HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2017

HDRC CASE NO:	**2017-636**
ADDRESS:	423 N HACKBERRY ST
LEGAL DESCRIPTION:	NCB 576 BLK 15A LOT N 30.32 FT OF 12
ZONING:	RM-4 H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	John Brearley
OWNER:	John Brearley
TYPE OF WORK:	Construction of a 2-story single family home
APPLICATION RECEIVED:	December 01, 2017
60-DAY REVIEW:	January 30, 2018

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-story single family home on the vacant lot at 423 N Hackberry.

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 non-residential building types are more typically flat and screened by an ornamental parapet wall.
C. RELATIONSHIP OF SOLIDS TO VOIDS
i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent

historic facades.
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 materia*ls—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.
B. REUSE OF HISTORIC MATERIALS
Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

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
i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION
i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

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.

7. Designing for Energy Efficiency
A. BUILDING DESIGN
i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.
B. SITE DESIGN
i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.
C. SOLAR COLLECTORS
i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

OHP Window Policy Document
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 applicant has proposed to construct a two story house on the vacant lot at 423 N Hackberry in the Dignowity Hill Historic District. The lot is located mid-block between E Houston St to the north and Glorietta to the south. The lot is flanked to the north by a 2-story historic single family home, to the west by a series of historic 1-story single family homes, to the south by two vacant lots, and to the east by a non-contributing 1-story warehouse structure. This area of Hackberry St is transitional and features both commercial and residential structures.
b. The applicant met with the Design Review Committee (DRC) on September 12, 2017. The DRC mentioned that the existing context rhythm is mixed, but most commonly, foundations are 18-24 inches off grade. However, this project faces the issue of the ridge height being taller if the foundation were to be raised. A possible solution may be raising the porch entity and keeping the parking at grade. Regarding the parking configuration, the DRC noted that it is a departure from traditional development patterns. The DRC suggested a possible resolution of designing the front porch element as enclosed versus open to eliminate the issue of second story massing fronting the street, noting that there is precedent for this in historic districts. This approach may also offer more opportunity for fenestration on the front façade. The DRC did recognize the difficulties of shotgun lot, foundation considerations, nearby context, and the accommodation of a 2-story structure. The applicant was amenable to lowering the height to be more consistent with the context. The applicant met again with the DRC on September 26, 2017. The applicant brought a modified set of drawings to be presented at the HDRC hearing on October 4, 2017. The drawings added a front balcony, which the DRC received favorably. The DRC discussed windows, and came to a decision with the applicant to install a functional one over one window on the front façade in the kitchen to accommodate comments at the previous HDRC hearing. Other window comments included adding windows to a previously blank wall, simplifying the number and pattern of the overall fenestration composition, and utilizing appropriate window dimensions, inset, and profile. The DRC also agreed that while the front parking strategy is a deviation from historic development precedents in the district, the proposal is an economical solution to a site with dimensional constraints.
c. 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 noted a setback of approximately 10'-8" from the front façade to the front sidewalk. The historic structure immediately to the north of 423 N Hackberry features a side setback from the sidewalk of approximately 20'-0". This is the only historic structure that partially fronts N Hackberry on this block. According to a 1951 Sanborn Map, three 1-story residential structures occupied this block of N Hackberry and all featured a minimal front setback. Based on the historic development pattern and current context of the block, staff finds the proposed setbacks appropriate.
d. 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 toward Hackberry. This is consistent with the Guidelines.
e. 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. In residential districts, the height and scale of new construction should not greatly exceed the historic precedent. The only remaining historic residential structure on N Hackberry between E Houston and Glorietta is 2 stories. The remaining historic structures in the vicinity on Glorietta are 1-story. The applicant has noted on the submitted drawings that the proposed ridge line will be 28'-10" from the finish floor, which is approximately one foot from grade, bringing the total height to approximately 29'-10" feet. Both the first and second stories will feature 10'-0" tall interior ceiling heights separated by a web truss measuring 1'-6". The neighboring 2-story historic structure features a first floor ceiling height of 10'-0" and a second floor ceiling height of 8'-0". Staff does not find the proposed height to be consistent with the Guidelines. Staff finds that the overall height should be reduced through the shortening of the second story or the lowering of the top plate height to produce an overall height that is comparable with the heights of neighboring, historic structures.
f. PORCH CONFIGURATION AND MASSING – The applicant has proposed to incorporate a front porch on the front façade of the new structure. The porch mass will be inset approximately 6" from the front façade. The Historic Design Guidelines state that porches on new construction should be reflective of the development pattern of the district. Typically in historic districts, including Dignowity Hill, residential porch massing elements project the furthest towards the streetscape to engage pedestrians. Two story structures feature a second story that is set back from the porch. As proposed, the structure's second story extends over the front porch, which increases the massing on the street. This is addressed in Guideline 2.A.ii, which states that step-downs in building height,

wallplane offsets, and other variations in building massing to provide a visual transition should be utilized. There is no historic precedent in the district for this porch form or massing strategy. Staff finds the porch inconsistent with the Guidelines.

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. The applicant has noted a foundation height of approximately one foot. Historic structures on this block feature foundation heights of approximately eighteen (18) to twenty-four (24) inches. This is generally consistent with the Guidelines.
h. ROOF FORM – The applicant has proposed a primary gable roof form with an additional front gable. There are historic examples of this roof form throughout the Dignowity Hill Historic District. Staff finds the proposed roof form generally consistent with the Guidelines.
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. The applicant has proposed window and door openings that are generally consistent with those found on historic structures in regards to location and size.
j. WINDOW MATERIALS – The applicant has proposed to install aluminum-clad wood windows. According to the Historic Design Guidelines for Windows, windows used in new construction should maintain traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance, and feature traditional trim and sill details. Staff finds the proposed windows appropriate.
k. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The proposed new construction does not meet this Guideline. However, the overall lot is narrow relative to existing lots in the nearby vicinity. The footprint of the building is generally consistent with the historic structures found on Hackberry and adjacent blocks. Staff finds the proposed lot coverage acceptable given these site-specific considerations.
l. MATERIALS – Based on the submitted documents, the applicant has proposed smooth horizontal composite board siding, board and batten siding, wooden columns, and a standing seam roof. Staff finds the materials consistent with the Guidelines.
m. 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, the proposed architectural features are consistent with the Guidelines and relate to historic examples found throughout the Dignowity Hill Historic District.
n. COLUMNS – The applicant has proposed front porch columns. The columns will be wood with mitered corners, recessed panels, and a 1x4" cap wrap. Two pilasters on either side of the front door also features this detailing. The columns are appropriate for the style of the structure.
o. MECHANICAL EQUIPMENT – Per the Guidelines for New Construction, all mechanical equipment should be screened from view at the public right of way. The applicant has indicated an A/C unit to the north of the proposed structure. The proposal includes a new 6' tall privacy fence, which will screen the unit from the public right-of-way. Staff finds the proposed screening method appropriate.
p. DRIVEWAY & PARKING – The applicant has proposed a new front concrete ribbon driveway measuring approximately 10'-8" in length and approximately 10'-0" in width. The concrete terminates at the front façade of the proposed new structure's carport and transitions into crushed granite. According to the Historic Design Guidelines, new garages should follow the historic pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. There is no historic precedent for an attached garage in the Dignowity Hill Historic District. The development pattern in the Dignowity Hill Historic District is most commonly for driveways to extend through the front yard to the side and rear yard of historic properties. Staff does not find the proposed front-loaded parking and driveway location to be consistent with the Guidelines or with the development pattern of the district.
q. LANDSCAPING & HARDSCAPING – The applicant has proposed a front concrete walkway from the sidewalk to the front door that is consistent in width and placement with the Guidelines. The applicant has proposed to plant two additional trees on the property. The rest of the landscaping on the property will be grass. No other significant landscaping is proposed at this time. Staff finds the proposal acceptable, but finds that the applicant should confirm with landscaping permitting requirements that their proposed canopy percentage meets code for new construction.
r. FENCING – The applicant has noted per the site plan that a new privacy fence measuring 6' in height is to be installed in the side and rear yard. The fence and gates are set back significantly from the front façade of the

structure. Staff finds the proposed location and height appropriate and eligible for administrative approval.

RECOMMENDATION:

Staff recommends final approval based on findings a through r with the following stipulations:

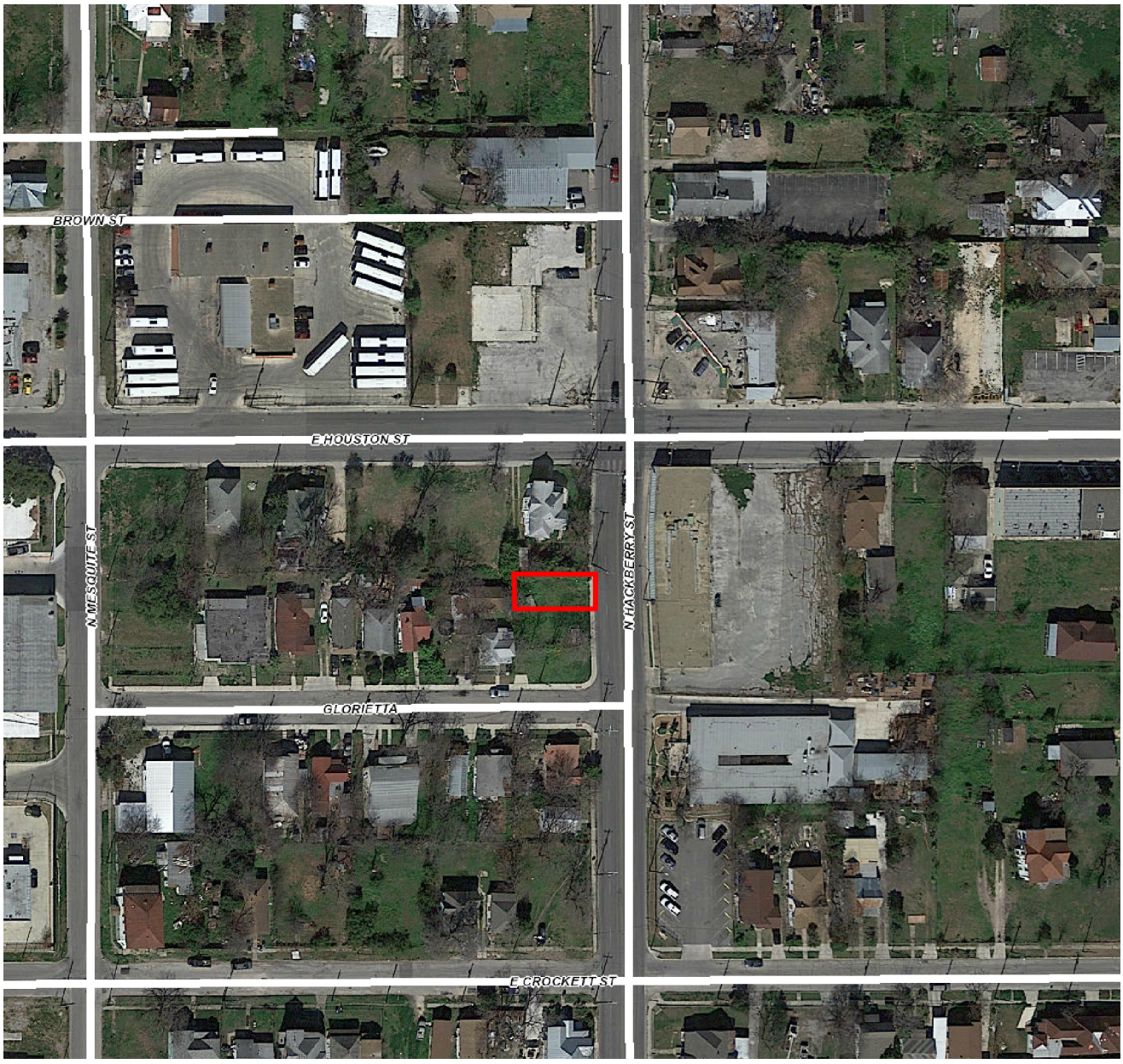
i. That the applicant proposes an alternative solution for the driveway and parking configuration that responds to the predominant historic development pattern in the district and maintains a traditional porch form instead of the proposed covered parking.
ii. That the applicant installs a standing seam metal roof that features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, and a crimped ridge seam.
iii. That the applicant installs smooth composite board siding with an exposure of four inches for lap siding. The board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½" wide.
iv. That the applicant submits a final window specification for the proposed aluminum-clad wood windows to staff for review and approval. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

The applicant met with the Design Review Committee (DRC) on September 12, 2017, and September 26, 2017. The discussions are outlined in finding c.



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Flex Viewer

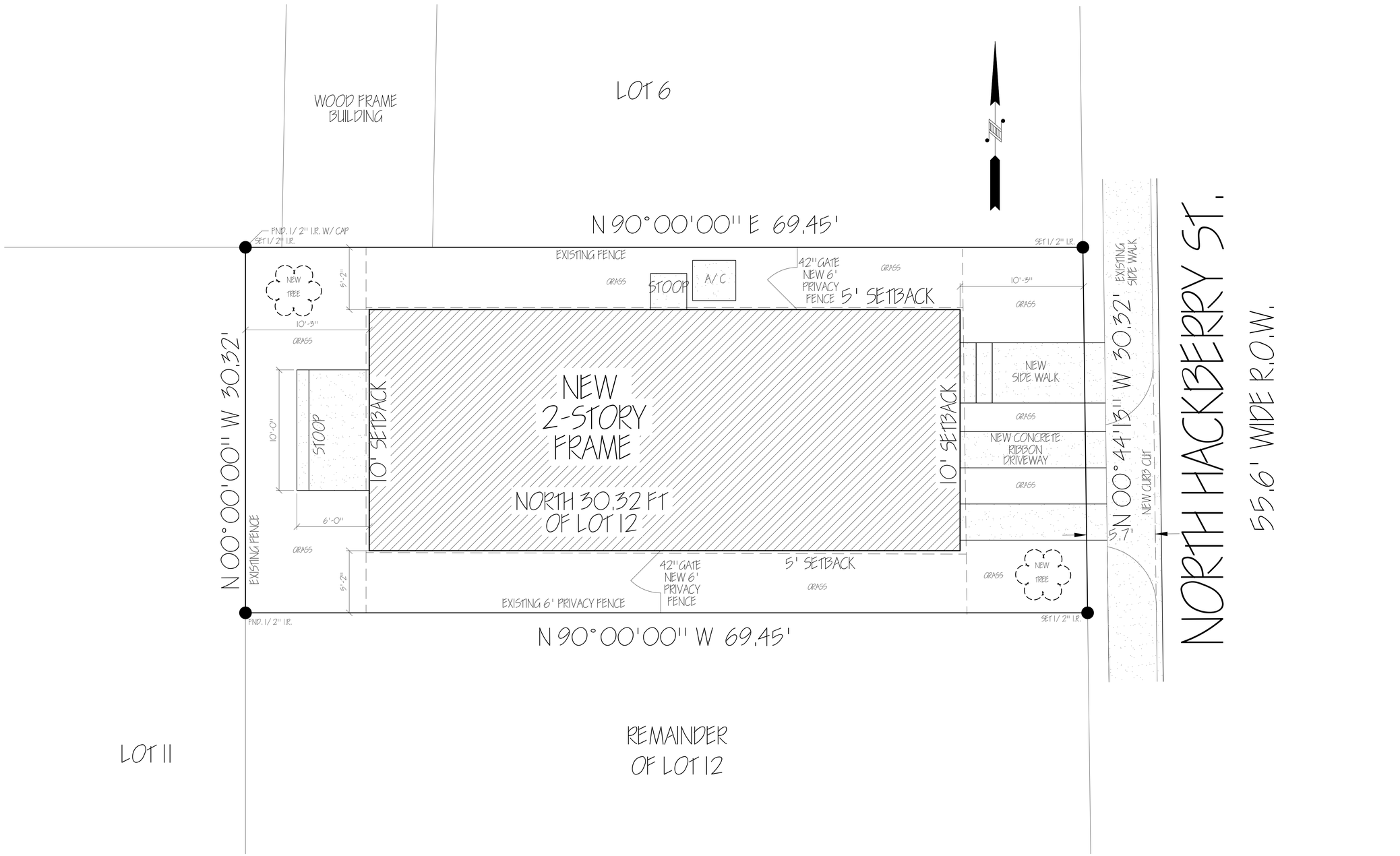
Powered by ArcGIS Server

Printed:Sep 11, 2017


Coach USA
Daisy Charters & Shuttles
DURANYORK HYDRAULIC...
423 North Hackberry
Our Beauty Salon
Snap House
Strong Foundation
N Hackberry
E Crockett St
E Houston St

1951 SANBORN MAP

TRESMOUR 101



THESE DRAWINGS ARE BASED ON IDEAS FROM THE CUSTOMER AND THE DESIGNER. ALL LOCATIONS AND DIMENSIONS ARE TO BE FIELD-VERIFIED BY THE CUSTOMER AND CONTRACTOR PRIOR TO START OF WORK.

