

# HISTORIC AND DESIGN REVIEW COMMISSION

April 04, 2018

**HDRC CASE NO:** 2018-132  
**ADDRESS:** 206 W LULLWOOD AVE  
**LEGAL DESCRIPTION:** NCB 6533 BLK 13 LOT 25, AND 26  
**ZONING:** R-5 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Paul Casseb, Jr., AIA  
**OWNER:** The Dennis P & Jane A Lindsey Living Trust  
**TYPE OF WORK:** Construction of a 2-story single family structure and 2-story rear accessory structure, modifications to an existing wall  
**APPLICATION RECEIVED:** March 16, 2018  
**60-DAY REVIEW:** May 15, 2018  
**REQUEST:**

The applicant is requesting conceptual approval to construct a two-story residential structure and a two-story rear accessory structure on the vacant lot at 206 W Lullwood. The proposal also includes hardscaping, landscaping, and modifications to an existing stone wall.

## 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. *Facade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

#### D. LOT COVERAGE

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

### 3. Materials and Textures

#### A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

#### 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 principal 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 2-story single family home and a 2-story rear accessory structure on the vacant lot at 206 W Lullwood Ave, located within the Monte Vista Historic District. The primary structure will feature a footprint of approximately 1,587 square feet and the rear accessory structure will feature a footprint of approximately 884 square feet. The proposal also includes a covered walkway between the two structures, hardscaping, landscaping, and modifications to an existing stone wall on the property. The property is an interior lot on the south side of W Lullwood Ave between Howard St to the east and Belknap St to the west. This portion of W Lullwood Ave is predominantly defined by 1-story historic homes in the Tudor and Spanish Eclectic styles, with a 2-story historic stone Tudor home located directly to the east. A 2-story historic home with Colonial Revival influences is located at the corner of W Lullwood Ave and Belknap St. The south side of the block, where the vacant lot is located, is primarily defined by the Tudor Revival style.
- b. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. The applicant met with the Design Review Committee (DRC) on February 27, 2018, to review a previous iteration of the submitted design. The DRC provided feedback on several items, including reducing the complexity of the roof forms on the primary structure, relocating the front door to align with the entrance of the front porch, reducing the number of window sizes and configurations, and relocating several windows on the front façade to be more consistent with the Guidelines. The applicant met with the DRC on March 27, 2018, to review the current submittal. The DRC again recommended that the complexity of the roofline, particularly the rear roofline, be reduced. It was recommended that the two windows on the west side of the first floor on the front elevation be relocated away from the vertical trim pieces and placed more consistently on the façade. The DRC also recommended implementing window sizes and proportions on the front façade that are more similar to the rear façade, which are taller, rectangular, and more consistent with existing patterns and precedents. The DRC encouraged the applicant to carry the architectural language for columns consistently throughout the project.

### Findings for the primary structure:

- d. **ARCHITECTURAL PRECEDENT** – As noted in finding a, the south side of W Lullwood Ave is primarily defined by 1-story Tudor Revival homes or eclectic homes with Tudor Revival influences. Prominent features of the Tudor Revival style include a defined gabled front entrance, steeply pitched gable roofs, large exterior chimneys, and rectangular windows with multi-pane glazing or decorative window screens. The applicant's proposal for new construction is influenced by the Craftsman style and features a combination of hipped and gable roofs, an asymmetrical front porch with battered columns, a prominent bay window, and decorative brackets. In general, the proposal is an extreme departure from the predominant style of the block and ignores the historic precedent set by the consistent development pattern established in the early 1900s, primarily in terms of massing, entrance design, roof forms, and detail.
- e. **SETBACKS** – 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. Based on the submitted site plan, the applicant has proposed a front setback measuring 29'-0" and side setbacks measuring 5'-1". The front setback pattern of W Lullwood Ave is fairly consistent, with most structures – both 1-story and 2-story – sharing roughly the same setback. Based on a visual assessment of the block, staff finds that the proposed front setback may be appropriate, but has not seen a site plan or drawing that places the proposed structure in context with the surrounding block. The applicant is required to submit a site plan that includes neighboring structures with their setbacks indicated, as well as a study that determines the median setback on the block. Regarding the side setbacks, the historic development pattern of the block features deep and narrow lots with minimal side setbacks. Staff finds the proposed side setbacks appropriate based on the existing context of the surrounding streets.
- f. **LOT COVERAGE** – According to the Historic Design Guidelines, new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The building footprint for new construction should be limited 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. According to the submitted site plan, the existing lot measures 6,432 square feet. The proposed building lot coverage totals approximately 3,025 square feet, or 47 percent of the total lot. Additionally, neighboring historic structures on the south side of W Lullwood Ave feature a lot coverage that



nearly meets or exceeds 50 percent. There is a historic precedent for the proposed lot coverage. Staff finds the proposal generally consistent.

- g. **ENTRANCES: ORIENTATION** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrance towards W Lullwood Ave. This is consistent with the Guidelines and the development pattern of neighboring homes.
- h. **ENTRANCES: FRONT PORCH** – The applicant has proposed an inset front porch with a depth of approximately eight feet. Historic structures throughout the Monte Vista Historic District feature distinct porches that engage the pedestrian streetscape and feature numerous widths, depths and roof styles. Staff finds that the depth and width of the porch is appropriate.
- i. **SCALE & MASSING** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. The applicant has proposed a 2-story structure. The overall height is not indicated on the submitted drawings, but based on the dimensions included, the tallest point of the structure appears to be approximately 23 to 24 feet, including the foundation. According to the Historic Design Guidelines, new construction should feature a height that is consistent with nearby historic homes. As noted in finding a, W Lullwood Ave is characterized by primarily 1-story single family homes. The applicant has not provided an assessment or study of the ridgeline heights of nearby structures. Staff finds that a 1.5 story house would be more appropriate for the context of the block.
- j. **FOUNDATION** – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundations. Historic structures found throughout this portion of the Monte Vista Historic District feature foundation heights of two to three feet in height. The applicant has not indicated the foundation height on the submitted elevations, but based on the information provided, the foundation appears to be between one and one and a half feet in height. Staff finds the proposed foundation height generally consistent, but requires dimensional information to make a full determination on appropriateness.
- k. **ROOF FORM** – The applicant has proposed a primary cross gable roof form with half hips and modified gables on the first floor masses. Guideline 3.A.iv states that new roofs should be constructed in a similar fashion as historic roofs in the district in terms of pitch, orientation, and overhangs. A cross gable form is common in the vicinity of the lot, most commonly on nearby 1-story Spanish Eclectic and Tudor homes. However, the front gable features gable vent returns, which are not characteristic of historic homes in the area. Staff finds that this detail should be eliminated. Additionally, the half hips on the front façade terminate before reaching the edges of the front façade. This is not a detail evident in structures on the block or in the district. The roof heights of the two 1-story side masses are also different, which is not historically common. The rear façade features three gables on both the first and second story, with a steeply pitched hipped form on the first floor. Staff finds that complexity of the overall roof forms should be significantly reduced to be more consistent with the Guidelines and historic structures on the block.
- l. **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 several window openings that are consistent with historic precedents. However, the windows on the east side of the first story front elevation abut the vertical trim pieces, which is not appropriate. Overall, the proposal features at least seven different window sizes. As proposed, the front elevation contains a bay window that has no historic precedent. Staff finds that the applicant should reduce the amount of window sizes to be more consistent with the Guidelines and nearby historic facades. Additionally, the left elevation features a long span of uninterrupted wall space, which is not consistent with historic structures or the Guidelines. Staff finds that this elevation should feature a fenestration pattern that is more consistent with the Guidelines.
- m. **MATERIALS** – The applicant has proposed materials that include horizontal smooth composite siding, wooden porch posts, a composition shingle and standing seam metal roof, and aluminum-clad wood windows. Generally, staff finds these materials appropriate.
- n. **WINDOW MATERIALS** – The applicant has verbally stated their intent to install aluminum-clad wood windows. Staff finds the proposal appropriate. The windows should comply with the OHP Window Policy Document for New Construction and the stipulations listed in the recommendation.
- o. **CHIMNEY** – The applicant has proposed a chimney that is set back from the front façade of the home. As proposed, the chimney is not an integral architectural feature of the design. As noted in finding d, Tudor Revival homes on the south side of the block include large chimneys as key architectural features. Staff finds that the chimney design should be further developed as an integral design element to be more consistent with the architectural details of the block.

