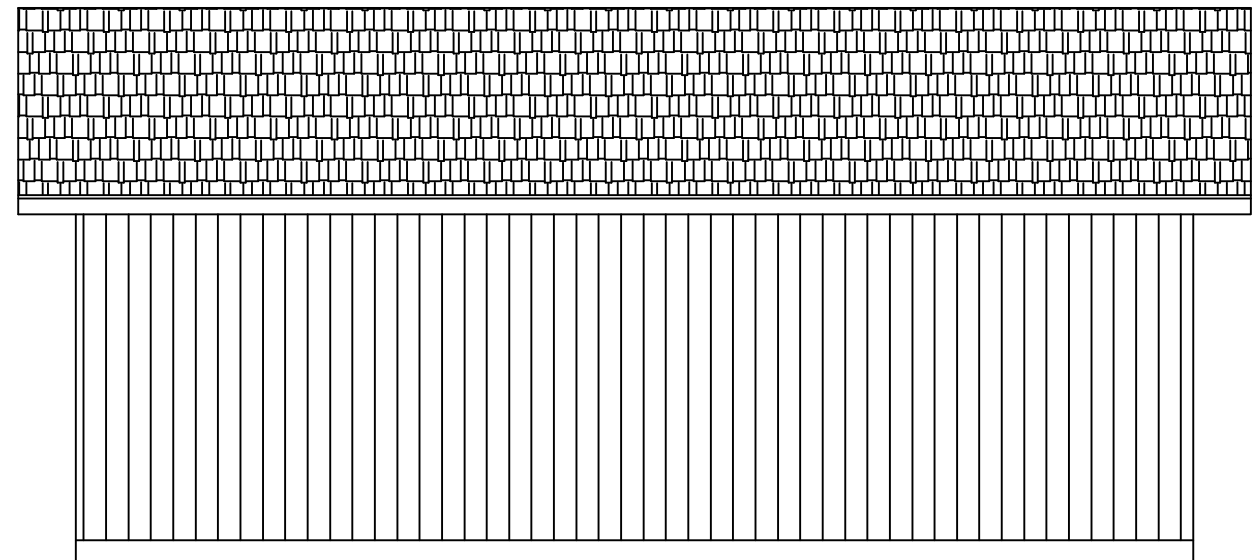
EXISTING GARAGE ELEVATION



NEW DOOR GARAGE ELEVATION



EXISTING GARAGE ELEVATION

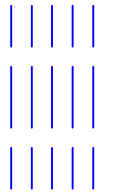