TRESMOUR 101
SCALE: 1/4" = 1'-0"

PT CUSTOM DESIGNS
28991 IH10 WEST, STE 280 BOERNE, TX 78006 (210) 698-7806

NOT FOR CONSTRUCTION

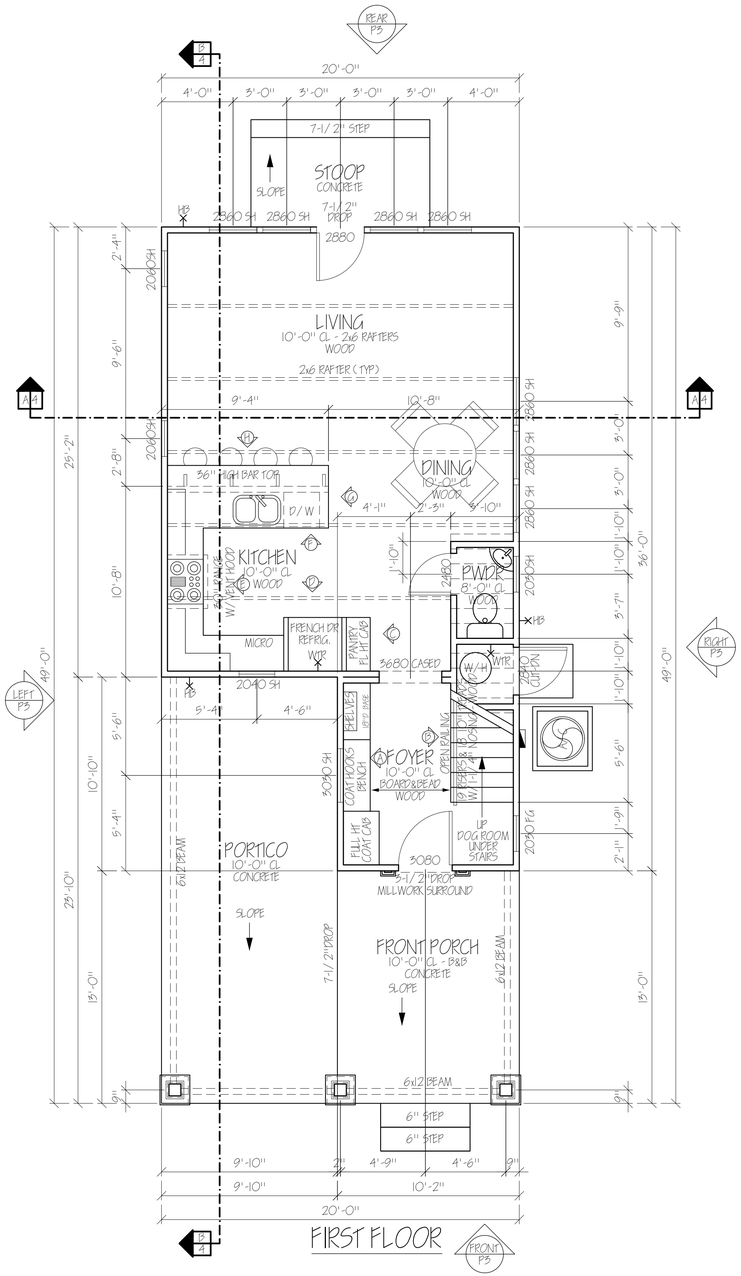
CLIENT: TRESMOUR 101

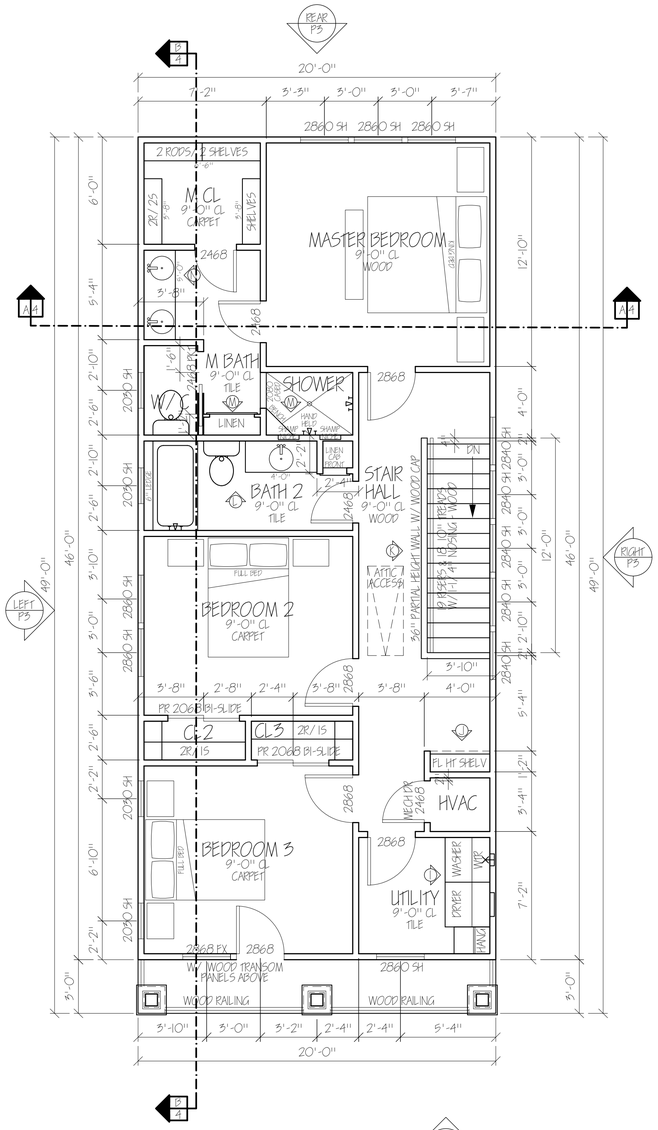
ADDRESS: 423 NORTH HACKBERRY ST.

CITY/STATE: SAN ANTONIO, TEXAS 78202

FILE: TRESMOUR-5
DATE: 30 MAY 17
DRAWN BY: JHP
REVISIONS:

SHEET 1 OF 6





FIRST FLR. LIVING	613	SF
SECOND FLR. LIVING	920	SF
TOTAL LIVING	1,533	SF
PORTICO	234	SF
FRONT PORCH	132	SF
BALCONY	60	SF

CONSTRUCTION NOTES

EXTERIOR

- FLOOR JOISTS TO BE 1'-6"
- ROOF MATERIAL TO BE METAL ROOFING MATERIAL
- ALL FASCIA TO BE 2x8 W/ METAL DRIP EDGE ON 1x4 TRIM (SEE DETAILS) - PAINTED
- ALL OVERHANG SOFFITS TO BE PAINTED TO MATCH FASCIA
- ATTIC INSULATION TO BE SPRAY FOAM ON BOTTOM OF ROOF SYSTEM & BETWEEN FLOORS
- EXTERIOR WALL INSULATION TO BE R-13.
- ALL EXTERIOR PAINT COLORS TO BE DETERMINED BY OWNER
- ALL LAP SIDING & BOARD & BATTEN SIDING W/ 1X4 TRIM - PAINTED
- BOARD & BATTON SIDING TO BE 12" BOARDS W/ 1-1/ 2" BATTONS
  - CENTER BOARD & BATTON PATTERN ON RIDGE OF EACH GABLE
- PROVIDE 2 x 6 TRIM BOARD AT TRANSITION FROM LAP SIDING TO BOARD & BATTEN SIDING
  - REFERENCE EXTERIOR ELEVATIONS FOR LOCATIONS
- ALL WINDOWS TO HAVE 2x4 JAMB & 2x6 HEADER W/ 1x STOP & 2x2 SILL W/ 2x4 CORBELS (SEE DETAIL) - PAINTED - COLOR TBD BY OWNER
- ALL SIDING TO DIE INTO 2x WINDOW/ DOOR TRIM
- WINDOWS TO BE ALUMINUM CLAD WOOD WINDOWS W/ ONE VERTICAL DIVISION OF LITE PER SASH
- ALL WINDOWS TO HAVE PRIMARY & SECONDARY LOCKS
- WINDOW HEAD HEIGHT TO BE 8'-0" ON FIRST FLOOR & 7'-6" ON SECOND FLOOR (UNLESS OTHERWISE NOTED)
- FRONT DOOR TO BE DECORATIVE PROVIDED BY OWNER
- FRONT DOOR SURROUND TO BE WOOD TRIM & PILASTERS MATCHING FRONT COLUMNS - PAINTED
- ALL EXTERIOR DOORS TO HAVE HEAVY DUTY STRIKE PLATES W/ 4" SCREWS
- AT LIVING ROOM DOOR DROP FOUNDATION FOR THRESHOLD SO THAT TOP OF 8 FOOT DOOR ALIGNS WITH TOPS OF WINDOWS WITH 8'-0" HEADERS
- EXTERIOR COLUMNS TO HAVE MITERED CORNERS SO THAT NO TRIM PIECES ARE NECESSARY (SEE DETAIL)
- CEILING AT FRONT PORCH & PORTICO TO BE 1x6 "V"-GROOVE - PAINTED COLOR TBD BY OWNER
- PORCH, PORTICO & REAR STOOP TO HAVE SALT ROCK CONCRETE TEXTURE
- EXTERIOR CONCRETE PADS TO BE BROOM FINISH & HAVE 1/ 4"/ FOOT SLOPE AWAY
- PROVIDE (2) 4" SLEEVE CONDUITS ACROSS DRIVE WAY
- PROVIDE DECORATIVE VENT IN GABLES AS SHOWN ON EXTERIOR ELEVATIONS - PAINTED
- PROVIDE DECORATIVE GABLE BRACKETS - PAINTED SEE ELEVATIONS FOR LOCATIONS & ENLARGED DETAILS
- INSTALL CORBELS AT CANTILEVERED BAY. SEE EXT. ELEVATIONS - PAINTED
  - FLOOR JOISTS CANTILEVERED OUT 6"

INTERIOR

- ALL DOORS SET 6" OFF ADJACENT WALL OR CENTERED IN SPACE UNLESS DIMENSIONED OTHERWISE
- FIRST FLOOR WALLS, CLNG & 2-STORY STAIR WALL TO BE GYP BD W/ LIGHT HAND- TROWELED FINISH - PAINTED
- SECOND FLOOR WALLS & CLNG TO BE GYP BD W/ KNOCKDOWN ORANGE PEEL TEXTURE - PAINTED
- GYPSUM SQUARED CORNERS ON ALL OUTSIDE CORNERS
- PROVIDE 4" CROWN MOULDING IN LIVING, DINING, & KITCHEN - TBD BY OWNER
- WINDOW CASING TO BE PINE & HAVE WOOD RETURN SILL, JAMBS, HEADS
  - HEADER TO BE 1x6 ON 1x2 STOP EXTENDING 3/ 4" BEYOND JAMB & HEADER
  - JAMB TO BE 1x4, SILL TO BE 2x4 HORIZONTALLY W/ 1x4 APRON
- DOOR CASING TO BE 1X4 PINE W/ 1x6 ON 1x2 STOP EXTENDING 3/ 4" BEYOND JAMB & HEADER
- INTERIOR DOORS TO BE COMPOSITE 1 OVER 2 PANEL - FINISH TBD BY OWNER
  - SOLID CORE DOORS @ BEDROOMS, POWDER, BATH, LIILITY, WATER CLOSET
  - HOLLOW CORE DOORS @ CLOSETS & HVAC CLOSET
- ALL DOOR HANDLES TO BE LEVER STYLE - LEVERS & HINGES TO BE BRUSHED NICKEL
- FIRST FLOOR BASE TRIM TO BE 1X8 - PAINTED - COLOR TO BE DETERMINED BY OWNER
- SECOND FLOOR BASE TRIM TO BE 1X6 - PAINTED - COLOR TO BE DETERMINED BY OWNER
- ALL TRIM WORK TO BE PAINTED - COLOR TBD BY OWNER (SEE CASING DETAILS)
- FIRST FLOOR FLOORING TO BE WOOD STAINED & SEALED - TBD BY OWNER
- SECOND FLOOR FLOORING AT STAIR HALL & MASTER BEDROOM TO BE WOOD STAINED & SEALED - COLOR TBD BY OWNER
- SECOND FLOOR BATH ROOMS & UTILITY TO HAVE TILE FLOORING - TBD BY OWNER
- SECONDARY BEDROOMS & CLOSETS TO HAVE CARPET
- STAIR STRINGER TO BE WOOD - PAINTED - COLOR TO BE DETERMINED BY OWNER
- STAIR TREADS TO BE STAINED WOOD & RISERS TO BE PAINTED WOOD - COLORS TBD BY OWNER
- STAIR SPINDLES TO BE WOOD -PAINTED - COLOR TO BE DETERMINED BY OWNER
- NEWEL POST & HANDRAIL TO BE STAINED - COLOR TO BE DETERMINED BY OWNER
- PANELING UNDER STAIR TO BE SIMPLE 1 X WOOD W/ BOARD & BEAD FIELD - PAINTED
- STAIR HALL UPSTAIRS - PROVIDE WOOD CAP @ TOP OF PARTIAL HEIGHT WALL AROUND STAIR -STAINED
- ALL NEW CABINETRY TO BE PAINT GRADE - FINISH & STYLE TO BE CHOSEN BY OWNER
- PROVIDE APPLIANCE GARAGE UNDER MICROWAVE CABINET EQUIPPED W/ RETRACTABLE DOOR PANEL
  - RUN C'TOP CONTINUOUSLY INTO APPLIANCE GARAGE W/ NO BOTTOM RAIL INTERRUPTING C'TOP
- ALL NEW BASE CABINETS INCLUDING LAVATORIES TO BE 34-1/ 2" TALL UNLESS NOTED OTHERWISE
- ALL NEW KITCHEN COUNTERTOPS TO BE GRANITE W/ UNDERMOUNT STAINLESS STEEL SINK - COLOR & STYLE TBD BY OWNER
- ALL NEW LAVATORY COUNTERTOPS TO BE LEVEL 1 GRANITE W/ WHITE PORCELAIN UNDERMOUNT SINK
- ALL NEW CABINET PULLS - STYLE & FINISH TO BE DETERMINED BY OWNER
- ALL BATH PLUMBING FIXTURES TO HAVE LEVER HANDLES - STYLE & FINISH TBD BY OWNER
- ALL MIRRORS TO BE FRAMED MIRRORS - STYLE & FINISH TO BE DETERMINED BY OWNER
- MASTER SHOWER TO HAVE CUSTOM TILE SURROUND TO CEILING - TILE TBD BY OWNER
- METAL BATH TUB TO HAVE CUSTOM TILE SURROUND TO CEILING - TBD BY OWNER
- INSTALL TILE TRIM CHAIR RAIL OR BULLNOSE AROUND ALL SHOWER TILE EDGES
  - NO RAW CUT EDGES TO BE EXPOSED INCLUDING SHOWER NICHES
- PROVIDE BLOCKING BESIDE TOPS OF WINDOWS FOR DRAPERY RODS, IN BATHROOMS FOR TOWEL BARS, TOWEL RINGS, T.P. HOLDERS & OVER SINKS FOR DECORATIVE MIRRORS.
- PROVIDE SOUND RETENTION BATT INSULATION AT ALL BATHS, POWDER, UTILITY ROOM & BETWEEN STAIR HALL & BEDROOMS
- AT MASTER CLOSET: PROVIDE CONTINUOUS SHELF AROUND TOP OF CLOSET
- MASTER BED ROOM TO HAVE V-GROOVE W/ CROWN - FINISH & COLOR TBD BY OWNER
- ENTRY CEILING TO BE BOARD & BEAD - PAINTED
- LIVING CEILING TO HAVE 2x6 EXPOSED RAFTER BEAMS - FINISH & COLOR TBD BY OWNER
- WATER HEATER: RELIANCE WATER HEATER 6-50-ECLPS110 48 GALLON LOWBOY (27.5 x 33 x 37.75 in) OR - REEM WATER HEATER 50 GALLON (25"DIA,48"HIGH)
- PROVIDE PLYWOOD DECKING IN ATTIC FOR ACCESS TO HVAC EQUIPMENT

THESE DRAWINGS ARE BASED ON IDEAS FROM THE CUSTOMER AND THE DESIGNER. ALL LOCATIONS AND DIMENSIONS ARE TO BE FIELD-VERIFIED BY THE CUSTOMER AND CONTRACTOR PRIOR TO START OF WORK.