- p. **ARCHITECTURAL DETAILS** – New buildings 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. The architectural details of the proposal are an interpretation of the Craftsman style. While Craftsman homes can be found in areas of Monte Vista, W Lullwood Ave is primarily characterized by Tudor and Spanish Eclectic homes. Structures with Colonial Revival and Folk Victorian influences are also found along W Lullwood Ave. Staff finds that architectural details that incorporate the predominant styles of the block should be integrated to better comply with the Guidelines.
- q. **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 that the A/C unit will be located at the rear of the structure. The applicant is responsible for accommodating ground and rooftop mechanical elements and screening them from the public right-of-way.

Findings for rear accessory structure:

- r. **SETBACKS & ORIENTATION** – According to the Historic Design Guidelines, new garages should follow 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. Additionally, historic setbacks should be followed. Staff finds the proposed orientation and setbacks consistent with those found historically on the block.
- s. **SCALE & MASSING** – According to the Historic Design Guidelines, new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form. Based on the submitted elevations, the proposed rear accessory structure will be taller than the new primary structure. This primary-accessory structure relationship is not characteristic of the Monte Vista Historic District development pattern and is not appropriate. Additionally, the applicant has not provided information that supports the appropriateness of a 2-story rear accessory structure. Staff finds that the proposed structure should be reduced in height in order to be visually interpreted as subordinate.
- t. **ROOF FORM** – The proposed structure features a side gable configuration with a front gable and additional 1-story side gable that projects slightly. Staff finds that the roof form is generally appropriate, but finds that the form should be further developed as the primary structure's design details and massing evolve based on previous findings.
- u. **WINDOW & DOOR OPENINGS** – The applicant has proposed to install several windows on the proposed structure. A majority of the windows feature a square opening size with double hung sashes. The front elevation also features larger rectangular ganged paired windows, and one window on the right elevation features a more rectangular proportion. All of these sizes are found on the primary structure. Staff finds that larger rectangular openings on the front façade are most appropriate and consistent with the Guidelines. Staff finds that the square windows should be replaced with rectangular windows and that the overall number of window sizes should be reduced.
- v. **GARAGE DOORS** – The proposed accessory structure will feature a 3-story garage on the first floor fronting the rear alley. The applicant has proposed to install three individual overhead garage doors. The material is not yet indicated. Staff finds the proposal to incorporate three individual garage doors generally appropriate, but has not yet seen photographs of the historic and contemporary rear accessory structures that currently front the alley. Staff requires this information to determine the appropriateness of the alley elevation.
- w. **MATERIALS** – The applicant has proposed materials that include horizontal smooth composite siding, a composition shingle roof, and aluminum-clad wood windows. Generally, staff finds these materials appropriate.
- x. **ARCHITECTURAL DETAILS** – New rear accessory structures should relate to the principal structure with simplified architectural details and complementary materials. Staff finds that the overall approach to the rear accessory structure is a design that relates to the primary structure but is simplified in its detailing. As noted in finding r, the design of the structure should be further developed as the primary structure's design evolves.

Findings for site elements:

- y. **WALL MODIFICATIONS** – The applicant has proposed to modify an existing stone wall. The wall currently spans the front property line and part of the side lot lines. The applicant has proposed to cut a five foot opening on the front portion of the wall to incorporate a new concrete walkway. The proposal includes reusing the stone to create a 3'-0" long return on either side to accommodate a new wrought iron gate. The proposal retains a significant feature while accommodating accessibility to the property. Staff finds the proposal generally consistent with the Guidelines.

- z. FRONT WALKWAY – The applicant has proposed to install a five foot wide, slightly curving concrete walkway as noted in finding w. Curved concrete walkways are common in the Monte Vista Historic District and long W Lullwood Ave. Staff finds the locations, materials, and dimensions of the walkways consistent.
- aa. HARDSCAPING – The applicant has proposed to incorporate a covered walkway in the rear of the lot and a concrete porch. Based on the submitting lot coverage calculations, the total coverage of the lot, including buildings and hardscaping, will be less than 50 percent. As noted in finding e, there is also historic precedent on adjacent lots to exceed this percentage. Staff finds the proposed hardscaping, which is concentrated towards the rear of the lot, appropriate given these site and district specific considerations.
- bb. LANDSCAPING – The applicant has proposed to retain several existing trees on the site per the indicated site plan and remove others. The applicant is required to coordinate with the City Arborist's office to ensure the proposed new construction will not impact any significant or heritage trees. Additionally, the applicant has verbally stated their intent for installing additional small trees and shrubbery in the front yard. The applicant is required to submit a landscaping plan that indicates all of these elements.