EXISTING GARAGE ELEVATION

GARAGE EXTERIOR ELEVATIONS

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

314 E. COURTLAND
SAN ANTONIO TEXAS 78212

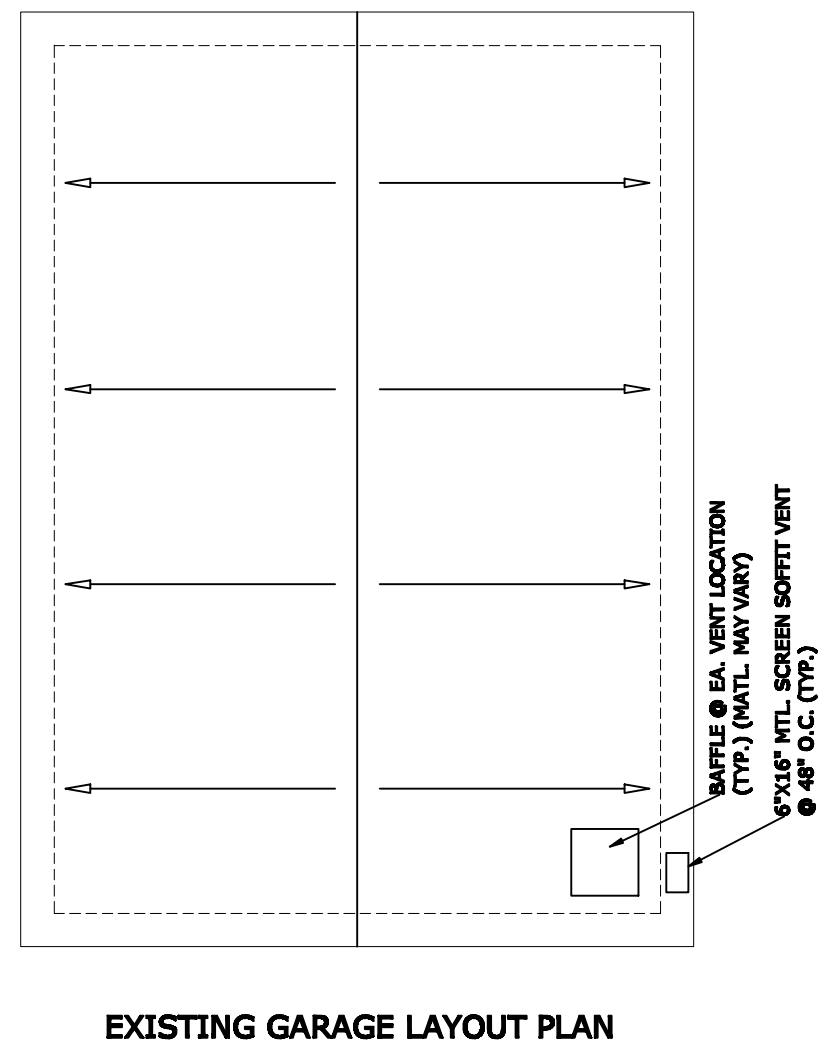
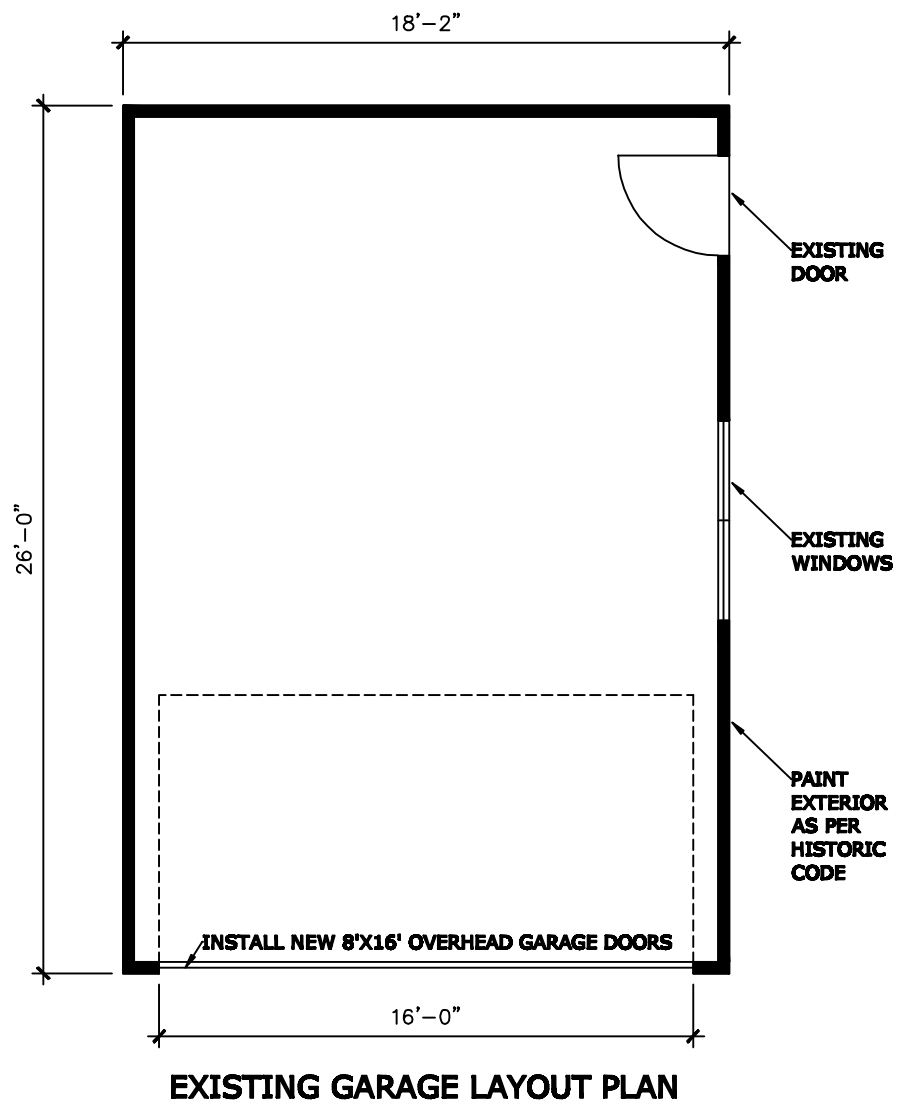
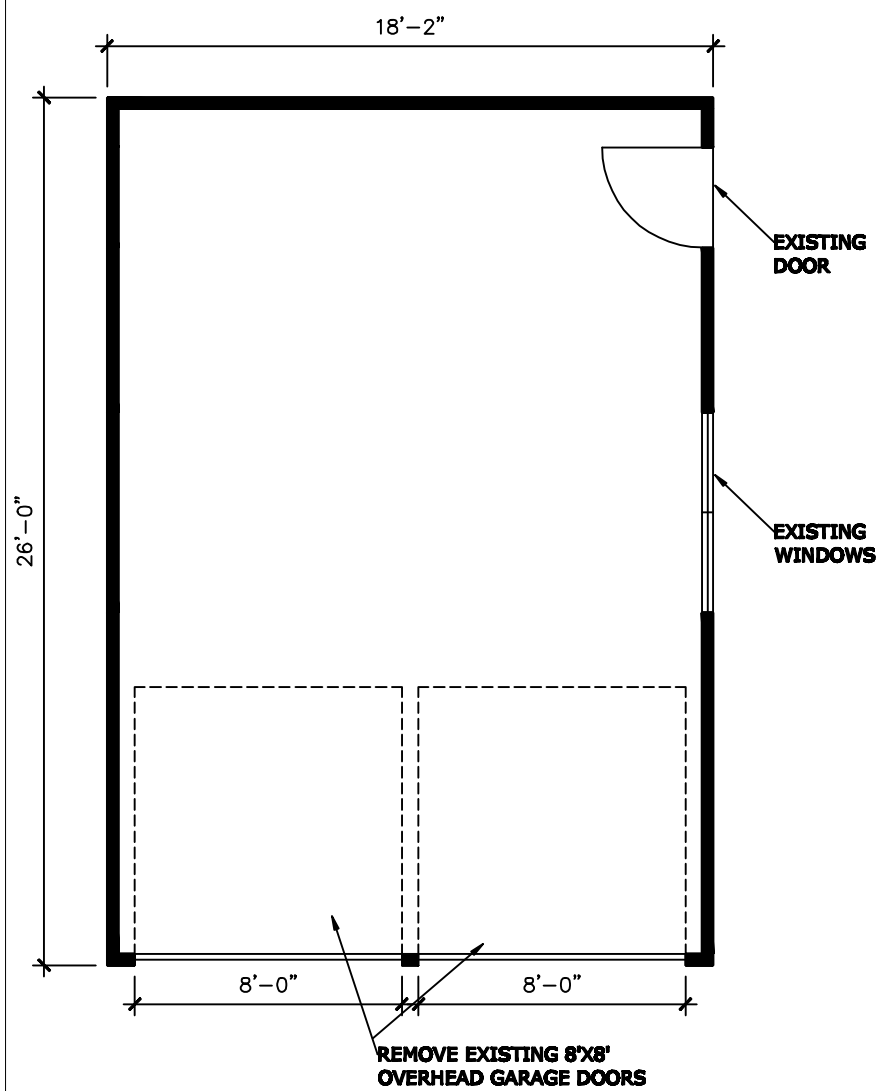