TRESMOUR 101

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

NOT FOR CONSTRUCTION

CLIENT: TRESMOUR 101

ADDRESS: 423 NORTH HACKBERRY ST.

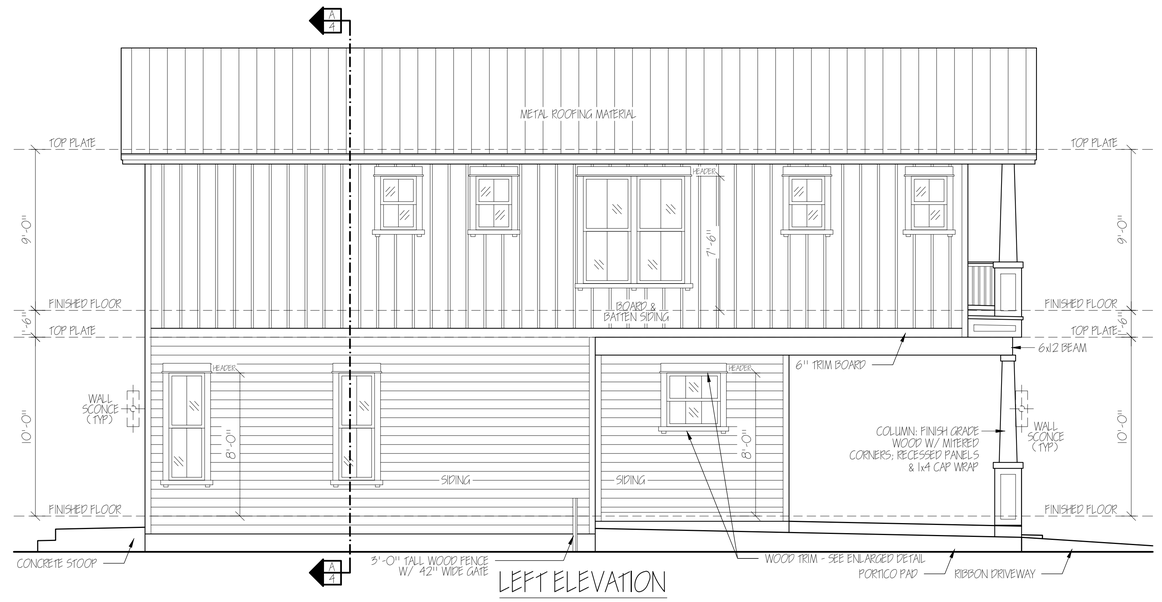
CITY/STATE: SAN ANTONIO, TEXAS 78202

PT CUSTOM DESIGNS
28991 IH10 WEST, STE 280 BOERNE, TX 78006 (210) 698-7806

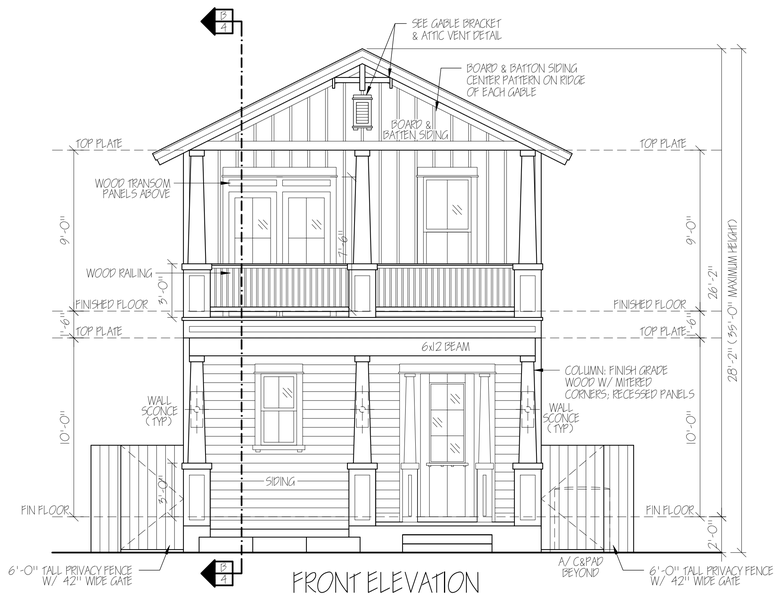
FILE: TRESMOUR-5
DATE: 30 MAY 17
DRAWN BY: JHP
REVISIONS:

SHEET 2 OF 6

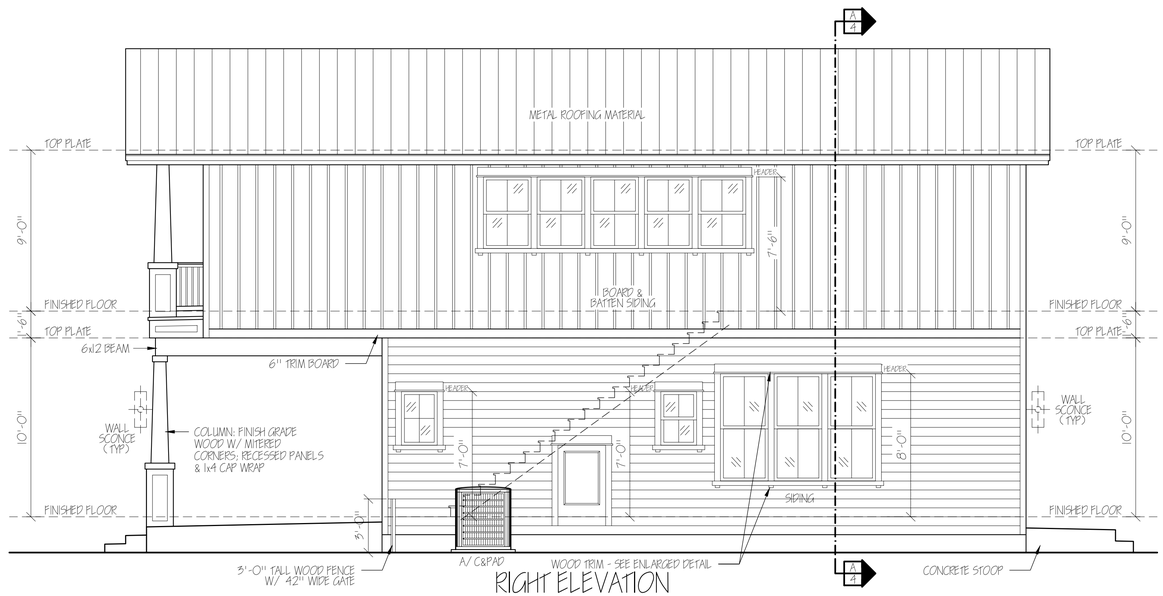
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

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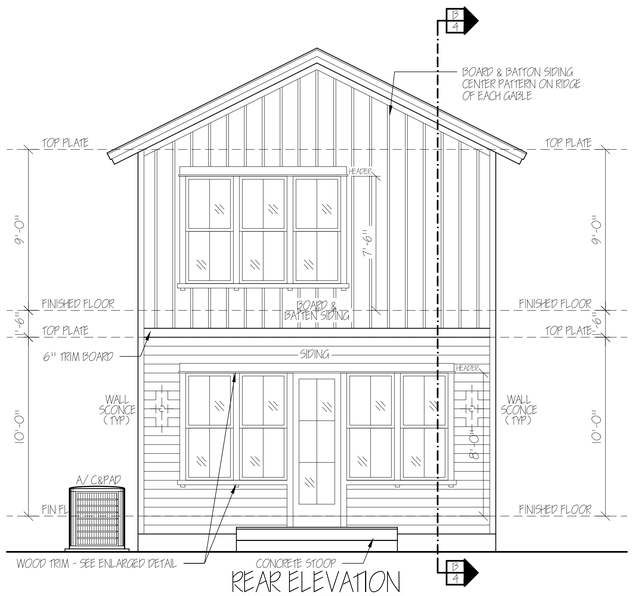
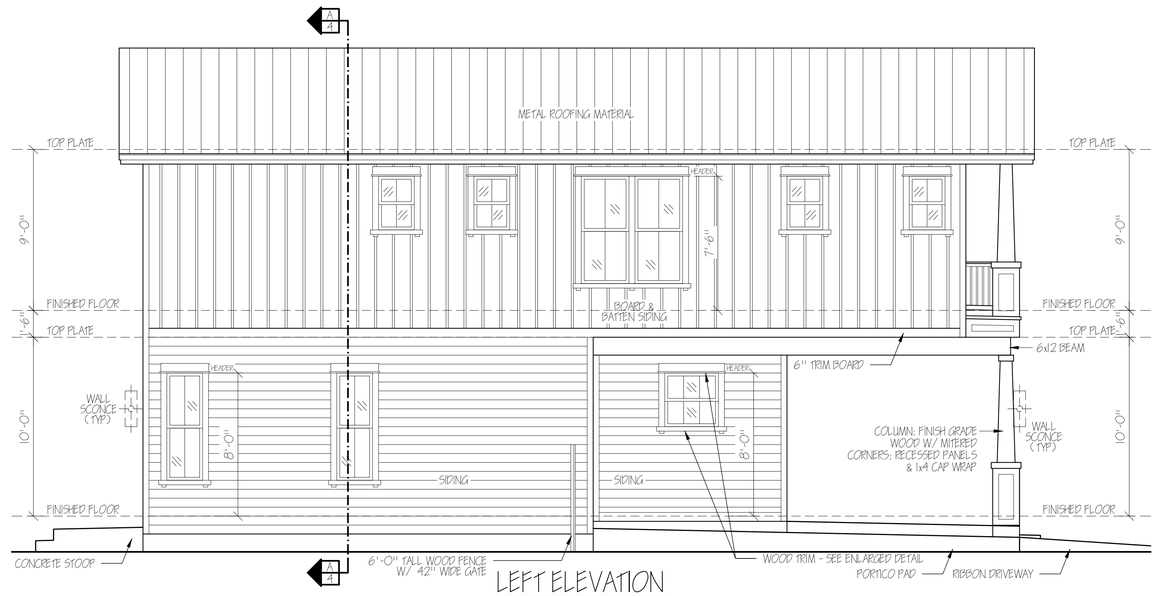
SHEET 3 OF 6

675

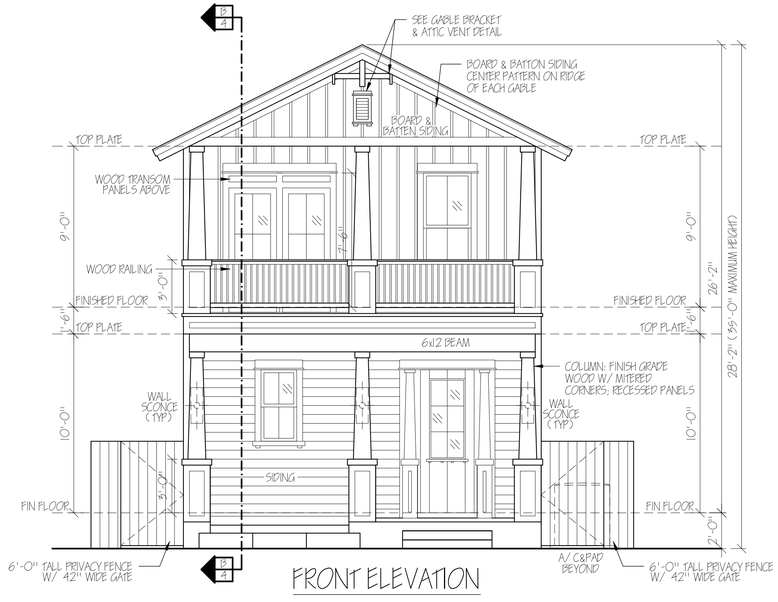
PT CUSTOM DESIGNS
28991 IH10 WEST, STE 280 BOERNE, TX 78006 (210) 698-7806



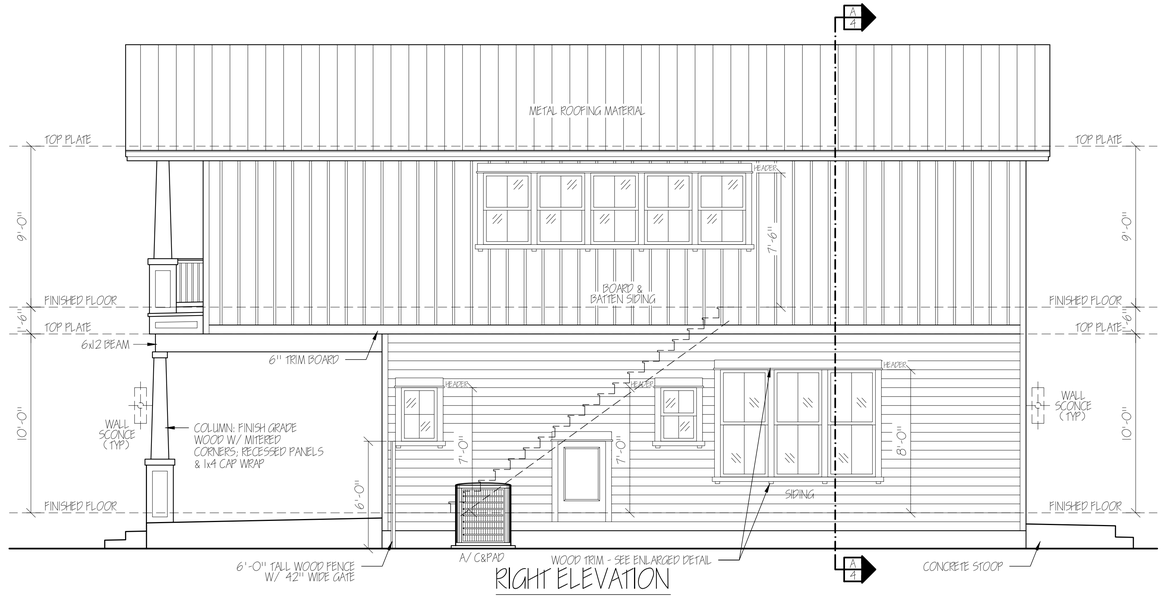
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



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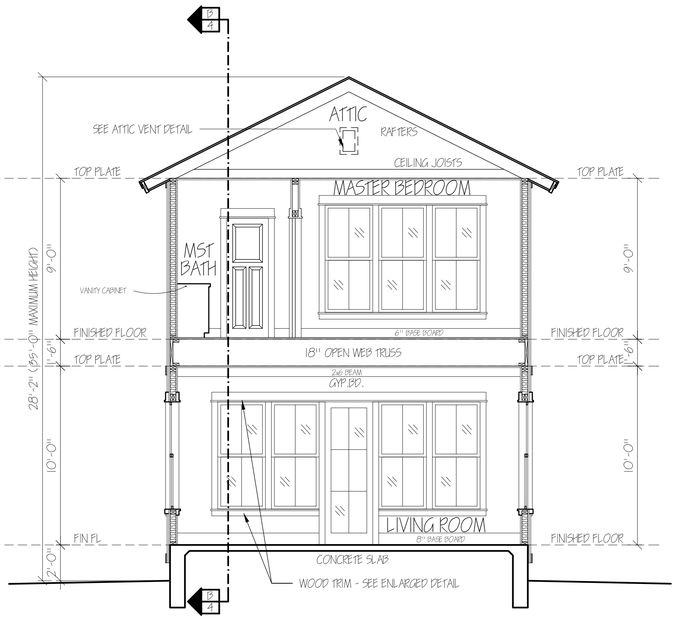
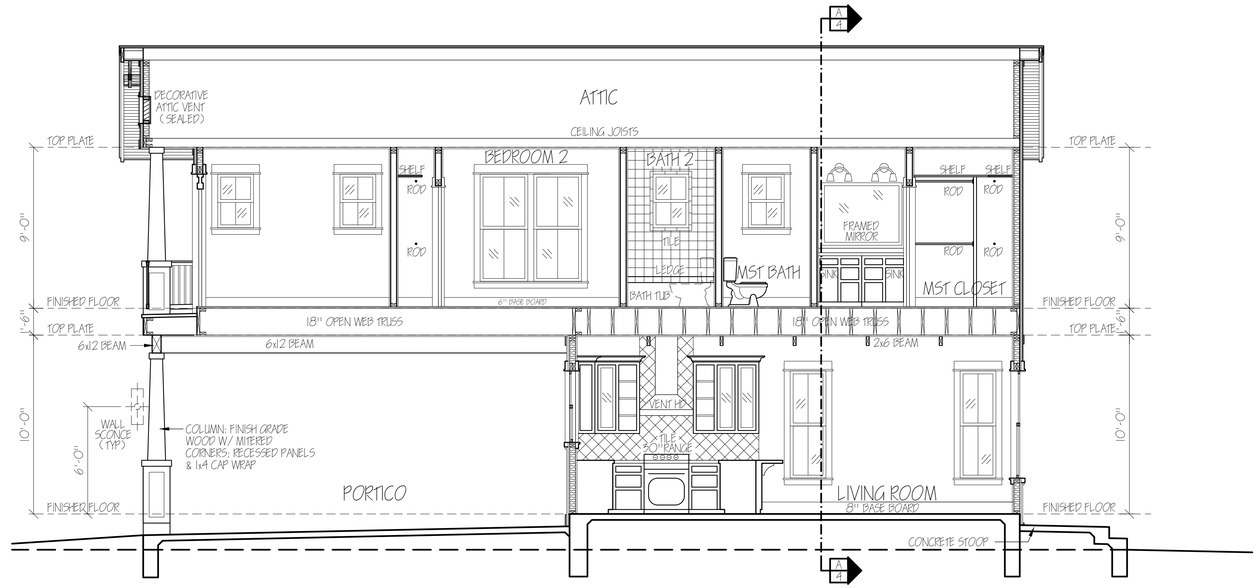
SHEET 3 OF 6