## **RECOMMENDATION:**

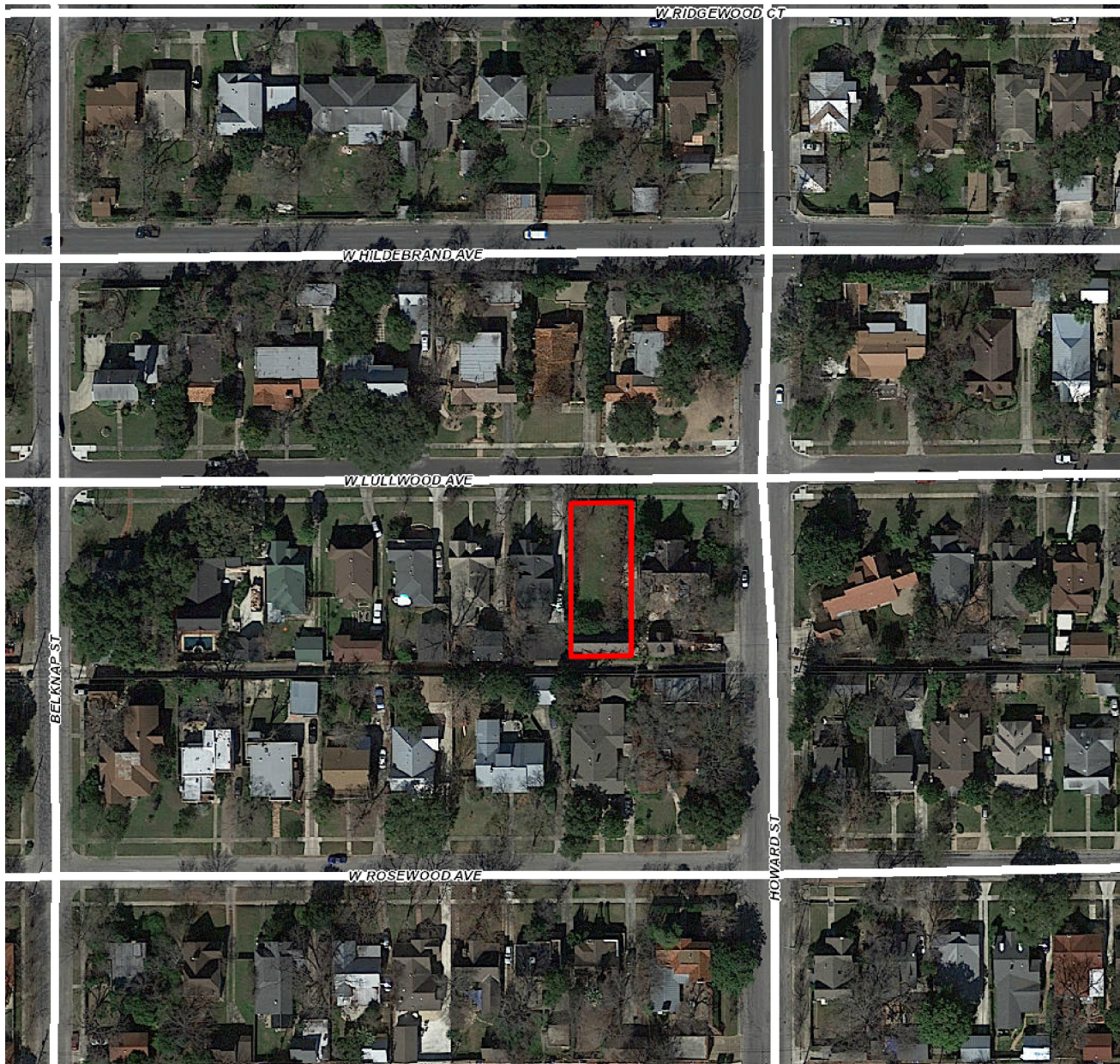
Staff does not recommend approval based on findings a through bb. Staff recommends that the applicant address the following items prior to returning to the HDRC:

- a. That the applicant submits a site plan that includes surrounding historic structures in context with the front setbacks indicated as noted in finding d. The applicant should provide an overall assessment of existing front setbacks on the block, including the median setback.
- b. That the applicant employs a design with Tudor Revival influences to be more consistent with the predominant development pattern and architectural styles of the block, to include a more prominent chimney element, as noted in findings a, d, p, o, and x.
- c. That the applicant reduces the height to no more than 1.5 stories as noted in finding h to be more consistent with the dominant scale of historic homes on the block. The applicant should produce a streetscape study or elevation that indicates how the proposed new construction will relate to the surrounding existing structures.
- d. That the applicant integrates a gabled entrance instead of a hipped or shed roof porch to be more consistent with the development pattern of the block.
- e. That the applicant eliminates the multiple varying roof forms in the favor of a simplified cross gable design as noted in finding k.
- f. That the applicant eliminates the gable returns and modifies the first story rooflines to be more consistent with historic forms and detailing as noted in finding k.
- g. That the applicant modifies the proposed fenestration pattern of both the primary and accessory structure to be more consistent with historic precedents, especially relating to size, proportion, and placement, as noted in findings l and u.
- h. That the applicant provides an assessment of the rear accessory development pattern as noted in findings q and t. The documentation should include photographs of the rear alley, photographs of rear accessory facades that front the rear alley, and an assessment of the heights of rear accessory structures that currently front the alley to determine the appropriateness of the scale of the proposed accessory structure.
- i. That the applicant reduces the height of the rear accessory structure to be subordinate to the primary structure as noted in finding q.

