

HISTORIC AND DESIGN REVIEW COMMISSION

November 15, 2017

HDRC CASE NO: 2017-560
ADDRESS: 436 DEVINE ST
LEGAL DESCRIPTION: NCB 2958 BLK 2 LOT 44
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Allison Hu
OWNER: Janie Barrera
TYPE OF WORK: Exterior modifications, driveway installation, fence modifications, rehabilitation, porch column installation, porch railing installation, skirting installation, painting and construction of a rear addition
APPLICATION RECEIVED: October 24, 2017
60-DAY REVIEW December 23, 2017
REQUEST:

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

1. Perform exterior maintenance to the existing wood siding and porch decking including painting.
2. Install a cedar lattice foundation skirting.
3. Install porch railings on the existing porch steps.
4. Install a new porch column to match the existing, Corinthian column.
5. Repair the existing, wood windows.
6. Modify the existing front yard fence to accommodate a width for a driveway.
7. Install a new concrete paver, ribbon strip driveway.
8. Construct a rear addition to feature approximately 476 square feet.

APPLICABLE CITATIONS:

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

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
- iii. Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See General Paint Type Recommendations in Preservation Brief #10 listed under Additional Resources for more information.
- v. Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do

not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.

iii. Replacement elements—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

i. Openings—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.

ii. Doors—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

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

iv. Screens and shutters—Preserve historic window screens and shutters.

v. Storm windows—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

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

A. MAINTENANCE (PRESERVATION)

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

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

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

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

iii. Replacement—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

iv. Adding elements—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

v. Reconstruction—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

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.

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

i. Preserve—Retain historic fences and walls.

ii. Repair and replacement—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.

iii. Application of paint and cementitious coatings—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

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.

5. Sidewalks, Walkways, Driveways and Curbing

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.

FINDINGS:

- a. The structure at 436 Lavaca was constructed circa 1910 and is first found on the 1912 Sanborn Map. The structure features traditional architectural elements including a front gabled roof, a standing seam metal roof and Corinthian porch columns.
- b. **WOOD ELEMENT REPAIR** – The applicant has proposed to repair the existing, historic wood siding and porch decking and to repair the structure “Cultured Pearl”. The applicant’s proposed rehabilitative scopes of work are consistent with the Guidelines for Exterior Maintenance and Alterations.
- c. **SKIRTING INSTALLATION** – The structure’s original foundation skirting has been removed and a non-historic, wood skirting currently exists. The applicant has proposed to install a wood lattice skirting featuring 1x4” cedar boards. Staff finds the proposed foundation skirting to be appropriate in regards to material and profile, featuring similar dimensions as the existing wood siding. The foundation skirting should be painted to match the siding. The applicant is to provide a detailed drawing of the proposed skirting to staff for approval.
- d. **PORCH STEP RAILINGS** – The applicant has proposed to install a railing on the existing front porch steps. The applicant has noted that the railings will flank the front porch steps and will be metal. The Guidelines for Exterior Maintenance and Alterations 7.B.iv. notes that new elements should be simple so as to not distract from the historic character of the historic structure. The existing front porch feature wood construction with wood decking and wood columns. Staff finds the installation of porch step railing to be appropriate; however, staff finds that wood railings may be more appropriate and that the applicant is to provide a detail to staff of the proposed railing for approval.
- e. **PORCH COLUMNS** – The historic structure currently features two half/wall Corinthian columns and one, non-original square wood column. The applicant has proposed to remove the non-original column and install a wood column to match the existing columns. This is consistent with the Guidelines for Exterior Maintenance and Alterations 7.B. The applicant is to provide detailed drawings or information for the replacement column to staff for approval.
- f. **WOOD WINDOWS** – The applicant has noted the repair of the existing wood windows to match the original. This is consistent with the Guidelines for Exterior Maintenance and Alterations 6.A.iii.
- g. **FENCING** – The applicant has proposed to modify the existing fencing, located to the rear of the primary façade to accommodate a driveway. The fencing will remain; however, the gate opening will be increased. The applicant has noted that the gate will be a double swing, wood picket gate. Staff finds this appropriate; however, the profile of the pickets are to match the existing.
- h. **DRIVEWAY** – To the west of the historic structure, the applicant has proposed to install a ribbon strip, concrete paver driveway. The applicant has noted that the proposed driveway is to be ten feet in width. This is consistent with the Guidelines for Site Elements 5.B.
- i. **REAR ADDITION** – At the rear of the historic structure, the applicant has proposed to construct an addition to feature approximately 476 square feet. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed to locate the addition in a manner that will not be easily visible from the public right of way, has proposed to match the roof form and ridge height of the historic structure and has proposed a vertical trim piece to delineate the historic structure from the addition. Generally the proposed rear addition is consistent with the Guidelines.
- j. **SCALE, MASS & FORM** – Regarding scale, mass and form, the applicant has proposed an addition that features a footprint and height that are appropriate and consistent with the Guidelines.
- k. **MATERIALS** – The applicant has proposed materials that include Hardi siding, a standing seam metal roof to match the existing, 1x4 cedar lattice siding to match that noted in finding c and salvaged or new wood windows.