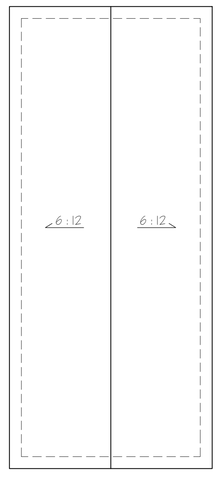
675



BUILDING SECTION/ ELEVATION A



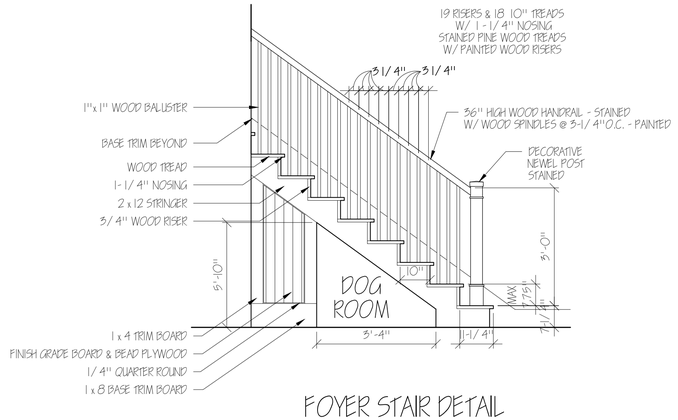
BUILDING SECTION/ ELEVATION B



ALL OVERHANGS TO BE 1'-4" (UNLESS OTHERWISE NOTED)

ROOF PLAN

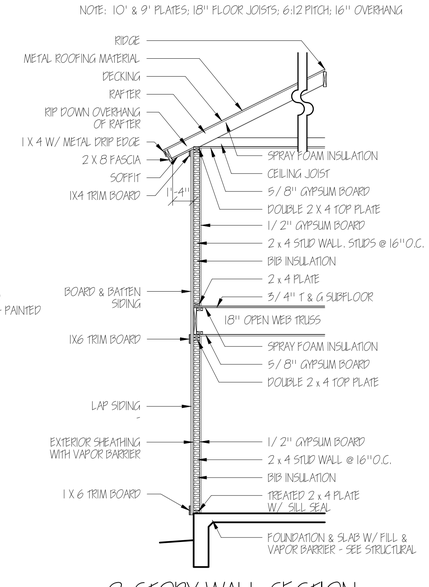
SCALE: 1/ 8" = 1'-0"



FOYER STAIR DETAIL

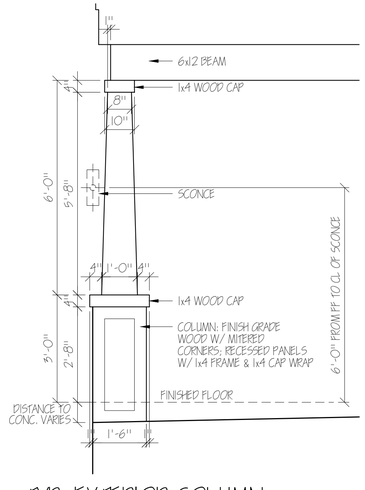
INT. ELEVATION "B"

SCALE: 1/ 2" = 1'-0"



2-STORY WALL SECTION

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



TYP. EXTERIOR COLUMN

SCALE: 1/ 2" = 1'-0"

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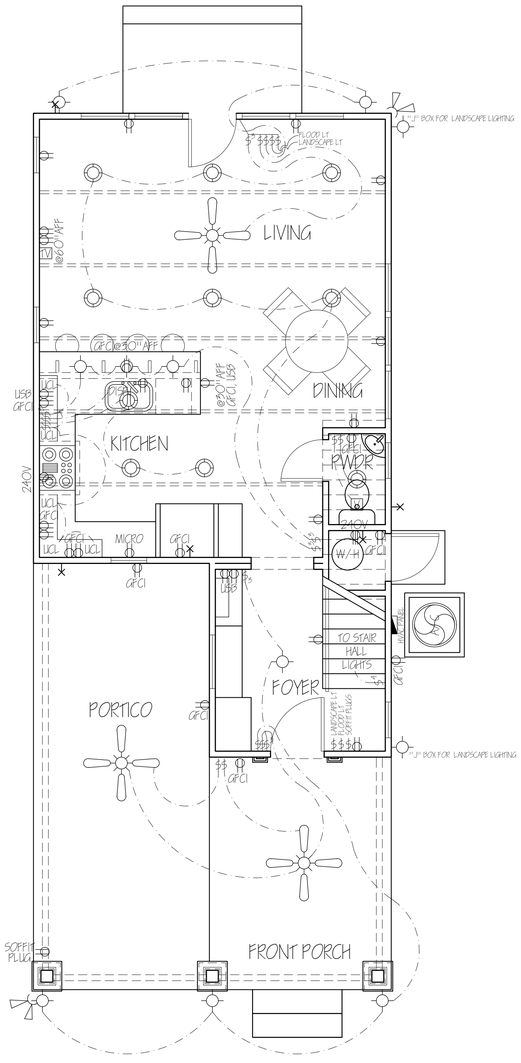
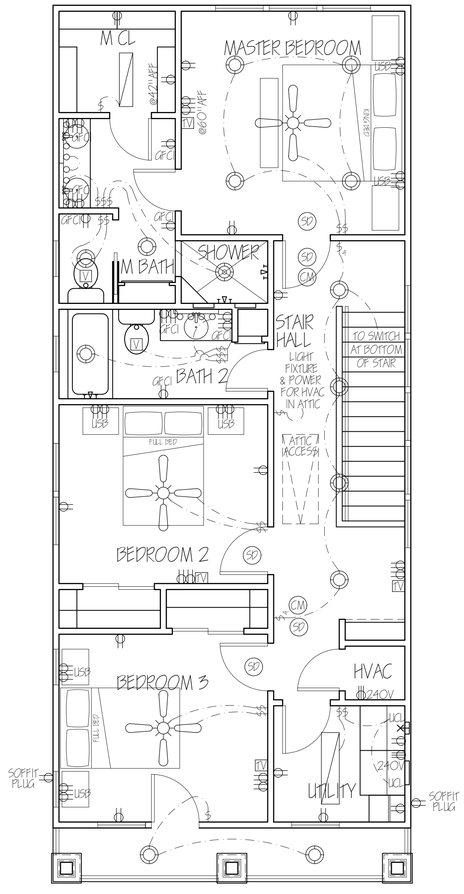


FIRST FLOOR ELECTRICAL PLAN



SECOND FLOOR ELECTRICAL PLAN

LEGEND

CLNG. FAN W/ LIGHT	HEAT/ VENT/ LIGHT
JUNCTION BOX	VENT
RECESSED CAN	R.J45 JACK
MINI REC. CAN	TV JACK
EYEBALL LIGHT	TELEPHONE JACK
FLUORESCENT LIGHT	120V OUTLET
VANITY LIGHT	240V OUTLET
FLOOD LIGHT	SWITCH / 3-WAY SWITCH
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	ELECT SUB PANEL

ELECTRICAL NOTES

ALL LIGHTING TO BE L.E.D.
ALL ELECTRICAL OUTLETS & SWITCHES & PLATES TO BE WHITE
PROVIDE POWER AS REQUIRED BY MANUFACTURERS SPECS AT ALL FIREPLACES & APPLIANCES
PROVIDE POWER AS REQUIRED BY MANUFACTURERS SPECS AT ALL HVAC EQUIPMENT
PROVIDE ELECTRICAL POWER FOR LANDSCAPE LIGHTING IN BOTH FRONT & BACK YARDS
COLUMN SCONCES CENTER TO BE 6'-0" FROM FINISHED FLOOR
INSTALL A/ V WIRING AS NECESSARY FOR TV/ SURROUND SOUND SYSTEM & SPEAKERS

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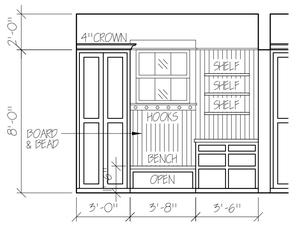
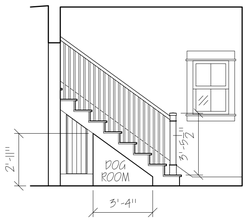
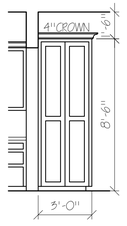
SHEET 5 OF 6



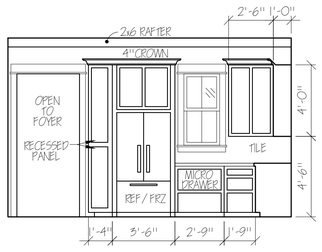
ELEVATION A



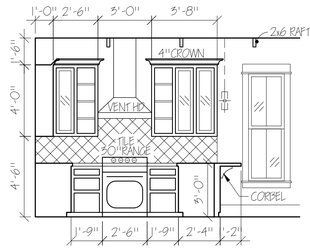
ELEVATION B



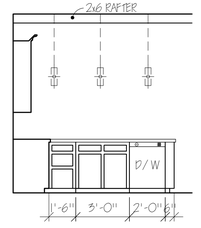
ELEVATION C



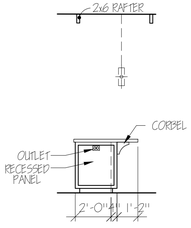
ELEVATION D



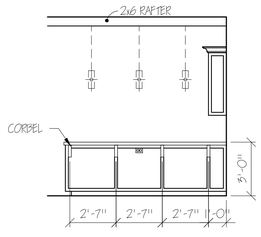
ELEVATION E



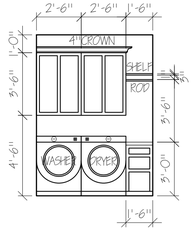
ELEVATION F



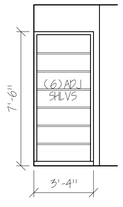
ELEVATION G



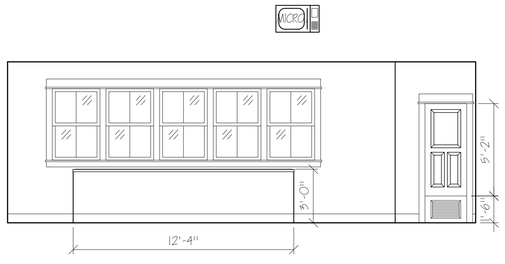
ELEVATION H



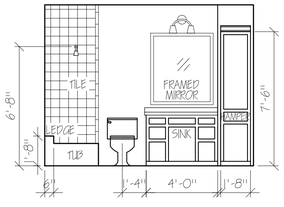
ELEVATION I



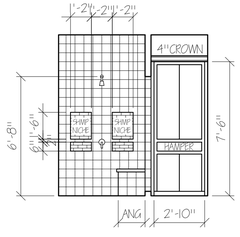
ELEVATION J



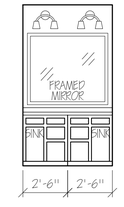
ELEVATION K



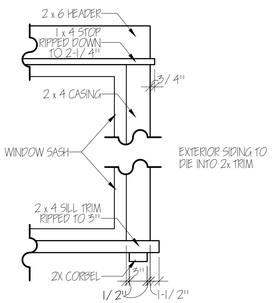
ELEVATION L



ELEVATION M

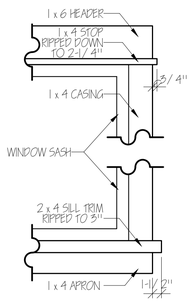


ELEVATION N



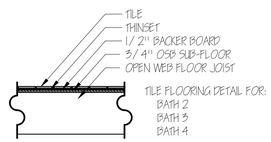
EXT. WINDOW FRAME DET.

SCALE: 1" = 1'-0"



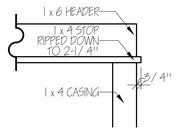
INT. WINDOW FRAME DET.

SCALE: 1" = 1'-0"



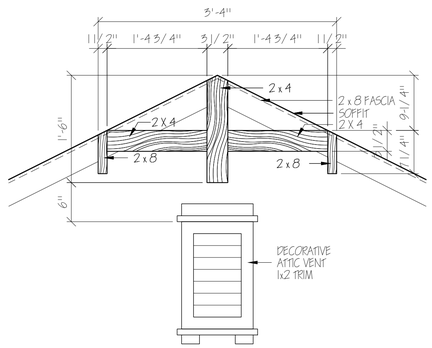
TILE FLOOR DETAIL

SCALE: 1-1/ 2" = 1'-0"



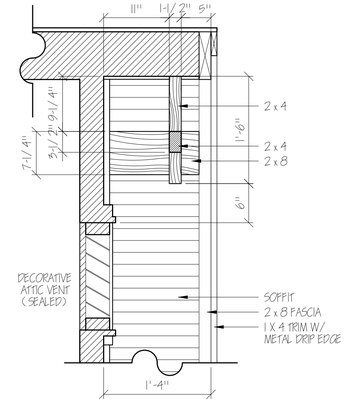
INTERIOR CASING DETAIL

SCALE: 1" = 1'-0"



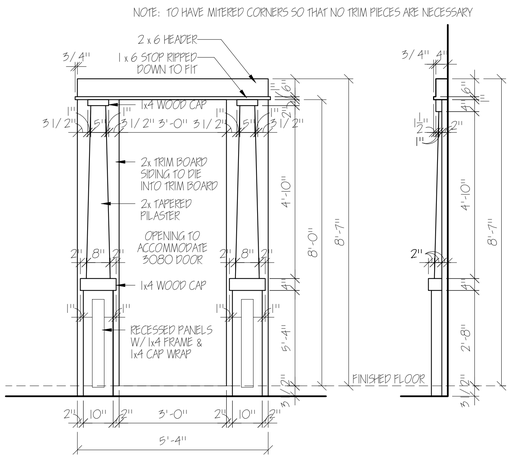
GABLE BRACKET ELEVATION DETAIL

SCALE: 1" = 1'-0"



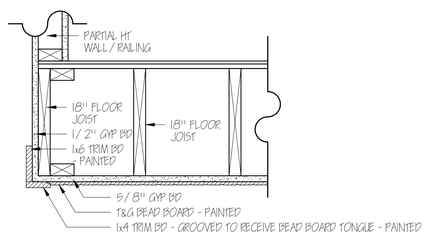
GABLE BRACKET SECTION DETAIL

SCALE: 1" = 1'-0"



DECORATIVE FRONT DOOR SURROUND

SCALE: 1/ 2" = 1'-0"



BEAD BOARD CEILING @ STAIR OPENING

SCALE: 1" = 1'-0"

BALCONY RAILING DETAIL

SCALE: 1" = 1'-0"