## **CASE MANAGER:**

Stephanie Phillips





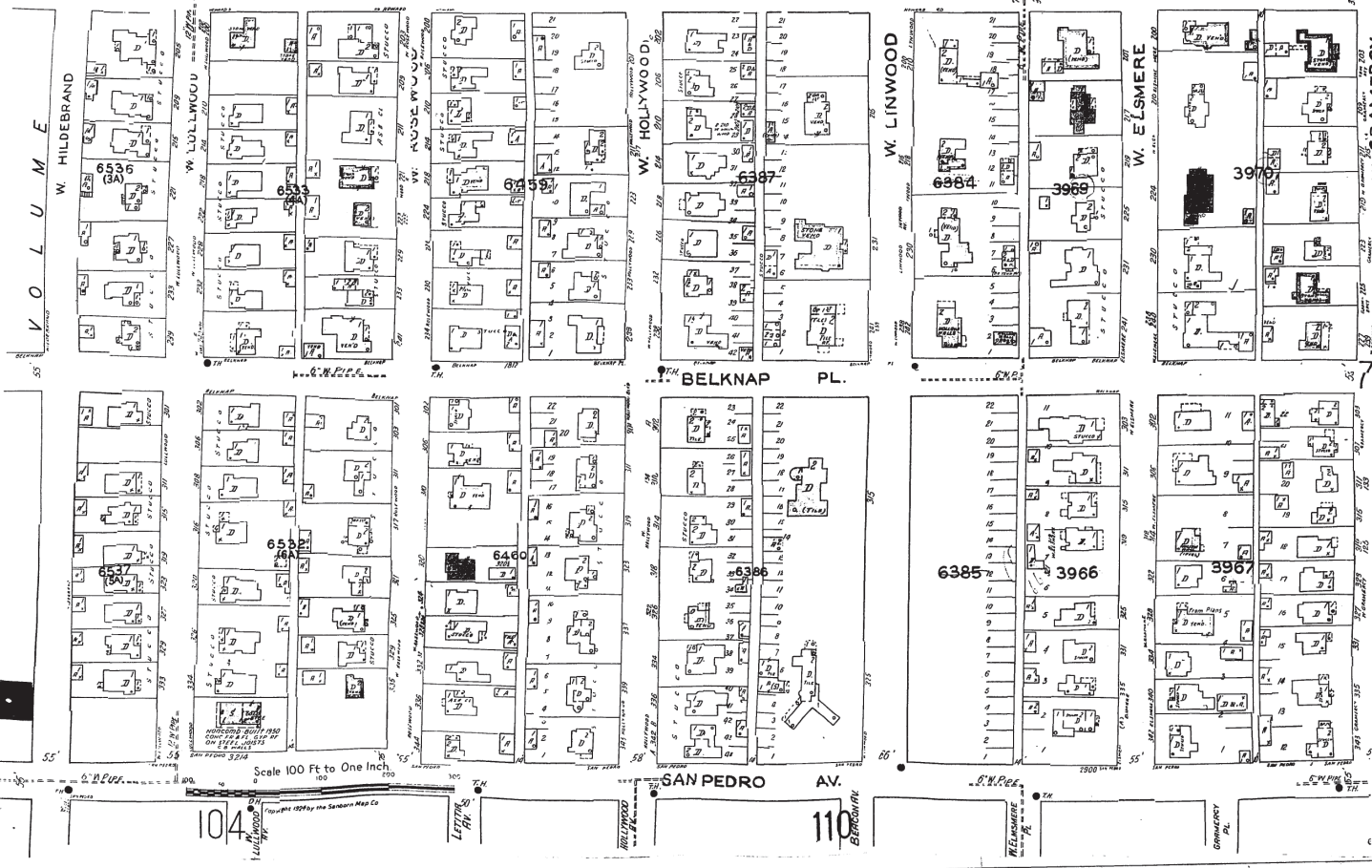
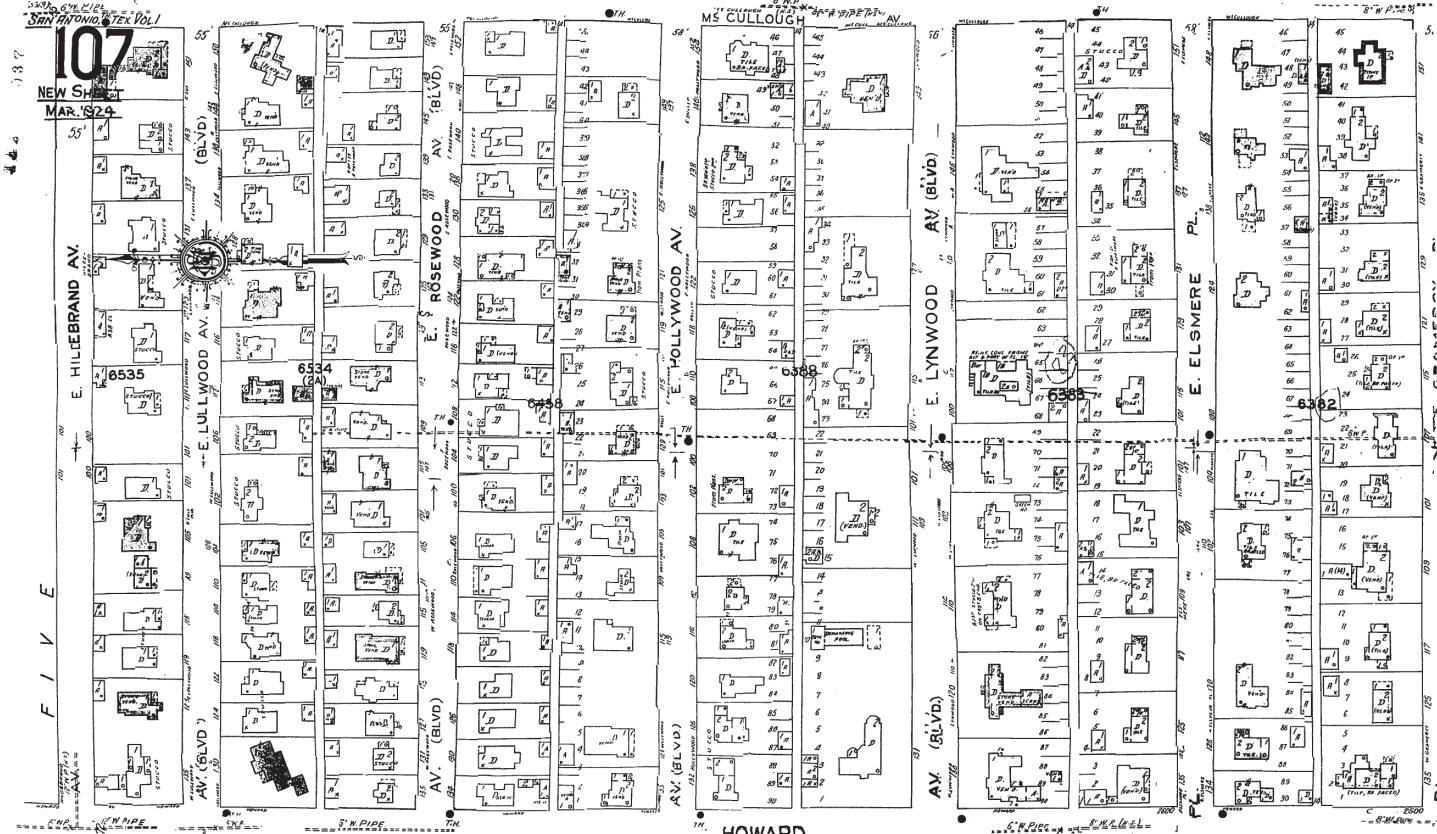
## Flex Viewer

Powered by ArcGIS Server

Printed: Mar 19, 2018

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# A New Custom Residence

for the

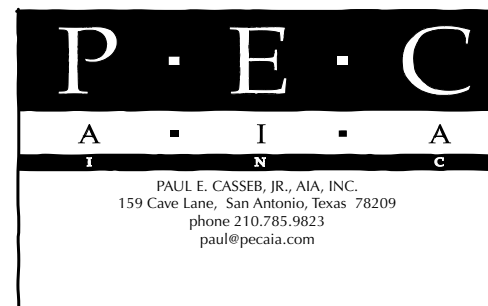
## The Lindsey's

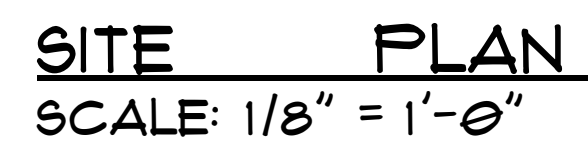


206 West Lullwood, San Antonio Texas, 78212

**SUBMITTAL PACKAGE**

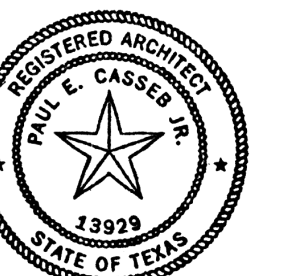
MARCH 12, 2018





### BUILDING TO LOT RATIO

EXISTING LOT SIZE	6,432 S.F.
MAXIMUM BUILDING COVERAGE	50%
BUILDING LOT COVERAGE (INCLUDING COVERED WALKWAY)	3,025 S.F. / 6,432 S.F. = 47%



EXPIRES: 10.31.2018

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These Drawings and any accompanying Specifications are to be used as an instrument of service and shall remain the property of the Architect. These Documents were prepared using computer assisted design and drafting equipment and saved in electronic media. Neither the printed documents nor the electronic media may be altered or amended by any other party other than Paul E. Casseb, Jr., AIA, Inc. They are to be used only on the project or extensions to this project except by agreement in writing and with appropriate permission to the Architect.

A NEW CUSTOM RESIDENCE  
FOR  
LINDSEY / SABATINO  
206 West Lullwood Ave., San Antonio Texas 78208

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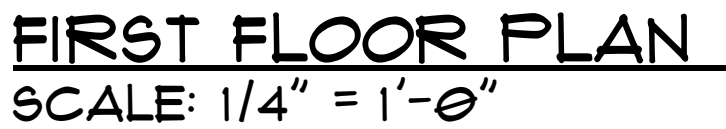
DESIGN  
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DRAWINGS

### Learning Information

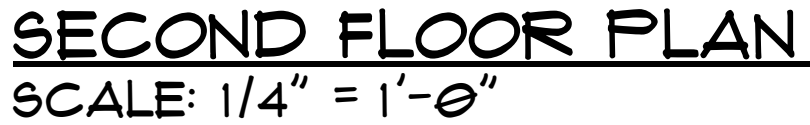
Project No.	Date	Scale
<b>017.1501</b>	<b>02.28.18</b>	
Drawing No.		