Staff finds that the applicant should use salvaged windows removed from the rear of the historic structure. If these windows are deteriorated beyond repair, staff finds that through documentation of deterioration, the installation of new wood windows is appropriate. The proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a standard galvalume finish and a crimped ridge seam.

- l. ARCHITECTURAL DETAILS – Staff does not find the installation of Hardi siding to be appropriate without a proposed wall inset for the proposed addition. Staff finds that the applicant should match the siding of the historic structure if a trim piece with no inset is used.
- m. ARCHITECTURAL DETAILS – With the exception of siding materials in relationship to a wall inset as noted in finding l, staff finds the architectural details of the rear addition to be appropriate and consistent with the architecture of the historic structure.
- n. HISTORIC TAX CERTIFICATION – The applicant has not requested Historic Tax Certification at this time. Staff encourages the applicant to explore the local tax exemption for substantial rehabilitation which provides a ten year tax incentive.

RECOMMENDATION:

Staff recommends approval of items #1 through #8, based on findings a through m with the following stipulations:

- i. That the applicant provide a detailed drawing of the proposed skirting to staff for approval as noted in finding c.
- ii. That the applicant provide a detailed drawing of the proposed porch step railings to staff and that the railings be wood as noted in finding d.
- iii. That the applicant provide a detailed drawing or photos of the proposed replacement column to staff for approval as noted in finding e.
- iv. That the modified fence gate match the profile of the existing wood pickets as noted in finding g.
- v. That the rear addition feature salvaged wood windows from the historic structure and wood siding to match the historic structure as noted in findings k and l.

CASE MANAGER:

Edward Hall

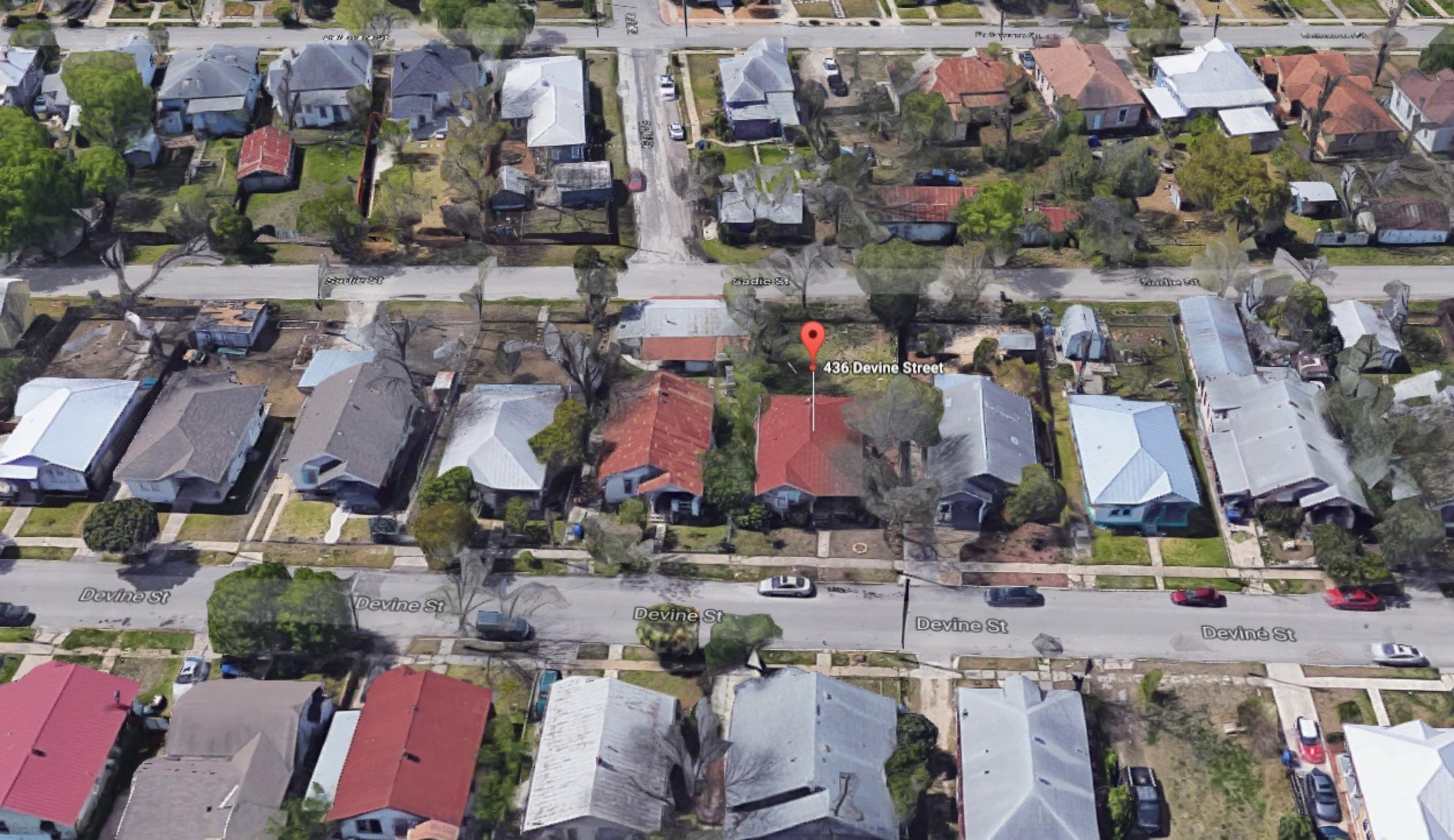


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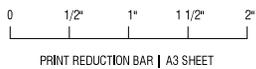
436 Devine St.
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 Photos - North Facade

SCALE:
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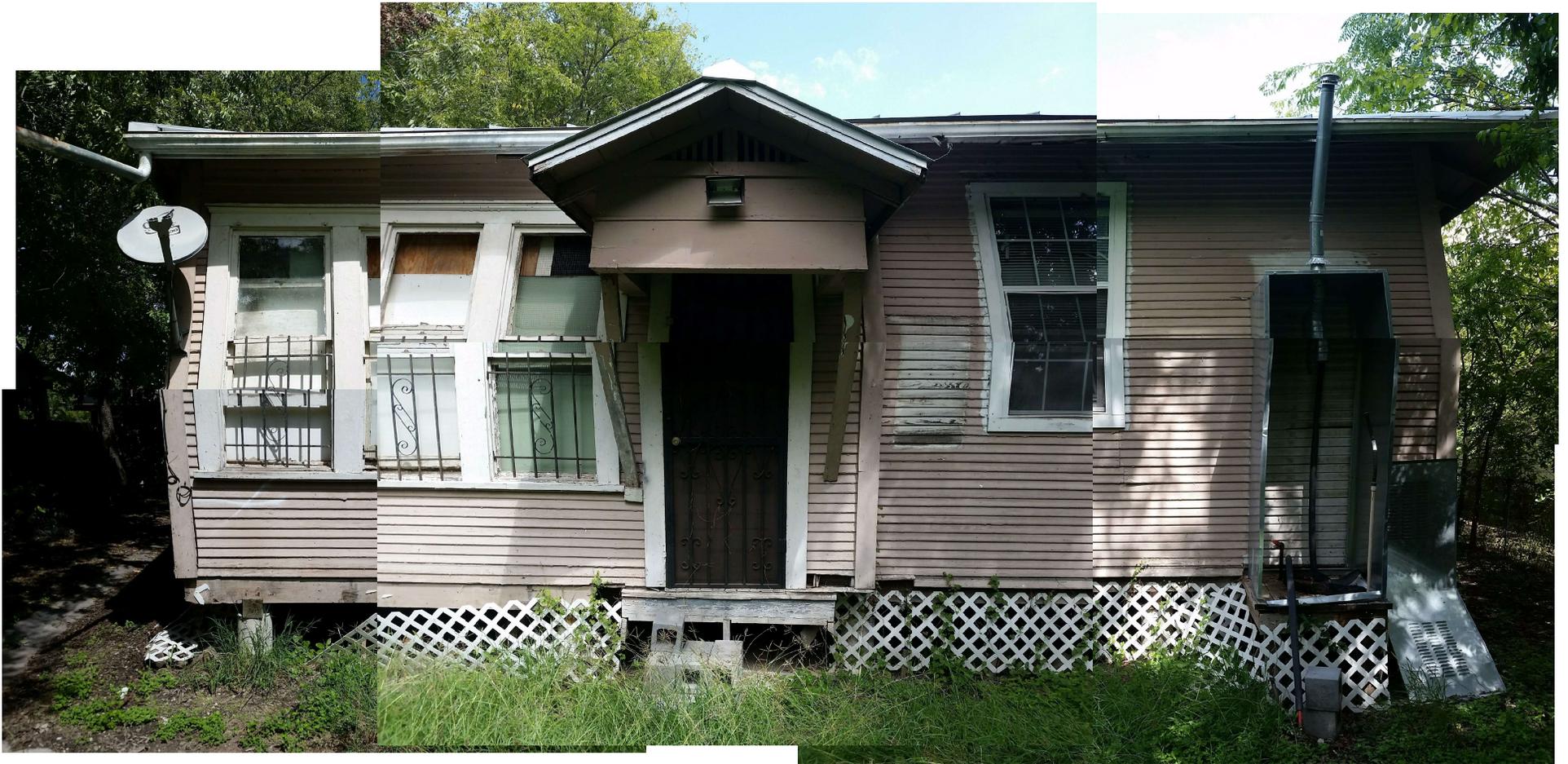
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Photos - West Facade