NOTE: TO HAVE MITERED CORNERS SO THAT NO TRIM PIECES ARE NECESSARY

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FILE: TRESMOUR-5
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DRAWN BY: JHP
REVISIONS:

SHEET 6 OF 6

423 Hackberry St
Design Specifications (Examples)

Metal Roof

Front Door

Siding

423 Hackberry St
Design Specifications (Examples)

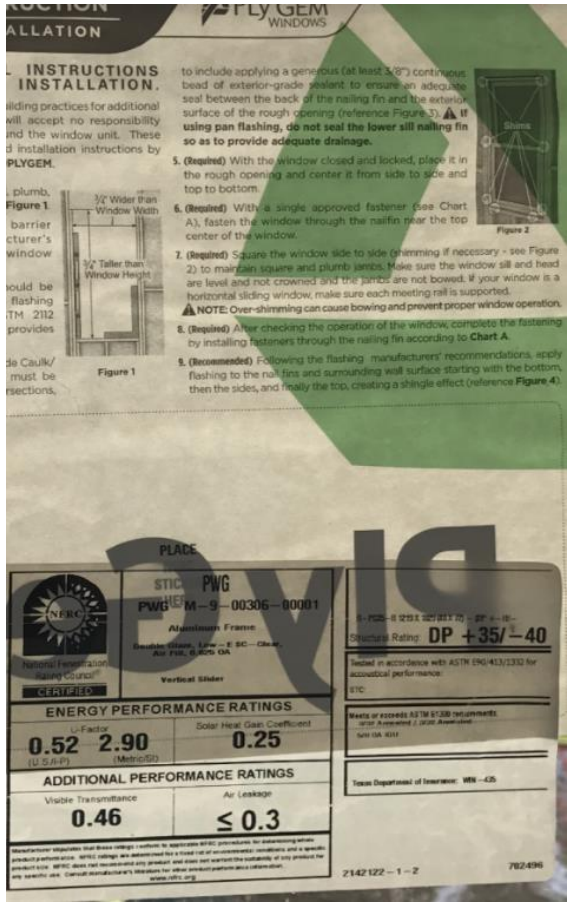
Front Porch Railing

Gable Vent

Exterior Lighting

423 Hackberry St
Design Specifications (Examples)

Windows (Dignowity-Burleson House)



Window Specification (Dignowity-Burleson House)

Windows

423 Hackberry St
Design Specifications (Examples)

Window Specification
(Dignowity-Burleson
House)

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 09-12-17 HDRC Case# 2017-467

ADDRESS: 423 N HACKBERRY Meeting Location: OHP

APPLICANT: JOHN + IRENE BREARLEY

DRC Members present: LAFFOON, GUARINO

Staff present: STEPHANIE PHILLIPS

Others present: MARIA NELSON-CENTRO

REQUEST: NEW CONSTRUCTION OF 2-STORY SINGLE FAMILY HOME

COMMENTS/CONCERNS:

RHYTHM IS MIXED. TYPICALLY, EXISTING HOUSES ARE 18-24 INCHES OFF GRADE. Like to see elevated floor level. Slab on grade is an issue, but then extends ridge line. Porch could be taller. Variance for parking may not apply.

Projecting porch effectively "closed" - maybe close it. Would look like an existing pattern. →

COMMITTEE RECOMMENDATION: **APPROVE [ ] DISAPPROVE [ ]**
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative)

9/12/17
Date

Alien to pattern – parking car within porch.

Enclosing porch: more projection, more opportunity for fenestration.

Applicant - could modify second floor plate.

MG: moving ridge down will be better for block.

End of parking ~~spot~~ space = kitchen wall.

MG: read as single gable with infilled porch.

Parking could be filled as a porch - hypothetically.

Difficulties: 2 stories, shotgun lot, foundation considerations.

18" foundation would be acceptable.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 9/27/2017 HDRC Case#

ADDRESS: 423 N HACKBERRY Meeting Location: OHP

APPLICANT: JOHN BREARLEY

DRC Members present: KAMAL, GRUBE, LAZARINE, GARCIA

Staff present: STEPHANIE PHILLIPS

Others present:

REQUEST: CONSTRUCTION OF A 2-STORY SINGLE FAMILY HOME

COMMENTS/CONCERNS: Updated drawing - includes small front balcony. Plus a fake window ~~in~~ in carport. Issue of no windows on one side; issue of a fake window in new construction. Needs to have windows. Small window in bathroom, not large enough - focus on pattern, consistency. Fewer windows placed ~~adja~~ strategically. Balance pattern, rigidity to window placement. →

COMMITTEE RECOMMENDATION: **APPROVE [ ] DISAPPROVE [ ]**
APPROVE WITH COMMENTS/STIPULATIONS:

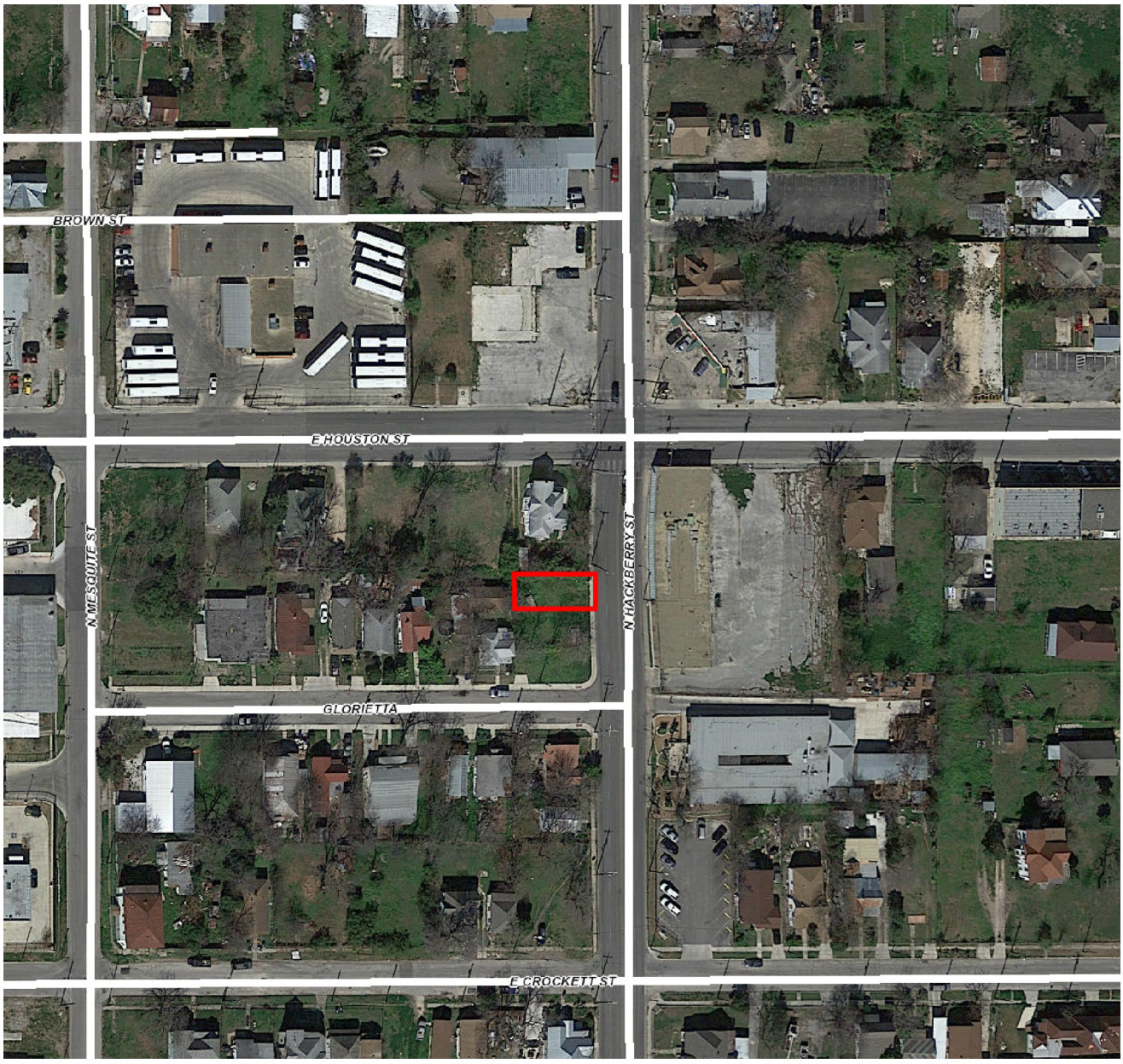
Committee Chair Signature (or representative) Date

Longer windows downstairs. One over one in carport.

Head height: bring down to match, down to seven feet.

Economical use of the site - dictated by site constraints.

Tiny porch looks nice.



N

Flex Viewer

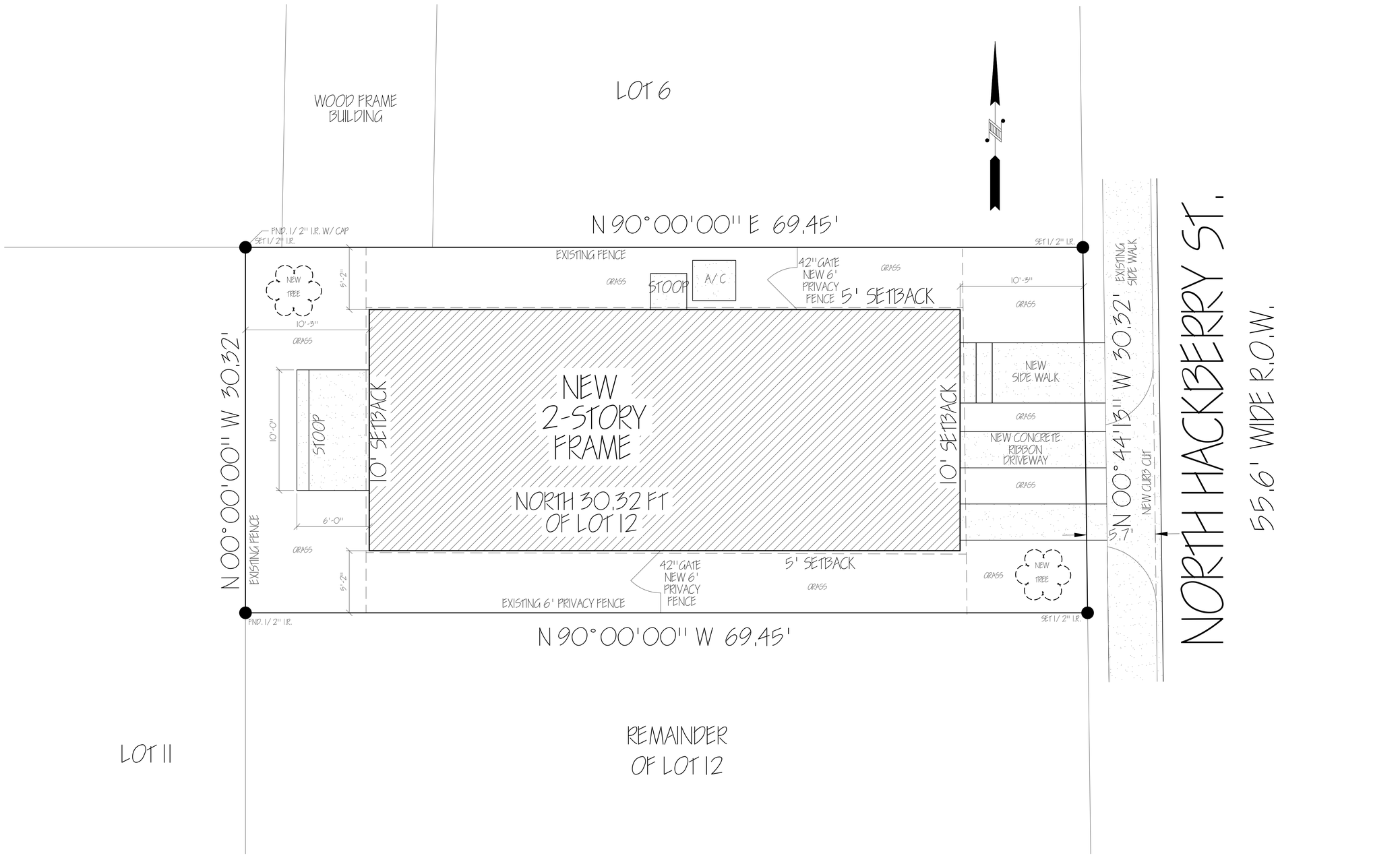
Powered by ArcGIS Server

Printed:Sep 11, 2017


Coach USA
Daisy Charters & Shuttles
DURANYORK HYDRAULIC...
423 North Hackberry
Our Beauty Salon
Snap House
Strong Foundation
N Hackberry
E Crockett St
E Houston St

1951 SANBORN MAP

TRESMOUR 101



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TRESMOUR 101
SCALE: 1/4" = 1'-0"

PT CUSTOM DESIGNS
28991 IH10 WEST, STE 280 BOERNE, TX 78006 (210) 698-7806

NOT FOR CONSTRUCTION

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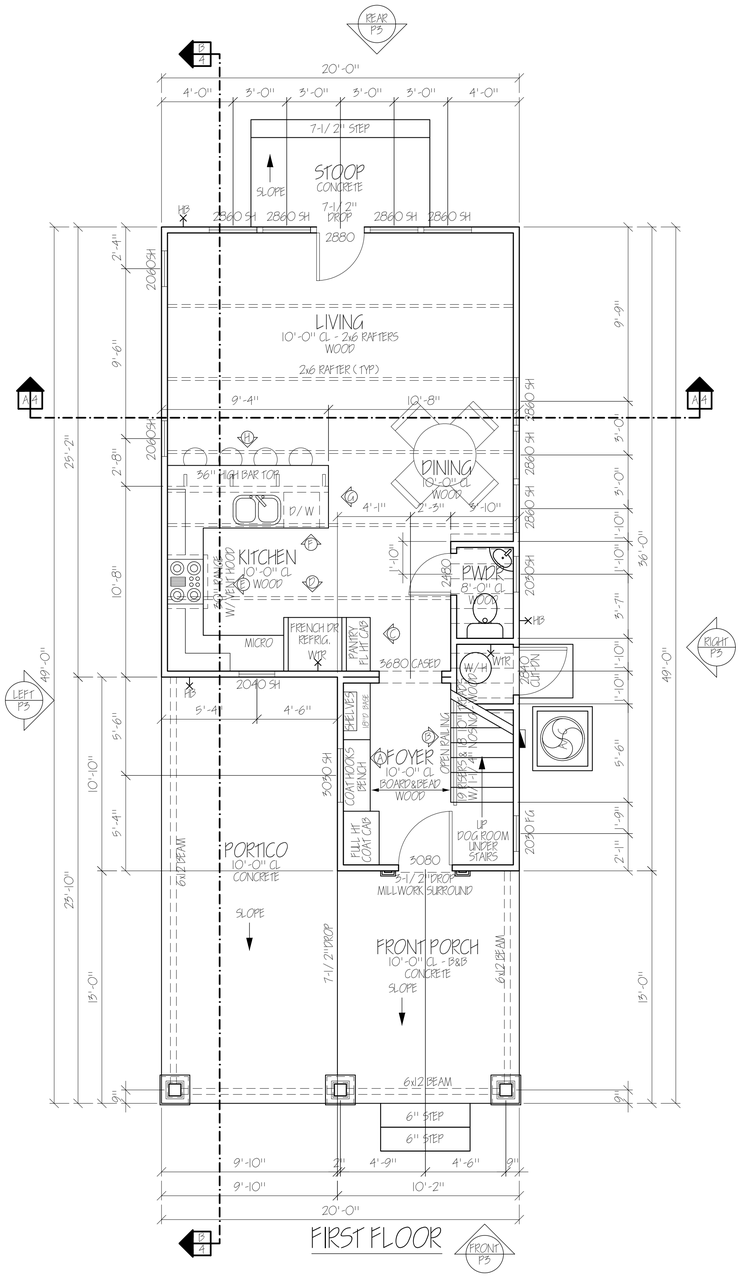
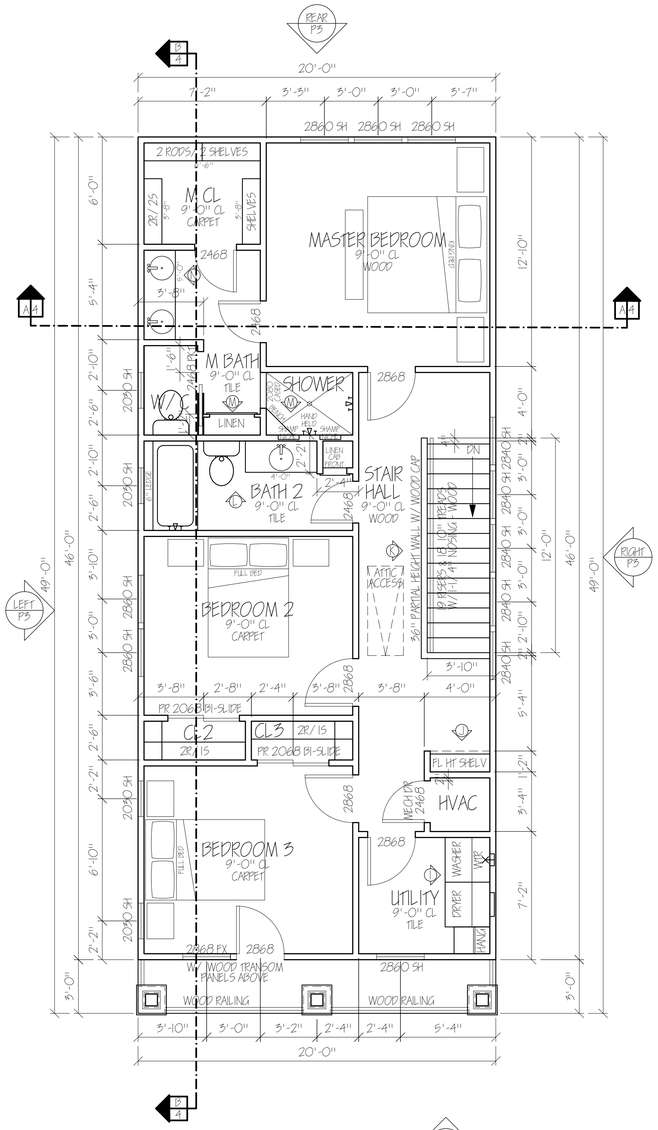
ADDRESS: 423 NORTH HACKBERRY ST.