A-1.01





SQUARE FOOTAGE TABULATIONS	
<u>MAIN HOUSE</u>	
FIRST FLOOR            A/C	1,581 S.F.
SECOND FLOOR A/C	133 S.F.
<u>COVERED PORCHES</u>	<u>394 S.F.</u>
TOTAL SQUARE FOOTAGE MAIN HOUSE	2,114 S.F.
 <u>CARRIAGE HOUSE</u>	
GARAGE / STAIRS	884 S.F.
CARRIAGE HOUSE STAIR VESTIBULE	50 S.F.
<u>SECOND FLOOR A/C</u>	<u>672 S.F.</u>
TOTAL SQUARE FOOTAGE CARRIAGE HOUSE	1,606 S.F.
 <u>COVERED WALK</u>	
	160 S.F.
TOTAL SQUARE FOOTAGE	4,480 S.F.



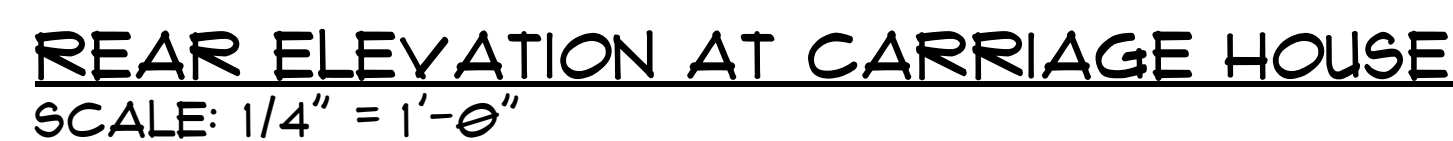
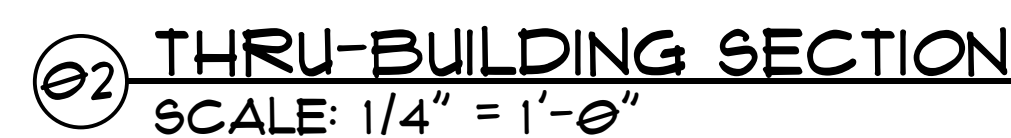
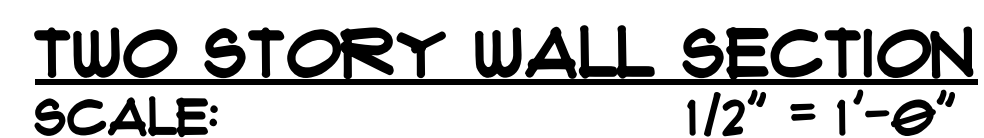