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Photos - South Facade

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Photos - East Facade

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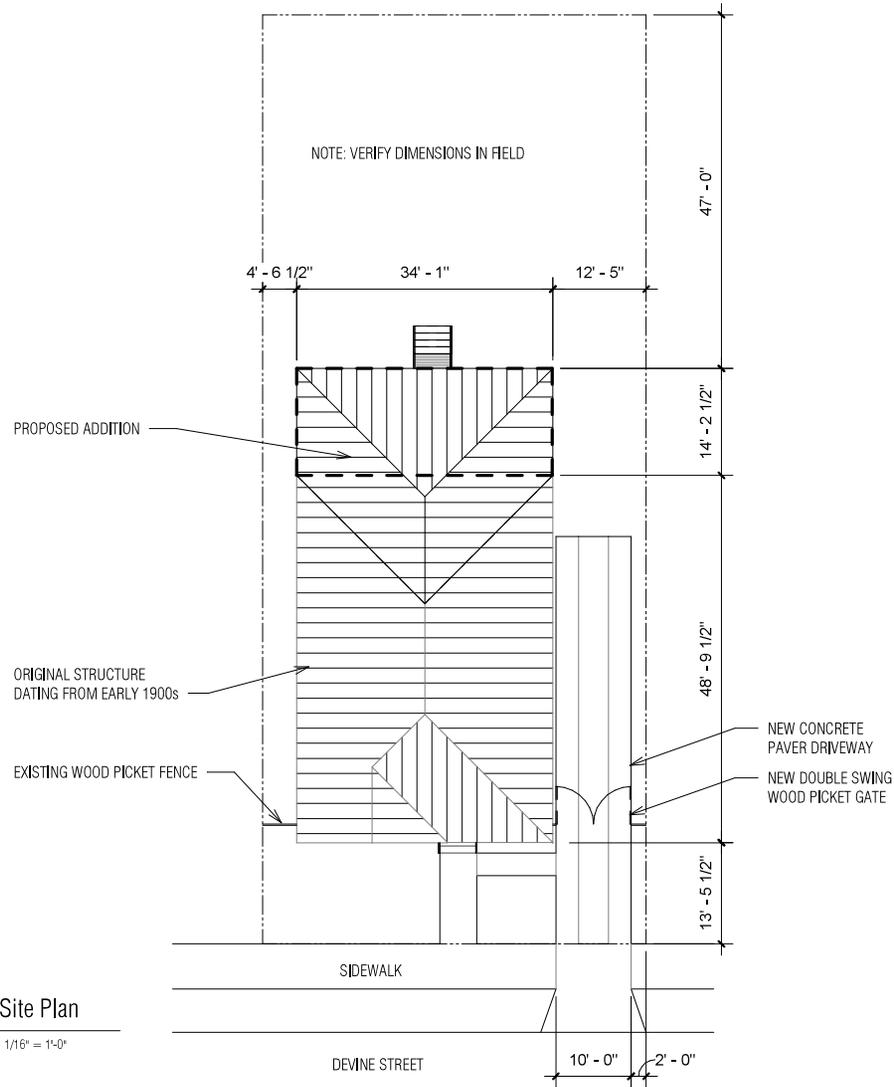
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1 Site Plan
1/16" = 1'-0"