DESIGNER & SPACE PLANNING & CONSTRUCTION
210-330-5851



PLAN NO
201788998
REVISIONS
0000

DRAWN BY
I.M.
DATE
MAY 25, 2017
SHEET NO.

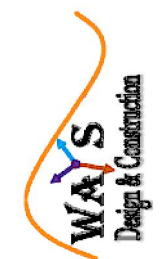


GARAGE EXTERIOR ELEVATIONS

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

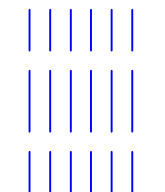
PLAN NO
201788998
REVISIONS
0000

DRAWN BY
I.M.
DATE
MAY 25, 2017
SHEET NO.



DESIGNER & SPACE PLANNING & CONSTRUCTION

210-330-5851



314 E. COURTLAND
SAN ANTONIO TEXAS 78212



Design, Visualize, & Order Your Custom Garage Door

Our local, expert installation team will make sure your garage door project runs smoothly from start to finish

Customize your garage door with our Clopay Design Tool

Add strength, security and style to your home with a Clopay Garage Door. The 3-layer steel construction features polystyrene insulation for added energy efficiency and quiet operation. Decorative panel edging and natural embossed wood grain texture improve appearance close-up and from the curb. The price includes the door and components only. Installation is NOT included.

- Offers a 3-layer construction (steel in sulation-steel)
- Garage door comes with the popular square grille windows for added curb appeal and allowing natural light shine through your garage
- Heavy-duty exterior steel ensures durability and security
- EZ-set torsion springs are included
- Traditional overhead door is compatible with automatic garage door openers
- Bottom weather seal in rust-proof aluminum retainer helps seal floors and is easily replaced

Info & Guides

[Installation Guide](#)

[Instructions / Assembly](#)

[Specification](#)

[Warranty](#)

You will need Adobe® Acrobat® Reader to view PDF documents.
[Download](#) a free copy from the Adobe Web site.

Specifications

Dimensions

Garage Door Size	16'x7'	Product Height (in.)	84
Product Depth (in.)	1.38	Product Width (in.)	192

Details

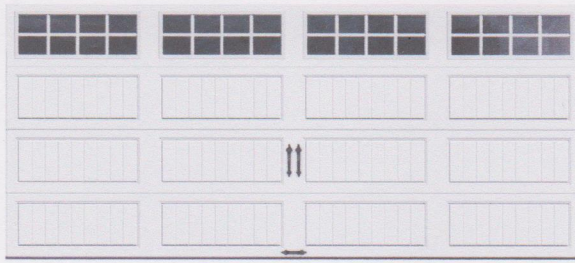
Color Family	White	Insulation R-Value	6.5
Door Configuration	Double Door	Material	Steel
Features	Insulated, Windows	Number of Windows	8
Garage Door Collection	Gallery	Product Weight (lb.)	203 lb
Garage Door Color	White	Returnable	90-Day

5/17/2017

Clopay Gallery Collection 16 ft. x 7 ft. 6.5 R-Value Insulated White Garage Door with SQ24 Window - GR1LP_SW_SQ24 - The Home Depot

[Home](#) / [Doors & Windows](#) / [Garage Doors, Openers & Accessories](#) / [Garage Doors](#)

Model # GR1LP_SW_SQ24 Internet #204598499



Clopay

Gallery Collection 16 ft. x 7 ft. 6.5 R-Value Insulated White Garage Door with SQ24 Window

★★★★★ (4)

[Write a Review](#)

[Questions & Answers \(15\)](#)

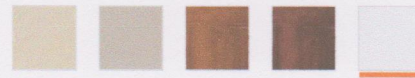
Was \$1,474.00

\$1,252.90 /each

Save \$221.10 (15%) through 05/17/2017

Choose Your Options

White



Garage Door Size

16'x7'

Insulation R-Value

6.5

Quantity

-

1

+

Pick Up In Store

This product isn't currently sold in stores

We'll Ship It to You

[Add to Cart](#)

Free Shipping

Expect it
June 29 - July 6

[See Shipping Options](#)

Or buy now with

We're unable to ship this item to:
AK, FL, GU, HI, PR, VI

Easy returns in store and online
[Learn about our return policy](#)

Product Overview

314 E. Con-Hard
Garage Door