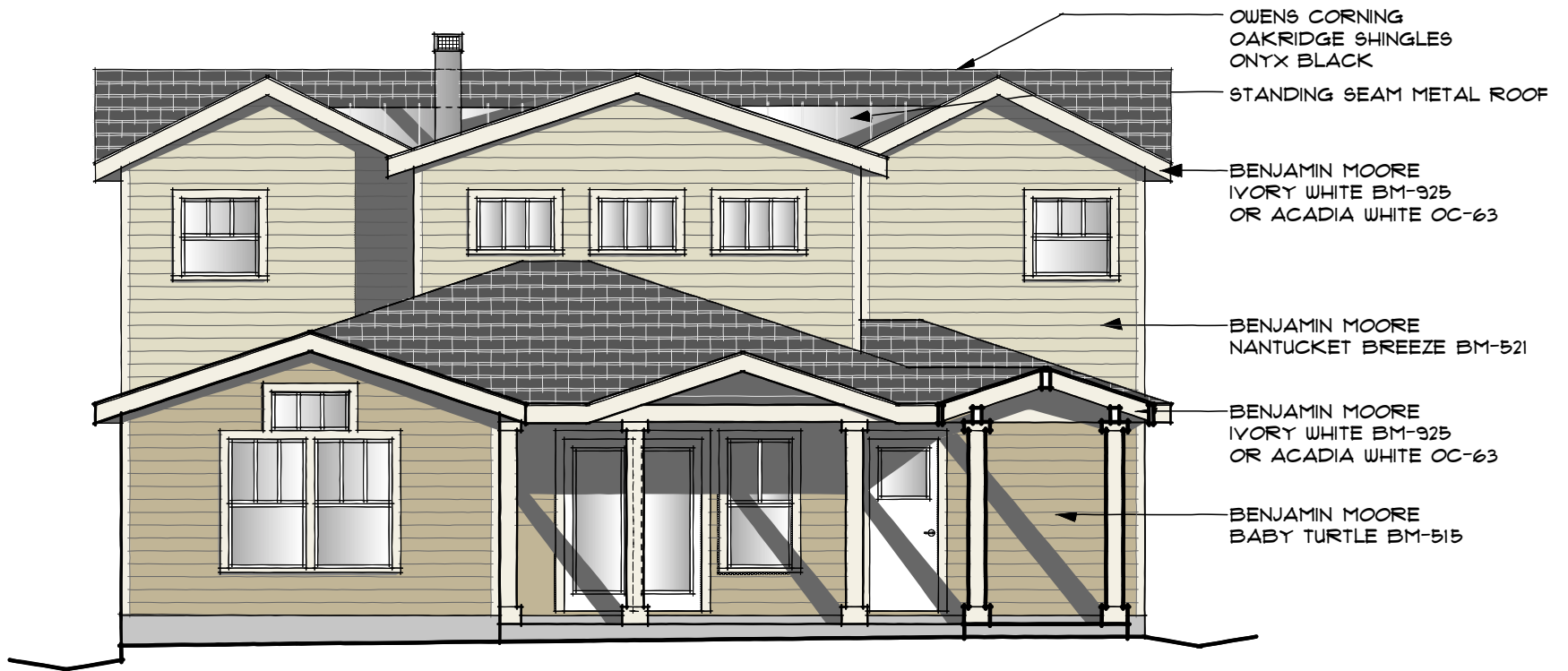






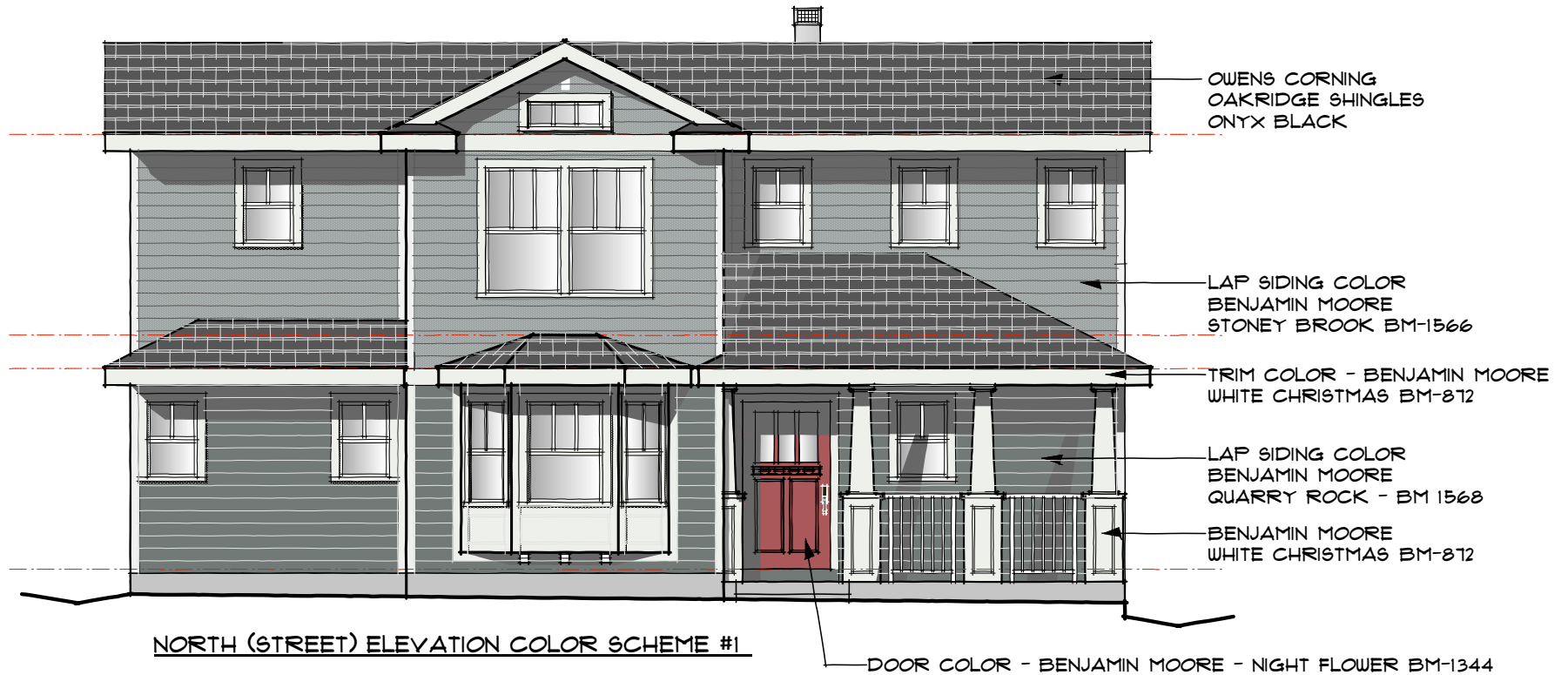


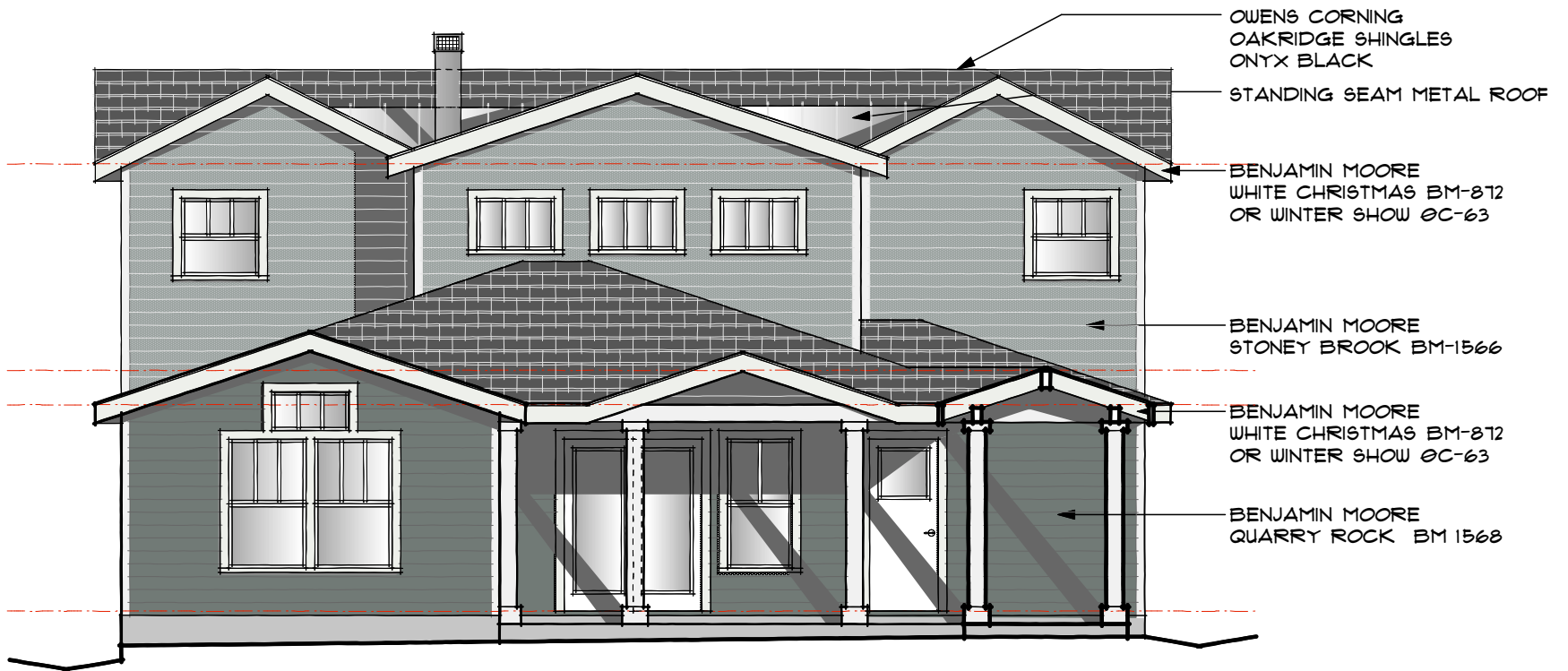




SOUTH (REAR) ELEVATION COLOR SCHEME #2



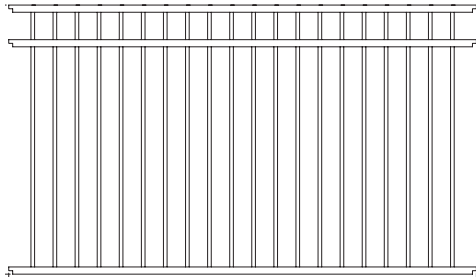
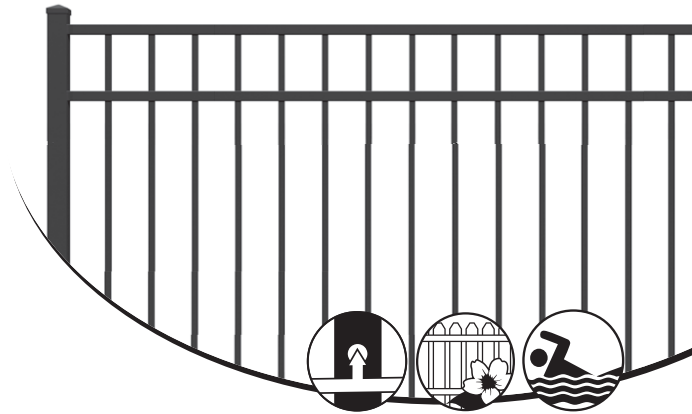