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SITE PLAN

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

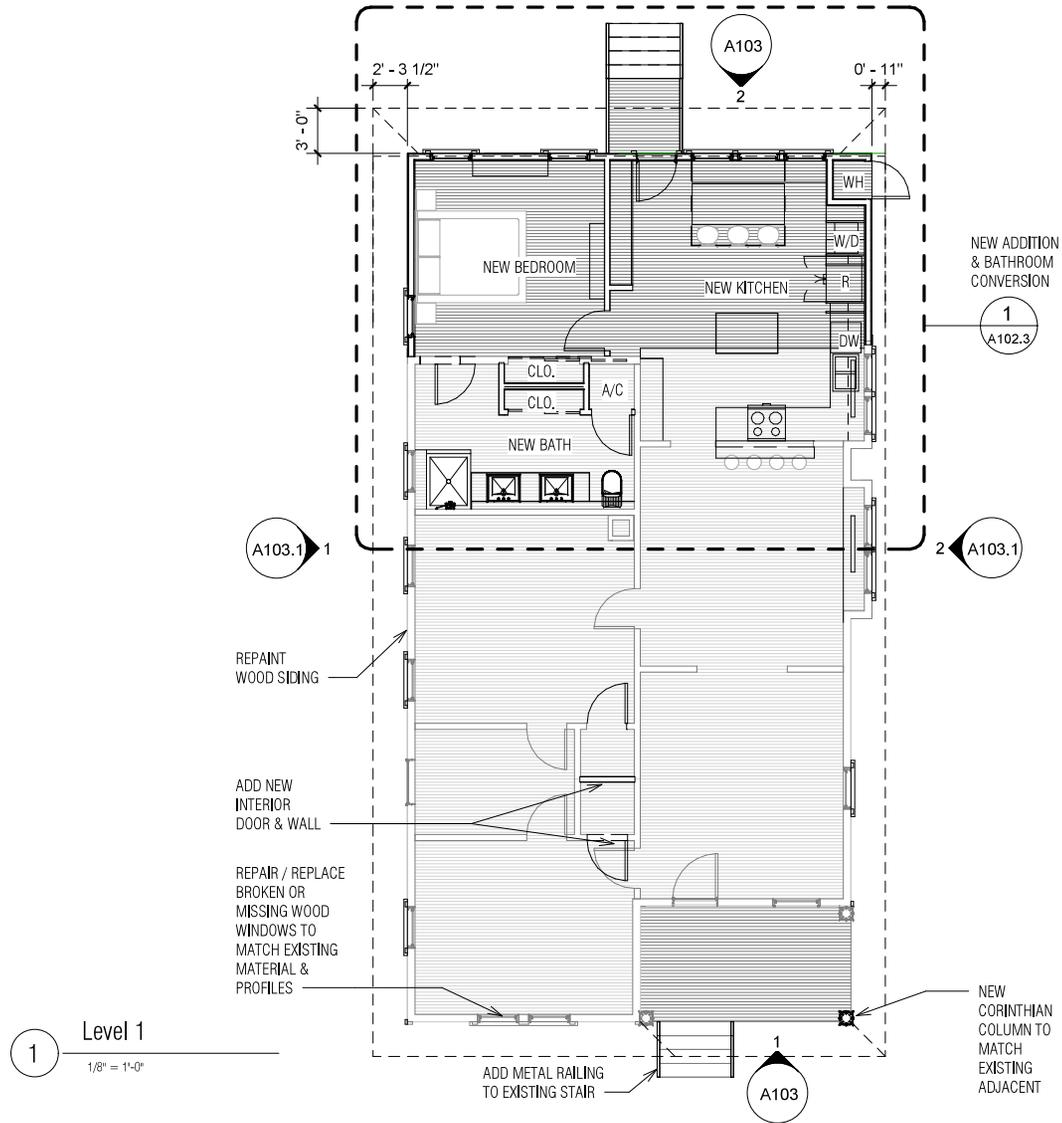
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1 Level 1
1/8" = 1'-0"