CITY/STATE: SAN ANTONIO, TEXAS 78202

FILE: TRESMOUR-5
DATE: 30 MAY 17
DRAWN BY: JHP
REVISIONS:

SHEET 1 OF 6





FIRST FLR. LIVING	613	SF
SECOND FLR. LIVING	920	SF
TOTAL LIVING	1,533	SF
PORTICO	234	SF
FRONT PORCH	132	SF
BALCONY	60	SF

CONSTRUCTION NOTES

EXTERIOR

- FLOOR JOISTS TO BE 1'-6"
- ROOF MATERIAL TO BE METAL ROOFING MATERIAL
- ALL FASCIA TO BE 2x8 W/ METAL DRIP EDGE ON 1x4 TRIM (SEE DETAILS) - PAINTED
- ALL OVERHANG SOFFITS TO BE PAINTED TO MATCH FASCIA
- ATTIC INSULATION TO BE SPRAY FOAM ON BOTTOM OF ROOF SYSTEM & BETWEEN FLOORS
- EXTERIOR WALL INSULATION TO BE R-13.
- ALL EXTERIOR PAINT COLORS TO BE DETERMINED BY OWNER
- ALL LAP SIDING & BOARD & BATTEN SIDING W/ 1X4 TRIM - PAINTED
- BOARD & BATTON SIDING TO BE 12" BOARDS W/ 1-1/ 2" BATTONS
  - CENTER BOARD & BATTON PATTERN ON RIDGE OF EACH GABLE
- PROVIDE 2 x 6 TRIM BOARD AT TRANSITION FROM LAP SIDING TO BOARD & BATTEN SIDING
  - REFERENCE EXTERIOR ELEVATIONS FOR LOCATIONS
- ALL WINDOWS TO HAVE 2x4 JAMB & 2x6 HEADER W/ 1x STOP & 2x2 SILL W/ 2x4 CORBELS (SEE DETAIL) - PAINTED - COLOR TBD BY OWNER
- ALL SIDING TO DIE INTO 2x WINDOW/ DOOR TRIM
- WINDOWS TO BE ALUMINUM CLAD WOOD WINDOWS W/ ONE VERTICAL DIVISION OF LITE PER SASH
- ALL WINDOWS TO HAVE PRIMARY & SECONDARY LOCKS
- WINDOW HEAD HEIGHT TO BE 8'-0" ON FIRST FLOOR & 7'-6" ON SECOND FLOOR (UNLESS OTHERWISE NOTED)
- FRONT DOOR TO BE DECORATIVE PROVIDED BY OWNER
- FRONT DOOR SURROUND TO BE WOOD TRIM & PILASTERS MATCHING FRONT COLUMNS - PAINTED
- ALL EXTERIOR DOORS TO HAVE HEAVY DUTY STRIKE PLATES W/ 4" SCREWS
- AT LIVING ROOM DOOR DROP FOUNDATION FOR THRESHOLD SO THAT TOP OF 8 FOOT DOOR ALIGNS WITH TOPS OF WINDOWS WITH 8'-0" HEADERS
- EXTERIOR COLUMNS TO HAVE MITERED CORNERS SO THAT NO TRIM PIECES ARE NECESSARY (SEE DETAIL)
- CEILING AT FRONT PORCH & PORTICO TO BE 1x6 "V"-GROOVE - PAINTED COLOR TBD BY OWNER
- PORCH, PORTICO & REAR STOOP TO HAVE SALT ROCK CONCRETE TEXTURE
- EXTERIOR CONCRETE PADS TO BE BROOM FINISH & HAVE 1/ 4"/ FOOT SLOPE AWAY
- PROVIDE (2) 4" SLEEVE CONDUITS ACROSS DRIVE WAY
- PROVIDE DECORATIVE VENT IN GABLES AS SHOWN ON EXTERIOR ELEVATIONS - PAINTED
- PROVIDE DECORATIVE GABLE BRACKETS - PAINTED SEE ELEVATIONS FOR LOCATIONS & ENLARGED DETAILS
- INSTALL CORBELS AT CANTILEVERED BAY. SEE EXT. ELEVATIONS - PAINTED
  - FLOOR JOISTS CANTILEVERED OUT 6"

INTERIOR

- ALL DOORS SET 6" OFF ADJACENT WALL OR CENTERED IN SPACE UNLESS DIMENSIONED OTHERWISE
- FIRST FLOOR WALLS, CLNG & 2-STORY STAIR WALL TO BE GYP BD W/ LIGHT HAND- TROWELED FINISH - PAINTED
- SECOND FLOOR WALLS & CLNG TO BE GYP BD W/ KNOCKDOWN ORANGE PEEL TEXTURE - PAINTED
- GYPSUM SQUARED CORNERS ON ALL OUTSIDE CORNERS
- PROVIDE 4" CROWN MOULDING IN LIVING, DINING, & KITCHEN - TBD BY OWNER
- WINDOW CASING TO BE PINE & HAVE WOOD RETURN SILL, JAMBS, HEADS
  - HEADER TO BE 1x6 ON 1x2 STOP EXTENDING 3/ 4" BEYOND JAMB & HEADER
  - JAMB TO BE 1x4, SILL TO BE 2x4 HORIZONTALLY W/ 1x4 APRON
- DOOR CASING TO BE 1X4 PINE W/ 1x6 ON 1x2 STOP EXTENDING 3/ 4" BEYOND JAMB & HEADER
- INTERIOR DOORS TO BE COMPOSITE 1 OVER 2 PANEL - FINISH TBD BY OWNER
  - SOLID CORE DOORS @ BEDROOMS, POWDER, BATH, LIILITY, WATER CLOSET
  - HOLLOW CORE DOORS @ CLOSETS & HVAC CLOSET
- ALL DOOR HANDLES TO BE LEVER STYLE - LEVERS & HINGES TO BE BRUSHED NICKEL
- FIRST FLOOR BASE TRIM TO BE 1X8 - PAINTED - COLOR TO BE DETERMINED BY OWNER
- SECOND FLOOR BASE TRIM TO BE 1X6 - PAINTED - COLOR TO BE DETERMINED BY OWNER
- ALL TRIM WORK TO BE PAINTED - COLOR TBD BY OWNER (SEE CASING DETAILS)
- FIRST FLOOR FLOORING TO BE WOOD STAINED & SEALED - TBD BY OWNER
- SECOND FLOOR FLOORING AT STAIR HALL & MASTER BEDROOM TO BE WOOD STAINED & SEALED - COLOR TBD BY OWNER
- SECOND FLOOR BATH ROOMS & UTILITY TO HAVE TILE FLOORING - TBD BY OWNER
- SECONDARY BEDROOMS & CLOSETS TO HAVE CARPET
- STAIR STRINGER TO BE WOOD - PAINTED - COLOR TO BE DETERMINED BY OWNER
- STAIR TREADS TO BE STAINED WOOD & RISERS TO BE PAINTED WOOD - COLORS TBD BY OWNER
- STAIR SPINDLES TO BE WOOD -PAINTED - COLOR TO BE DETERMINED BY OWNER
- NEWEL POST & HANDRAIL TO BE STAINED - COLOR TO BE DETERMINED BY OWNER
- PANELING UNDER STAIR TO BE SIMPLE 1 X WOOD W/ BOARD & BEAD FIELD - PAINTED
- STAIR HALL UPSTAIRS - PROVIDE WOOD CAP @ TOP OF PARTIAL HEIGHT WALL AROUND STAIR -STAINED
- ALL NEW CABINETRY TO BE PAINT GRADE - FINISH & STYLE TO BE CHOSEN BY OWNER
- PROVIDE APPLIANCE GARAGE UNDER MICROWAVE CABINET EQUIPPED W/ RETRACTABLE DOOR PANEL
  - RUN C'TOP CONTINUOUSLY INTO APPLIANCE GARAGE W/ NO BOTTOM RAIL INTERRUPTING C'TOP
- ALL NEW BASE CABINETS INCLUDING LAVATORIES TO BE 34-1/ 2" TALL UNLESS NOTED OTHERWISE
- ALL NEW KITCHEN COUNTERTOPS TO BE GRANITE W/ UNDERMOUNT STAINLESS STEEL SINK - COLOR & STYLE TBD BY OWNER
- ALL NEW LAVATORY COUNTERTOPS TO BE LEVEL 1 GRANITE W/ WHITE PORCELAIN UNDERMOUNT SINK
- ALL NEW CABINET PULLS - STYLE & FINISH TO BE DETERMINED BY OWNER
- ALL BATH PLUMBING FIXTURES TO HAVE LEVER HANDLES - STYLE & FINISH TBD BY OWNER
- ALL MIRRORS TO BE FRAMED MIRRORS - STYLE & FINISH TO BE DETERMINED BY OWNER
- MASTER SHOWER TO HAVE CUSTOM TILE SURROUND TO CEILING - TILE TBD BY OWNER
- METAL BATH TUB TO HAVE CUSTOM TILE SURROUND TO CEILING - TBD BY OWNER
- INSTALL TILE TRIM CHAIR RAIL OR BULLNOSE AROUND ALL SHOWER TILE EDGES
  - NO RAW CUT EDGES TO BE EXPOSED INCLUDING SHOWER NICHES
- PROVIDE BLOCKING BESIDE TOPS OF WINDOWS FOR DRAPERY RODS, IN BATHROOMS FOR TOWEL BARS, TOWEL RINGS, T.P. HOLDERS & OVER SINKS FOR DECORATIVE MIRRORS.
- PROVIDE SOUND RETENTION BATT INSULATION AT ALL BATHS, POWDER, UTILITY ROOM & BETWEEN STAIR HALL & BEDROOMS
- AT MASTER CLOSET: PROVIDE CONTINUOUS SHELF AROUND TOP OF CLOSET
- MASTER BED ROOM TO HAVE V-GROOVE W/ CROWN - FINISH & COLOR TBD BY OWNER
- ENTRY CEILING TO BE BOARD & BEAD - PAINTED
- LIVING CEILING TO HAVE 2x6 EXPOSED RAFTER BEAMS - FINISH & COLOR TBD BY OWNER
- WATER HEATER: RELIANCE WATER HEATER 6-50-ECLPS110 48 GALLON LOWBOY (27.5 x 33 x 37.75 in) OR - REEM WATER HEATER 50 GALLON (25"DIA,48"HIGH)
- PROVIDE PLYWOOD DECKING IN ATTIC FOR ACCESS TO HVAC EQUIPMENT

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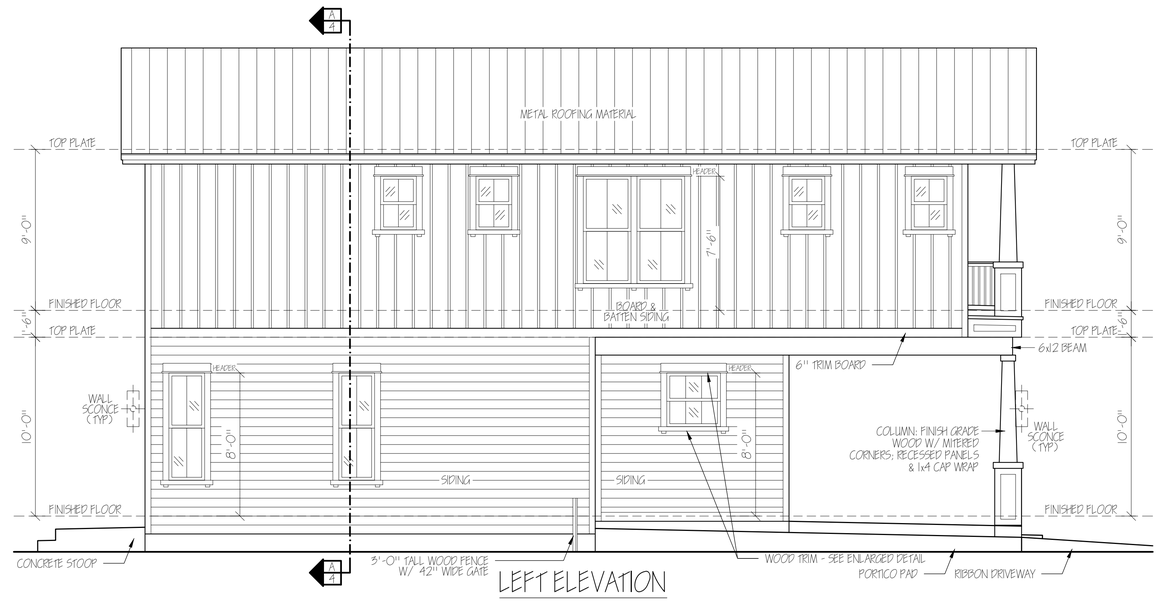
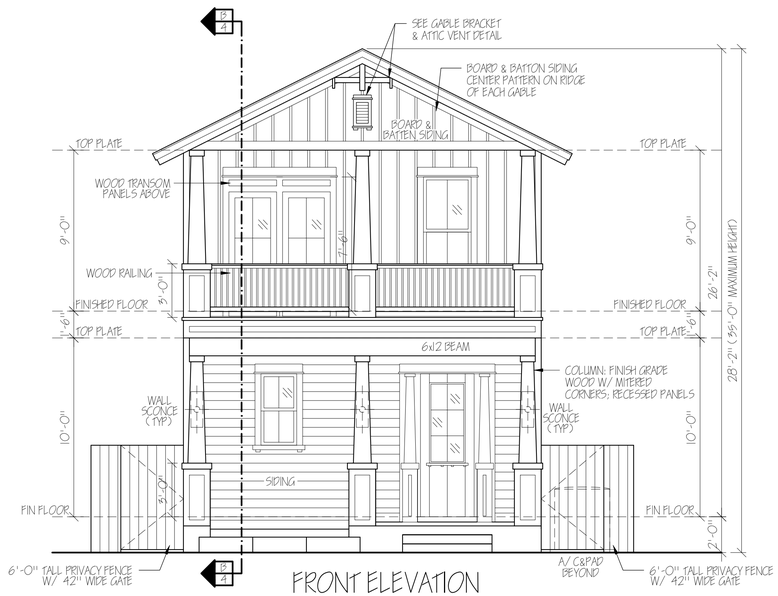
DRAWN BY: JHP
REVISIONS:

SHEET 2 OF 6

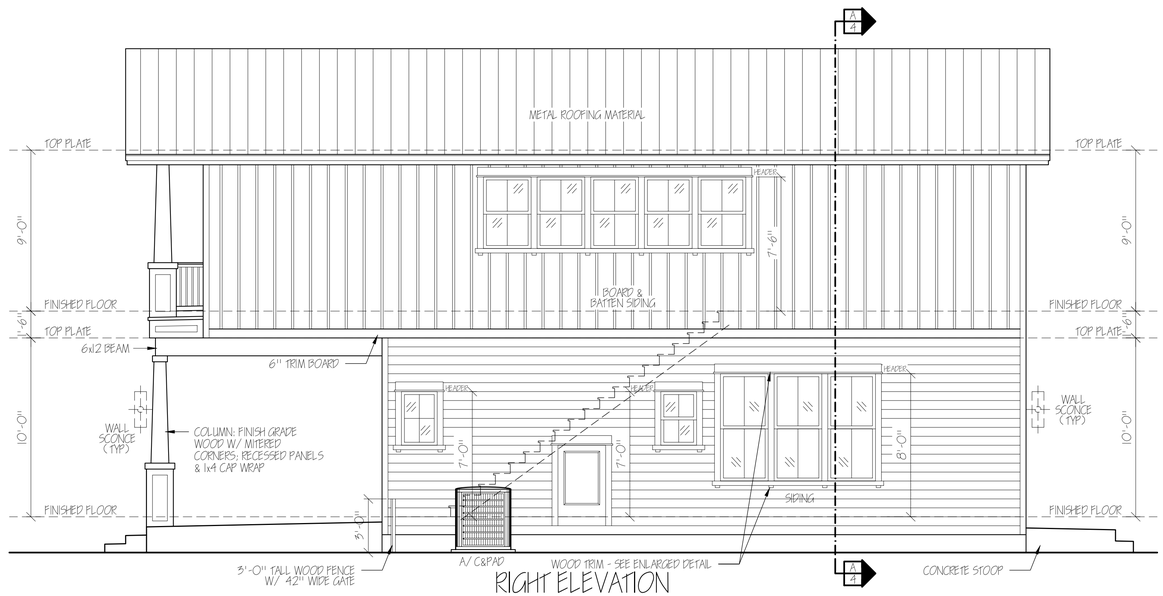
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

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675

PT CUSTOM DESIGNS
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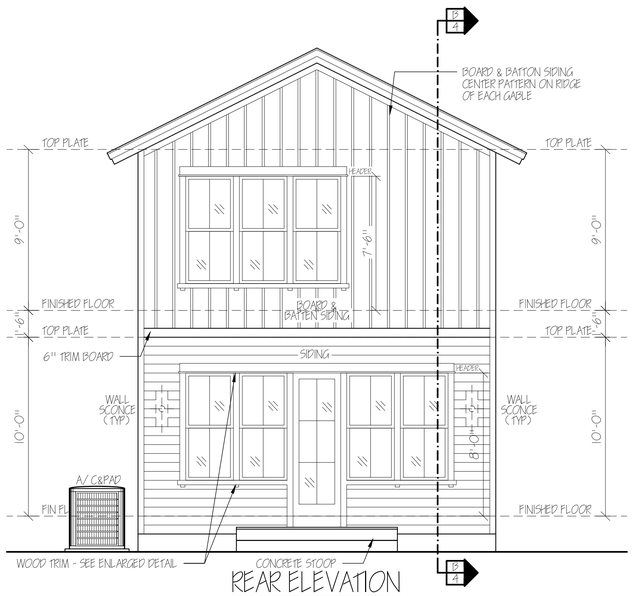

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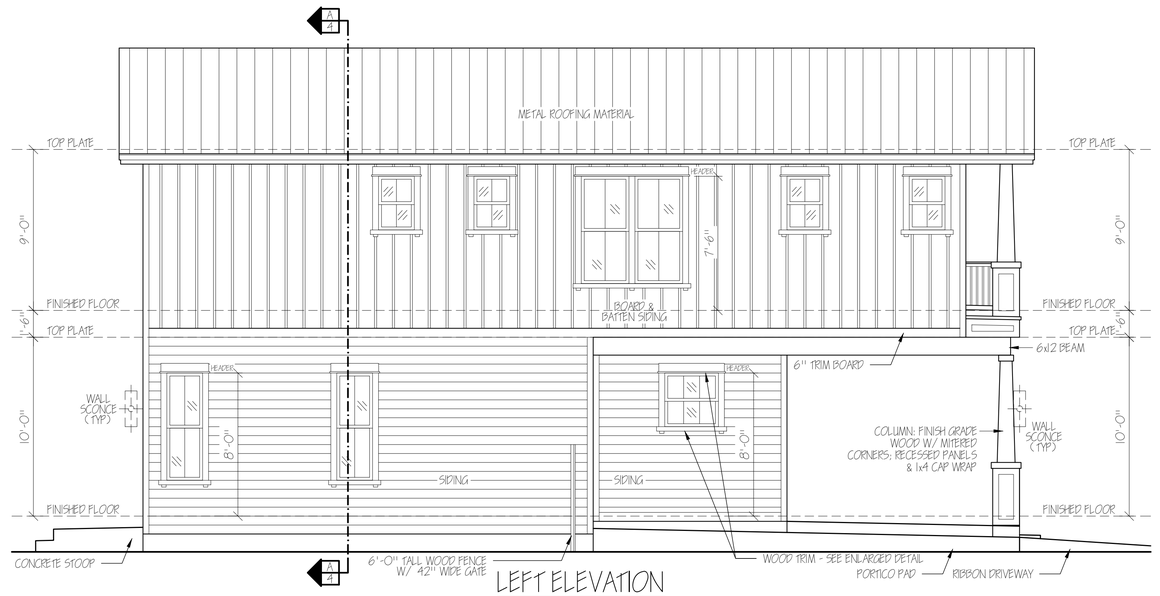

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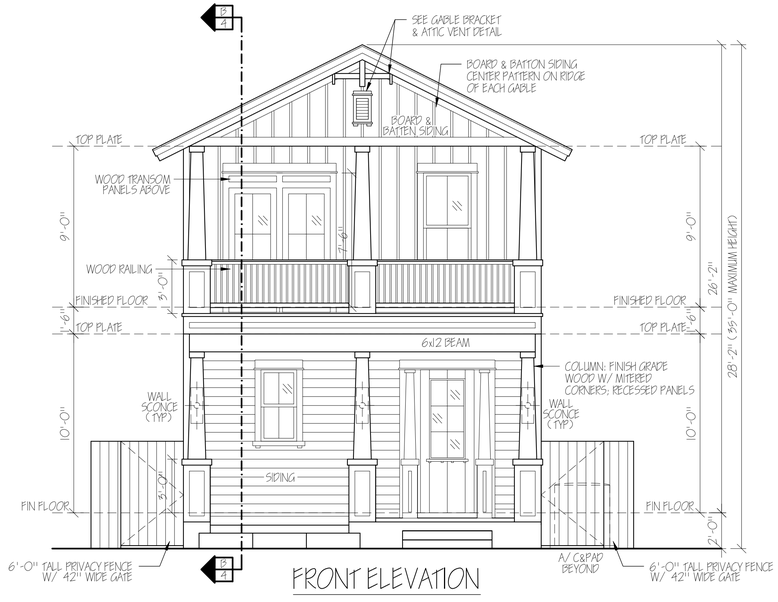
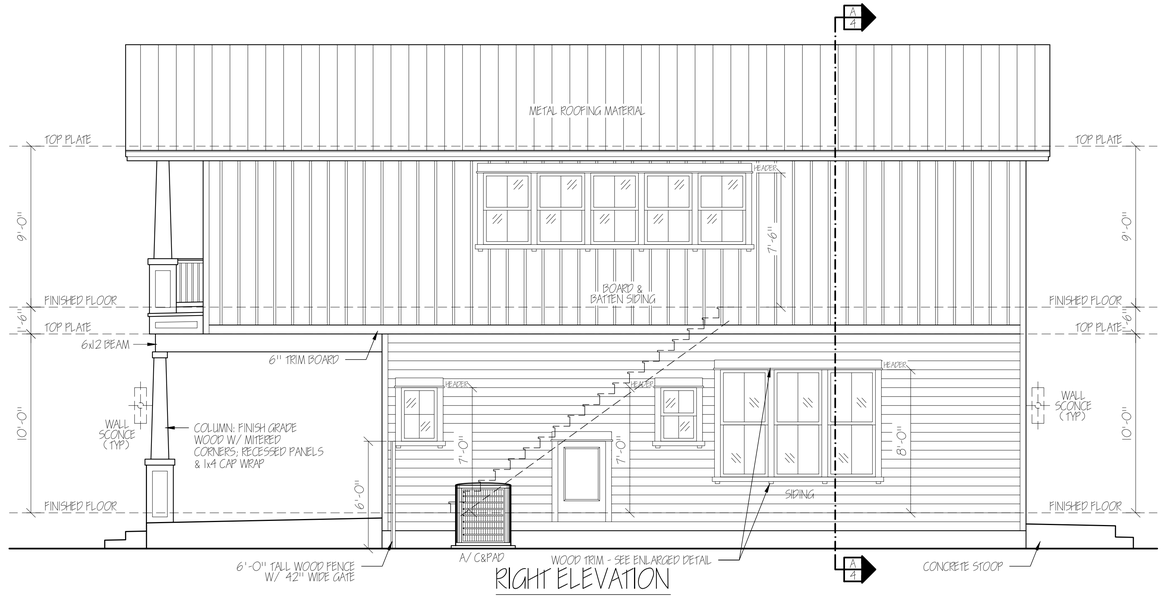


FRONT ELEVATION



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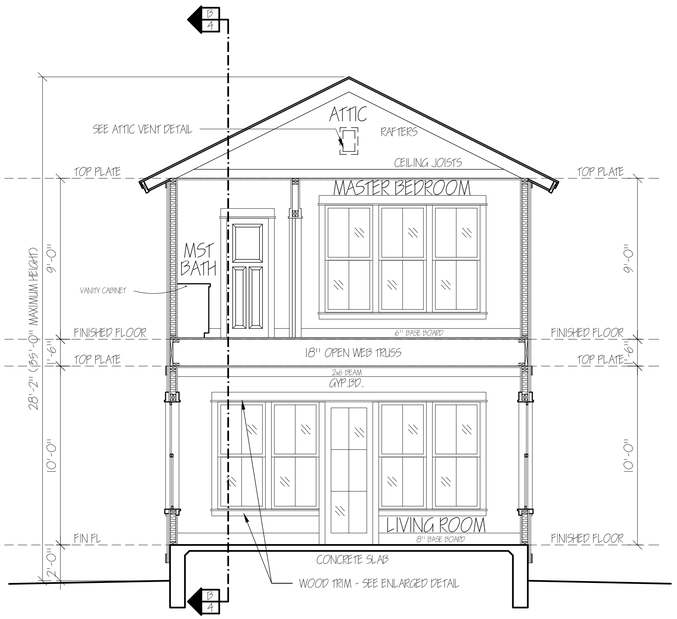
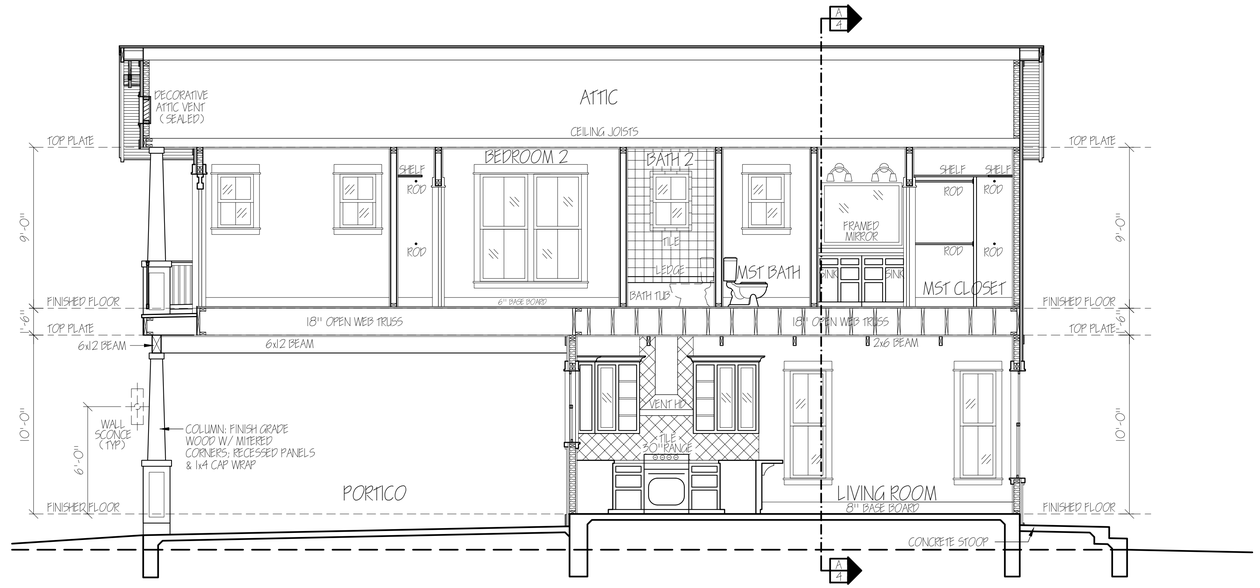
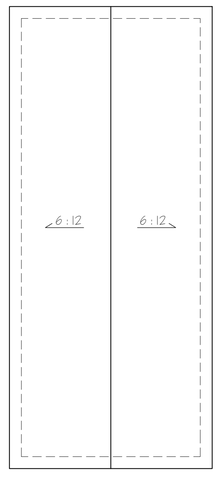


BUILDING SECTION/ ELEVATION A



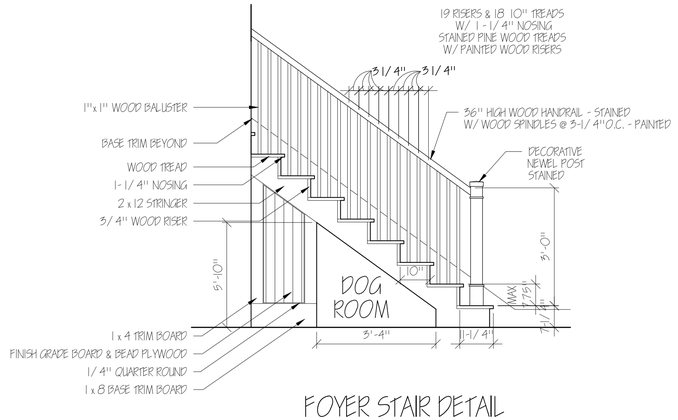
BUILDING SECTION/ ELEVATION B



ALL OVERHANGS TO BE 1'-4" (UNLESS OTHERWISE NOTED)

ROOF PLAN

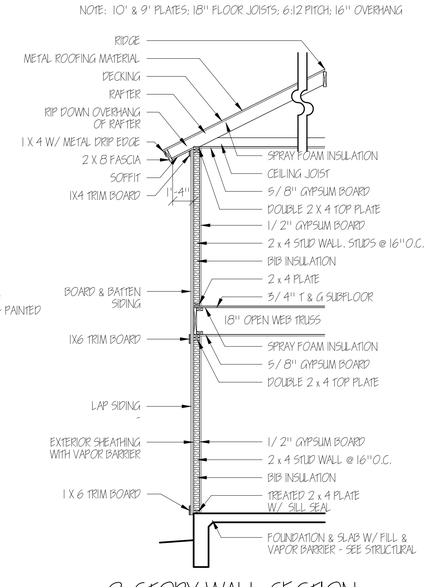
SCALE: 1/ 8" = 1'-0"



FOYER STAIR DETAIL

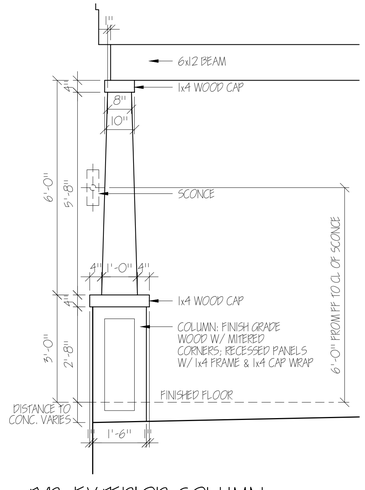
INT. ELEVATION "B"

SCALE: 1/ 2" = 1'-0"