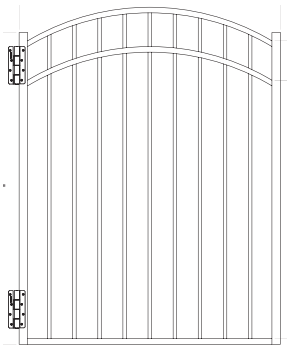
SOUTH (REAR) ELEVATION COLOR SCHEME #1

## DECORATIVE FRONT GATE AND FRONT YARD FENCING

Fence Panel

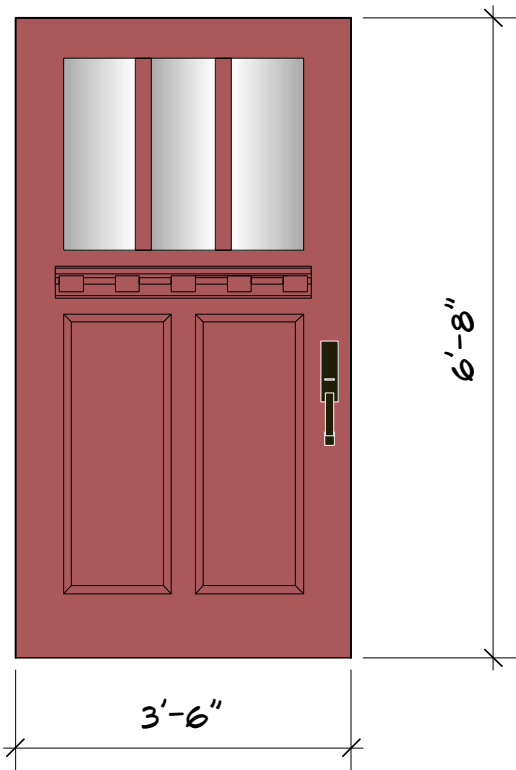


Arched Gate



FRONT GATE DESIGN

MAIN ENTRY DOOR CONCEPTUAL DESIGN  
DOOR HARDWARE SELECTION



CUSTOM PAINTED WOOD FRONT DOOR

PAINT COLOR - BENJAMIN MOORE OR EQUAL  
NIGHT FLOWER BM-1344

HOME (/) > RESERVE DOOR HARDWARE (/PRODUCTS/PORTFOLIO/DOOR-HARDWARE/RESERVE) > ENTRANCE (/PRODUCTS/CATEGORY/DOOR-HARDWARE/RESERVE/ENTRANCE) > SEATTLE HANDLESET-112





SEATTLE HANDLESET

Model #: SEAXSQU.CSR.112

★★★★★ Write a review Ask a question

AVAILABLE FINISHES: 

SELECTED:  
VENETIAN  
BRONZE

 (/products/details/door-hardware/entrance/seattle-handleset-seaxsqu-csr-112)

 (/products/details/door-

BALDWIN FRONT DOOR HANDSET  
FINISH "VENETION BRONZE"



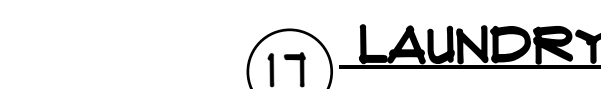
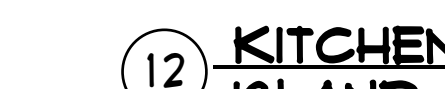






SCALE:  $3/8" = 1'-0"$

1. ALL CABINETS TO BE CLIGUSTUDIO "DAYTON" STYLE CABINETS OR EQUAL, WITH PAINTED WHITE FINISH, WITH FULL OVERLAY CABINET DOORS, EUROPEAN STYLE HIDDEN SOFT CLOSE HINGES, SOFT-CLOSE DRAWER HARDWARE.
2. ALL CABINETRY HARDWARE TO BE CLIGUSTUDIO "FLORENCE" CUP STYLE PULLS OR EQUAL, FINISH AS SELECTED BY OWNER.





DOOR NO.	WIDTH	HEIGHT	THICKNESS	THRESHOLD	DOOR MATL.	GLAZING	FRAME	HARDWARE	PASSAGE TYPE	REMARKS
01	8'0"	7'0"		NONE		NONE			GARAGE DOOR OPENER	O.H. GARAGE DOOR W/ GARAGE DOOR OPENER
02	"	"		"		"			"	"
03	"	"		"		"			"	"
04	2'6"	6'8"	1 3/4"	"		"			KEYED/DEADBOLT	
05	2'8"	6'8"	"	"		"			"	
06	"	"	1 3/4"	EXTERIOR		YES			"	
07	"	"	"	"		"			"	
08	"	"	1 3/8"	NONE		NONE			PASSAGE	
09	FR 2'6"	"	1 3/4"	EXTERIOR		YES			KEYED/DEADBOLT	
10	2'8"	"	"	"		"			"	
11	"	"	1 3/8"	NONE		NONE			PRIVACY	
12	2'6"	"	"	"		"			"	
13	2'4"	"	"	"		"			"	
14	2'6"	"	"	"		"			PASSAGE	
15	2'4"	"	"	"		"			PASSAGE	
16	3'6"	"	1 3/4"	EXTERIOR		YES			KEYED/DEADBOLT	
17	2'4"	"	1 3/8"	NONE		NONE			PASSAGE	
18	"	"	"	"		"			"	
19	"	4'8"	"	"		"			"	LOUVERED DOOR
20	"	6'8"	"	"		"			"	
21	2'8"	"	"	"		"			"	
22	2'4"	"	"	"		"			PRIVACY	
23	FR 1'6"	"	"	"		"			"	
24	2'4"	"	"	"		"			PASSAGE	
25	2'8"	"	"	"		"			"	
26	"	"	"	"		"			PRIVACY	
27	2'6"	"	"	"		"			KEYED/DEADBOLT	
28	"	"	"	"		"			PASSAGE	
29	2'4"	"	"	"		"			PRIVACY	
30	2'8"	"	"	"		"			PASSAGE	
						"			PRIVACY	

1.

WINDOW TYPE	CONFIG.	WIDTH	HEIGHT	FRAME MATL	MANUF.	REMARKS
A	DOUBLE HUNG	3'0"	3'0"			NOTE 1
B	DOUBLE HUNG	3'0"	4'0"			NOTE 1
C	DOUBLE HUNG	2'0"	4'0"			NOTE 2
D	DOUBLE HUNG	PR 3'0"	5'0"			NOTE 1
E	DOUBLE HUNG	2'0"	3'0"			NOTE 1
F	FIXED GLASS	3'0"	2'0"			NOTE 3
G	DOUBLE HUNG	2'6"	5'0"			NOTE 2
H	FIXED GLASS	3'0"	1'0"			NOTE 1
J	FIXED GLASS	3'0"	1'6"			NOTE 1

1. THREE LITES OVER ONE
2. TWO LITES OVER ONE
3. THREE LITES

**POWDER ROOM #104**  
 LAVATORY  
 FAUCET  
 TOILET

**KITCHEN #106**  
 SINK - IKEA "DOMSJO" SINGLE BOWL APRON FRONT, WHITE #591.581.78  
 FAUCET - KOHLER "SOUS" PULL-DOWN KITCHEN SINK FAUCET, #K-R10651-SD,  
 VIBRANT STAINLESS FINISH (VS)  
 GARBAGE DISPOSER - INSIKERATOR EVOLUTION COMPACT, 3/4 HP, CONTINUOUS FEED