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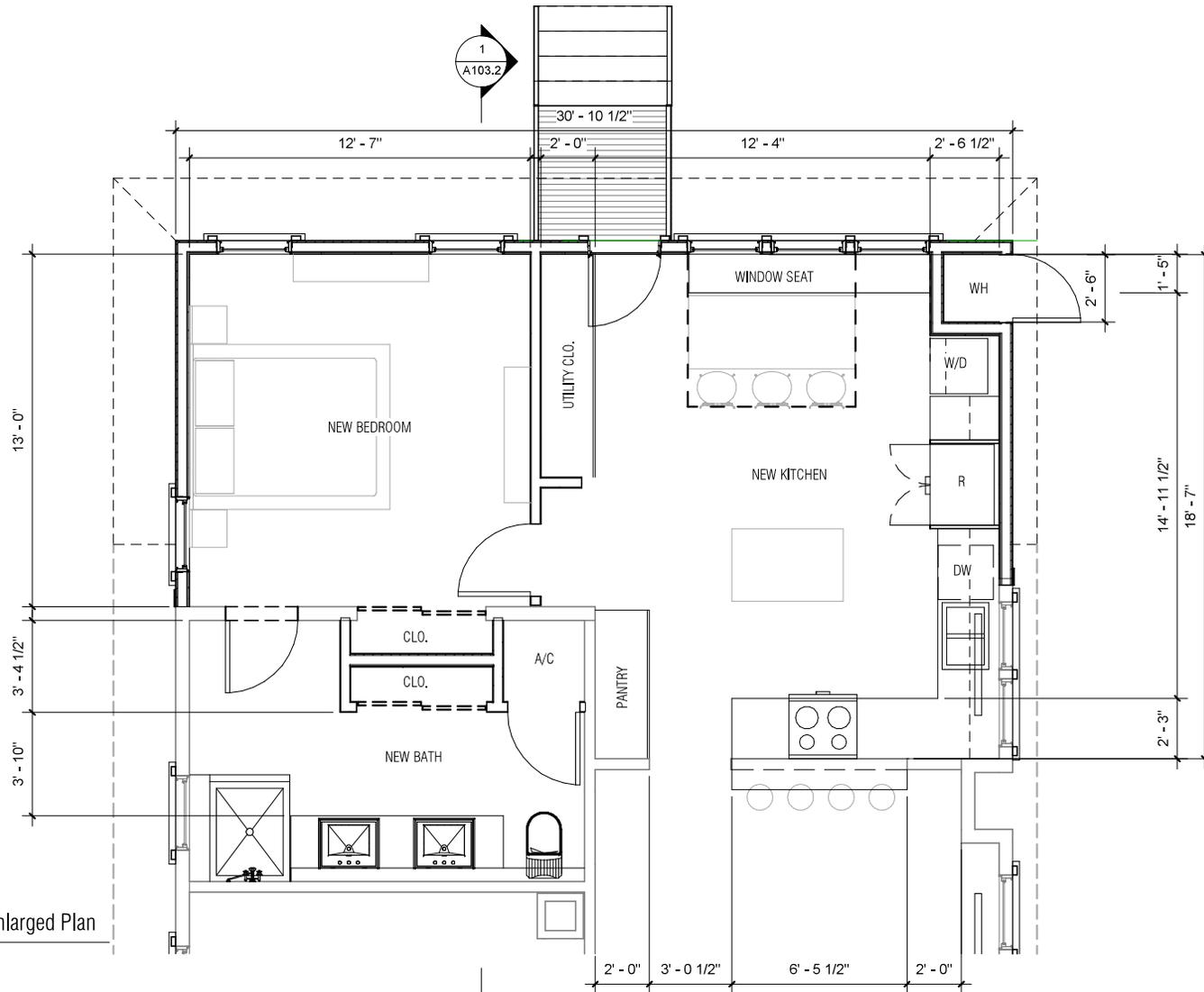
FLOOR PLAN

SCALE: 1/8" = 1'-0"

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1 Addition Enlarged Plan
1/4" = 1'-0"