2-STORY WALL SECTION

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



TYP. EXTERIOR COLUMN

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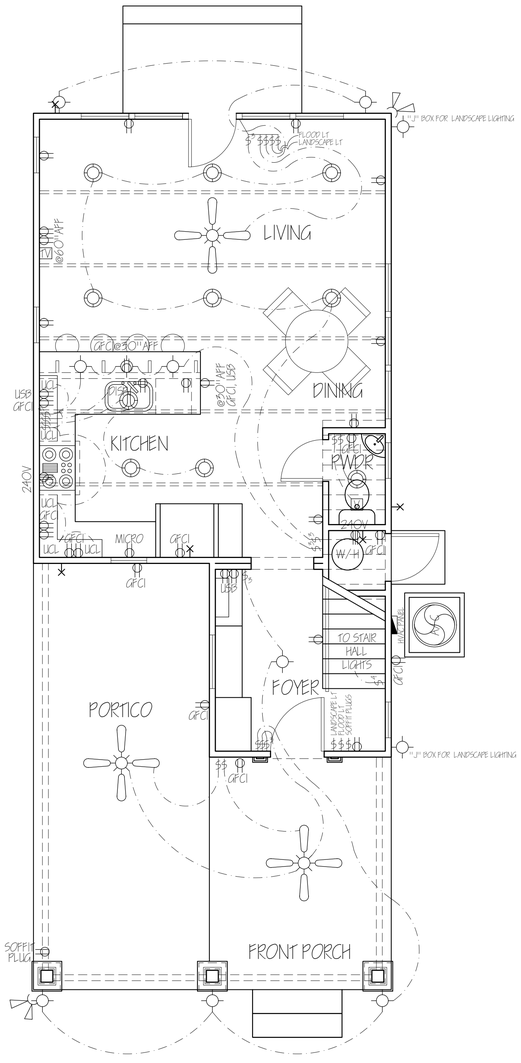
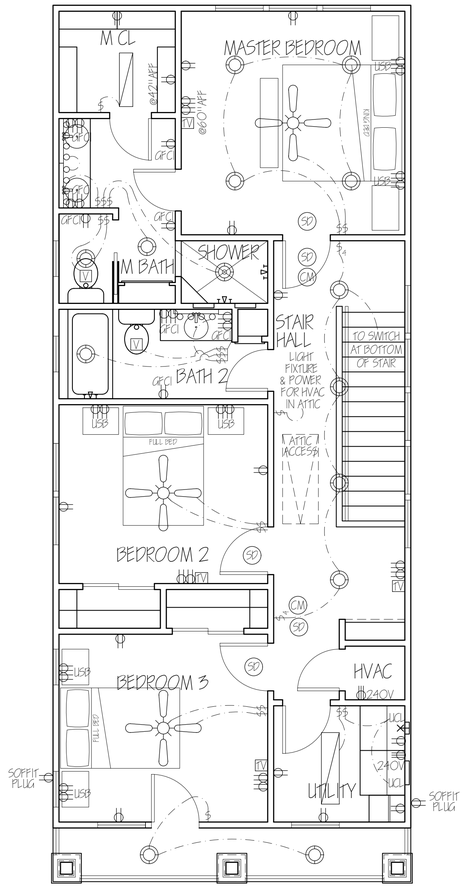


FIRST FLOOR ELECTRICAL PLAN



SECOND FLOOR ELECTRICAL PLAN

LEGEND

CLNG. FAN W/ LIGHT	HEAT/ VENT/ LIGHT
JUNCTION BOX	VENT
RECESSED CAN	R.J45 JACK
MINI REC. CAN	TV JACK
EYEBALL LIGHT	TELEPHONE JACK
FLUORESCENT LIGHT	120V OUTLET
VANITY LIGHT	240V OUTLET
FLOOD LIGHT	SWITCH / 3-WAY SWITCH
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	ELECT SUB PANEL

ELECTRICAL NOTES

ALL LIGHTING TO BE L.E.D.
ALL ELECTRICAL OUTLETS & SWITCHES & PLATES TO BE WHITE
PROVIDE POWER AS REQUIRED BY MANUFACTURERS SPECS AT ALL FIREPLACES & APPLIANCES
PROVIDE POWER AS REQUIRED BY MANUFACTURERS SPECS AT ALL HVAC EQUIPMENT
PROVIDE ELECTRICAL POWER FOR LANDSCAPE LIGHTING IN BOTH FRONT & BACK YARDS
COLUMN SCONCES CENTER TO BE 6'-0" FROM FINISHED FLOOR
INSTALL A/ V WIRING AS NECESSARY FOR TV/ SURROUND SOUND SYSTEM & SPEAKERS

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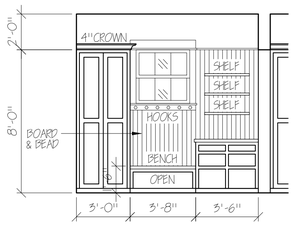
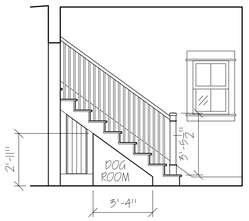
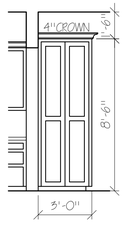


ELEVATION A



ELEVATION B



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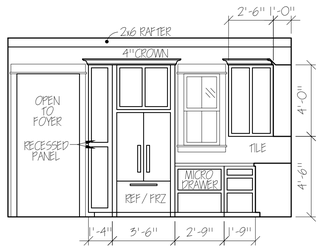
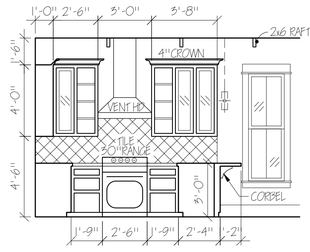
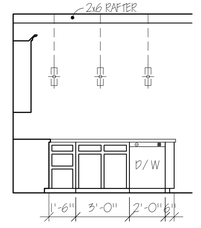


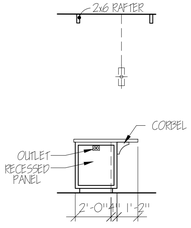
ELEVATION D



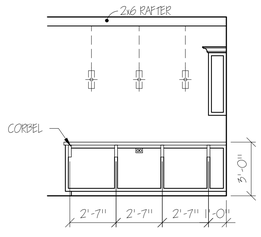
ELEVATION E



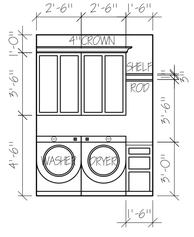
ELEVATION F



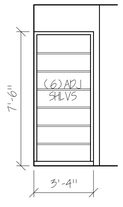
ELEVATION G



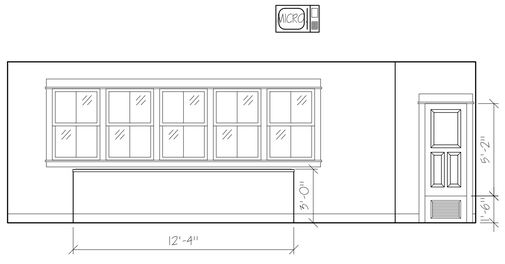
ELEVATION H



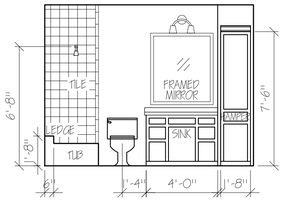
ELEVATION I



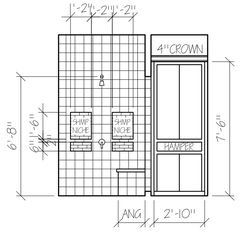
ELEVATION J



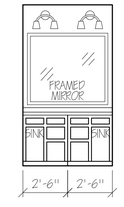
ELEVATION K



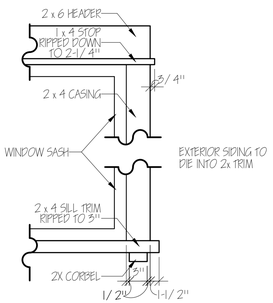
ELEVATION L



ELEVATION M

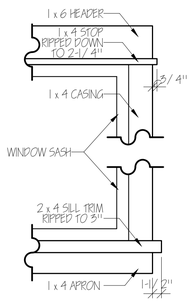


ELEVATION N



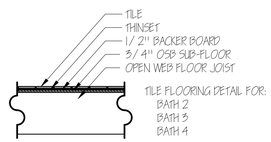
EXT. WINDOW FRAME DET.

SCALE: 1" = 1'-0"



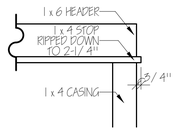
INT. WINDOW FRAME DET.

SCALE: 1" = 1'-0"



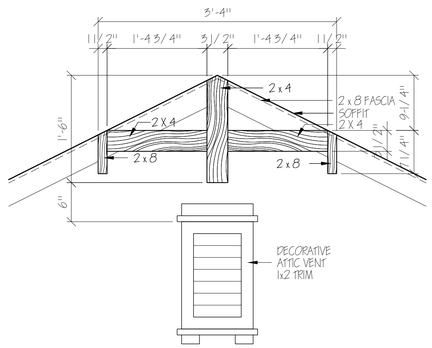
TILE FLOOR DETAIL

SCALE: 1-1/ 2" = 1'-0"



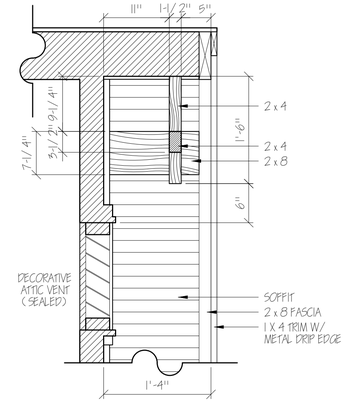
INTERIOR CASING DETAIL

SCALE: 1" = 1'-0"



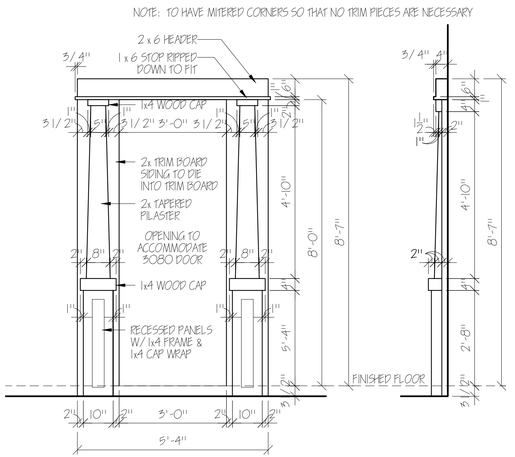
GABLE BRACKET ELEVATION DETAIL

SCALE: 1" = 1'-0"



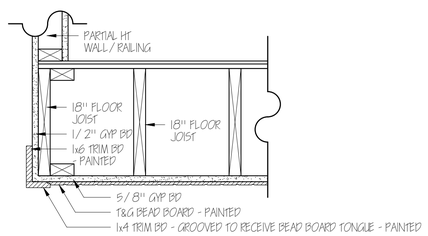
GABLE BRACKET SECTION DETAIL

SCALE: 1" = 1'-0"



DECORATIVE FRONT DOOR SURROUND

SCALE: 1/ 2" = 1'-0"



BEAD BOARD CEILING @ STAIR OPENING

SCALE: 1" = 1'-0"

BALCONY RAILING DETAIL

SCALE: 1" = 1'-0"

NOTE: TO HAVE MITERED CORNERS SO THAT NO TRIM PIECES ARE NECESSARY

THESE DRAWINGS ARE BASED ON IDEAS FROM THE CUSTOMER AND THE DESIGNER. ALL LOCATIONS AND DIMENSIONS ARE TO BE FIELD-VERIFIED BY THE CUSTOMER AND CONTRACTOR PRIOR TO START OF WORK.

TRESMOUR 101

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

NOT FOR CONSTRUCTION

CLIENT: TRESMOUR 101

ADDRESS: 423 NORTH HACKBERRY ST.

CITY/STATE: SAN ANTONIO, TEXAS 78202

PT CUSTOM DESIGNS
28991 IHIO WEST, STE 280 BOERNE, TX 78006 (210) 698-7806

FILE: TRESMOUR-5
DATE: 30 MAY 17
DRAWN BY: JHP
REVISIONS:

SHEET 6 OF 6

423 Hackberry St
Design Specifications (Examples)

Metal Roof

Front Door

Siding

423 Hackberry St
Design Specifications (Examples)

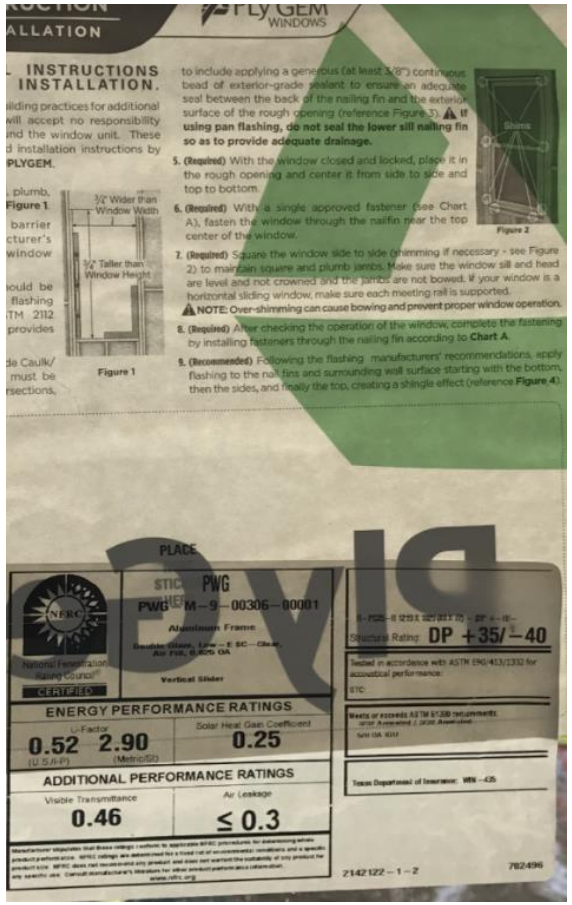
Front Porch Railing

Gable Vent

Exterior Lighting

423 Hackberry St
Design Specifications (Examples)

Windows (Dignowity-Burleson House)



Window Specification (Dignowity-Burleson House)

Windows

423 Hackberry St
Design Specifications (Examples)

Window Specification
(Dignowity-Burleson
House)

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 09-12-17 HDRC Case# 2017-467

ADDRESS: 423 N HACKBERRY Meeting Location: OHP

APPLICANT: JOHN + IRENE BREARLEY

DRC Members present: LAFFOON, GUARINO

Staff present: STEPHANIE PHILLIPS

Others present: MARIA NELSON-CENTRO

REQUEST: NEW CONSTRUCTION OF 2-STORY SINGLE FAMILY HOME

COMMENTS/CONCERNS:

RHYTHM IS MIXED. TYPICALLY, EXISTING HOUSES ARE 18-24 INCHES OFF GRADE. Like to see elevated floor level. Slab on grade is an issue, but then extends ridge line. Porch could be taller. Variance for parking may not apply.

Projecting porch effectively "closed" - maybe close it. Would look like an existing pattern. →

COMMITTEE RECOMMENDATION: **APPROVE [ ] DISAPPROVE [ ]**
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative)

9/12/17
Date

Alien to pattern – parking car within porch.

Enclosing porch: more projection, more opportunity for fenestration.

Applicant - could modify second floor plate.

MG: moving ridge down will be better for block.

End of parking ~~spot~~ space = kitchen wall.

MG: read as single gable with infilled porch.

Parking could be filled as a porch - hypothetically.

Difficulties: 2 stories, shotgun lot, foundation considerations.

18" foundation would be acceptable.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 9/27/2017 HDRC Case#

ADDRESS: 423 N HACKBERRY Meeting Location: OHP

APPLICANT: JOHN BREARLEY

DRC Members present: KAMAL, GRUBE, LAZARINE, GARCIA

Staff present: STEPHANIE PHILLIPS

Others present:

REQUEST: CONSTRUCTION OF A 2-STORY SINGLE FAMILY HOME

COMMENTS/CONCERNS: Updated drawing - includes small front balcony. Plus a fake window ~~in~~ in carport. Issue of no windows on one side; issue of a fake window in new construction. Needs to have windows. Small window in bathroom, not large enough - focus on pattern, consistency. Fewer windows placed ~~adja~~ strategically. Balance pattern, rigidity to window placement. →

COMMITTEE RECOMMENDATION: **APPROVE [ ] DISAPPROVE [ ]**
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative) Date

Longer windows downstairs. One over one in carport.

Head height: bring down to match, down to seven feet.

Economical use of the site - dictated by site constraints.

Tiny porch looks nice.