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Addition Enlarged Plan

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

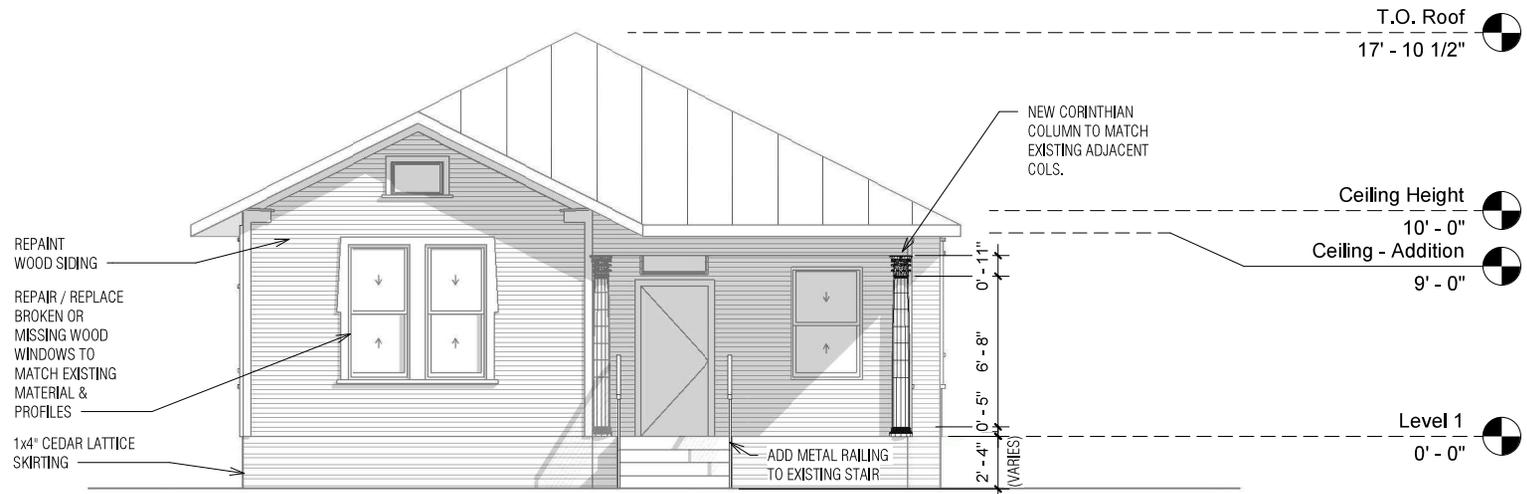
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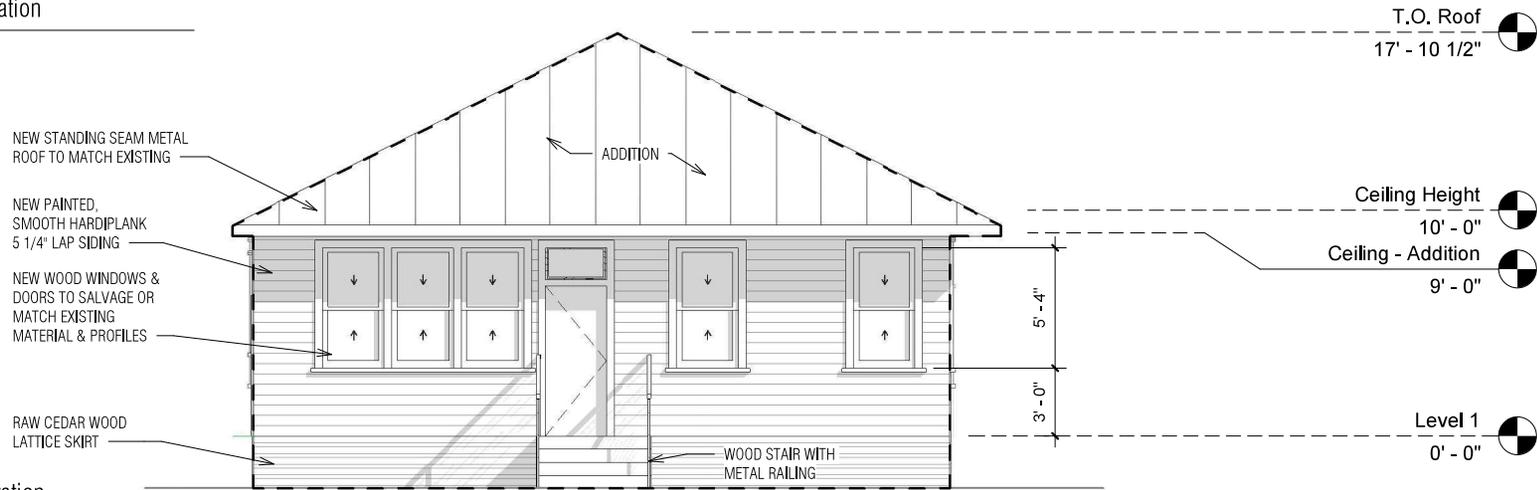
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1 North Elevation
3/16" = 1'-0"



2 South Elevation
3/16" = 1'-0"

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NORTH & SOUTH ELEVATIONS

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

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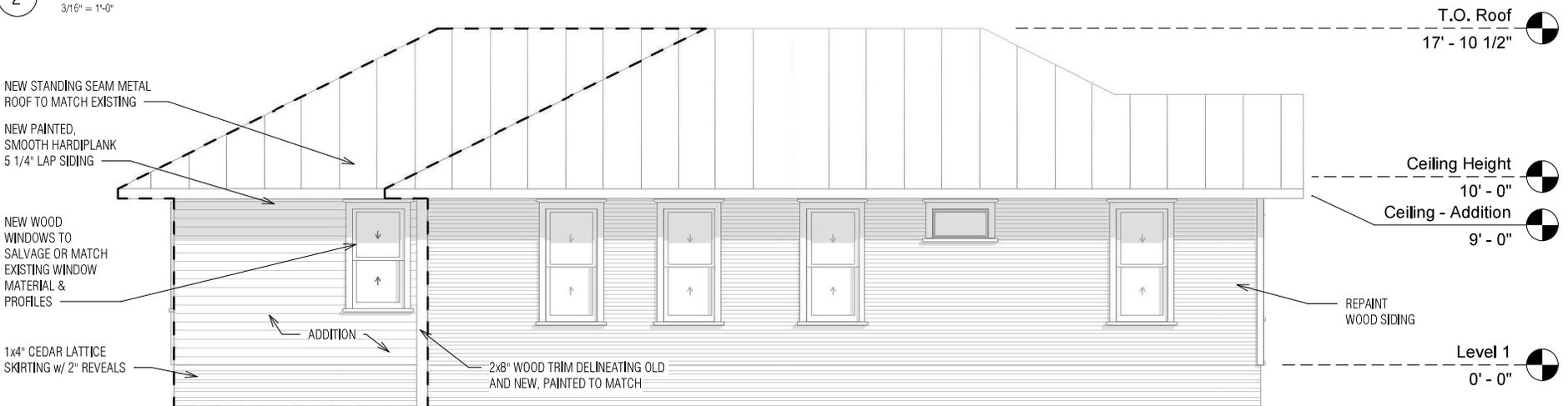




West Elevation

2

3/16" = 1'-0"



East Elevation

1

3/16" = 1'-0"

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EAST & WEST ELEVATIONS

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

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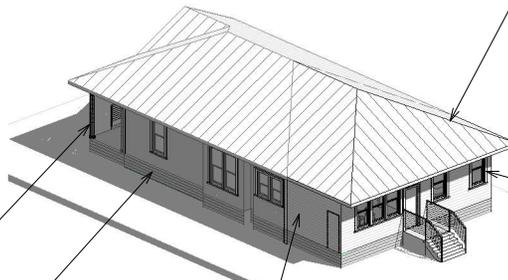
WOOD CORINTHIAN COLUMN TO MATCH EXISTING, PAINTED WHITE



GALVANIZED STEEL STANDING SEAM ROOF TO MATCH EXISTING PROFILE & DETAILS



WOOD WINDOW W/ PROFILE MATCHING EXISTING, PAINTED WHITE TO MATCH (MARVIN ULTIMATE INSERT DOUBLE HUNG OR SIMILAR)



HARDIE PLANK LAP SIDING - 7-1/4" (6" EXPOSURE) SMOOTH FINISH, PRIMED FOR PAINT

SHERMAN WILLIAMS EXTERIOR-GRADE PAINT SW 6028 CULTURED PEARL / SW 7000 IBIS WHITE

1 x 4 (3/4" THICK) CEDAR SKIRTING



SMOOTH

Width Exposure Thickness Length Pcs/Square Warehouse Stock Special Orders

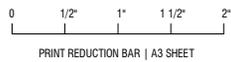
5-1/4" 4" 5/16" 12' 25 Primed All Hardie Colors

6-1/4" 5" 5/16" 12' 20 Primed All Hardie Colors

7-1/4" 6" 5/16" 12' 17 Primed All Hardie Colors



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MATERIAL PALETTE

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