**LAUNDRY ROOM #107**  
 SINK  
 FAUCET

**SHOWER #110**  
 SHOWER HEAD  
 HAND SET

**MASTER BATH #111 / TOILET ROOM #112**  
 BATHTUB  
 BATHTUB FAUCET  
 LAVATORIES  
 LAVATORY FAUCETS  
 TOILET - AMERICAN STANDARD, CHAMPION, PORTSMOUTH PRO RIGHT HEIGHT, ELONGAT  
 WHITE #213AA.104.020

**BATH #201**  
 LAVATORY  
 LAVATORY FAUCET  
 SHOWER HEAD  
 SHOWER HANDSET  
 TOILET - AMERICAN STANDARD, CHAMPION, PORTSMOUTH PRO RIGHT HEIGHT, ELONGAT  
 WHITE #213AA.104.020

**BATH #202**  
 LAVATORY  
 LAVATORY FAUCET  
 SHOWER HEAD  
 SHOWER HANDSET  
 TOILET - AMERICAN STANDARD, CHAMPION, PORTSMOUTH PRO RIGHT HEIGHT, ELONGAT  
 WHITE #213AA.104.020

**BATH #203**  
 LAVATORY  
 LAVATORY FAUCET  
 SHOWER HEAD  
 SHOWER HANDSET  
 TOILET - AMERICAN STANDARD, CHAMPION, PORTSMOUTH PRO RIGHT HEIGHT, ELONGAT  
 WHITE #213AA.104.020

**BATH #204**  
 LAVATORY  
 LAVATORY FAUCET  
 SHOWER HEAD  
 SHOWER HANDSET  
 TOILET - AMERICAN STANDARD, CHAMPION, PORTSMOUTH PRO RIGHT HEIGHT, ELONGAT  
 WHITE #213AA.104.020

**CARRIAGE HOUSE KITCHEN #213**  
 SINK - IKEA "DOMSJO" SINGLE BOWL APRON FRONT, WHITE #591.581.78  
 FAUCET - KOHLER "SOUS" PULL-DOWN KITCHEN SINK FAUCET, #K-R10651-SD,  
 VIBRANT STAINLESS FINISH (VS)  
 GARBAGE DISPOSER - INSIKERATOR EVOLUTION COMPACT, 3/4 HP, CONTINUOUS FEED

**CARRIAGE HOUSE BATH #216**  
 LAVATORY  
 LAVATORY FAUCET  
 SHOWER HEAD  
 SHOWER HANDSET  
 TOILET - AMERICAN STANDARD, CHAMPION, PORTSMOUTH PRO RIGHT HEIGHT, ELONGAT  
 WHITE #213AA.104.020

**KITCHEN #106**  
REFRIGERATOR - GE "PROFILE" 36" WIDE, STAINLESS STEEL  
COOKTOP - GE "PROFILE", 30" WIDE 4-BURNER ELECTRIC COOKTOP, RADIANT HEAT ELEMENTS, GLASS SURFACE  
VENTHOOD - GE 30" WIDE CONVERTIBLE RANGE HOOD, STAINLESS STEEL, DUCTED TO OUTSIDE THRU WALL  
OVEN / MICROWAVE - GE "PROFILE", COMBINATION OVEN/MICROWAVE CONVECTION WALL MOUNT STAINLESS STEEL  
DISHWASHER - GE, "PROFILE", 24" WIDE STAINLESS STEEL INTERIOR, WITH HIDDEN CONTROLS

**LAUNDRY ROOM #107**  
WASHER - GE, 21" WIDE FRONT LOAD, WHITE  
DRYER - GE 21" WIDE FRONT LOAD HIGH EFFICIENCY GAS DRYER, WHITE, VENT DUCTED TO OUTSIDE WALL

**CARRIAGE HOUSE KITCHEN #213**  
REFRIGERATOR - IKEA "NUTID" 29" WIDE, FRENCH DOOR, STAINLESS STEEL  
COMBINATION CONVECTION MICROWAVE / VENTHOOD - GE, "PROFILE", 1.1 CUBIC FEET, 30" WIDE, STAINLESS STEEL  
DUCTED TO OUTSIDE THRU ROOF  
COOKTOP - GE, "PROFILE", 30" WIDE 4-BURNER ELECTRIC COOKTOP, RADIANT HEAT ELEMENTS, GLASS SURFACE

**CARRIAGE HOUSE LAUNDRY #214**  
STACKED WASHER / DRYER - GE, "SPACEMAKER", 21" WIDE WASHER, ELECTRIC DRYER, WHITE

ROOM NO./NAME	FLOOR	BASE	WALLS	CEILING	CLG. HEIGHT	REMARKS
001 / FRONT PORCH	F1	NONE	W1	C1	VARIES	
002/ COVERED PORCH	"	"	W2	"	"	
003 / COVERED WALK	"	"	"	"	"	
01 / ENTRY VESTIBULE	F2	B1	W5	C5, C6	VARIES	
02 / DINING ROOM	"	"	W3	"	8'0"	
03 / BUTLER'S PANTRY	"	"	W6	C5	"	
04 / FOLDER ROOM	"	B2	"	C2	"	
05 / PANTRY	"	"	"	"	"	
06 / KITCHEN	"	"	"	C5	"	
07 / MUD ROOM	"	"	"	C2	"	
08 / GREAT ROOM	"	B1	"	C5	VARIES	
09 / MASTER BEDROOM	"	"	"	"	"	
10 / SHOWER	F3	NONE	W7	C2	8'0"	
11 / MASTER BATH	F2	B2	W4	C5	"	
12 / T/R	"	"	"	C2	"	
113 / MASTER CLOSET	"	B1	"	"	"	
14 / UNDER STAIR STORAGE	"	"	"	"	VARIES	
115 / 3 - CAR GARAGE	F4	"	"	"	"	
116 / UNDERSTAIR STORAGE	"	"	"	"	"	
117 / VESTIBULE	F2	"	"	"	"	
118 / STAIRS	F5	"	"	"	"	
201 / STAIRS	F5	B3	W4	C2	VARIES	
202 / PLAYROOM	F6	"	"	C5	8'0"	
203 / FURNACE CLOSET	F1	B1	"	C2	"	
204 / HALL	F6	B3	"	"	"	
205 / CLOSET	"	"	"	"	"	
206 / BEDROOM #1	"	"	"	C5	VARIES	
207 / BATH	F2	B2	"	"	8'0"	
208 / STORAGE	F6	B3	"	C2	"	
209 / CLOSET	"	"	"	"	"	
210 / BEDROOM #2	"	"	"	C5	VARIES	
211 / VESTIBULE	"	"	W4	C5, C6	"	
212 / LIVING AREA	"	"	"	"	"	
213 / KITCHEN	"	"	"	"	"	
214 / LAUNDRY	F2	B2	W6	C3	8'0"	
215 / HALL	F6	B3	W4	C5, C6	"	
216 / BATH	F2	B2	W6	C3	"	
217 / SHOWER	F3	NONE	W7	C2	"	
218 / CLOSET	F6	B3	W6	C5	"	
219 / BEDROOM	"	"	"	"	"	

FLOORING:

F1. SALT FINISH CONCRETE.

F2. 16" SQUARE SLATE, COLOR AS SELECTED BY OWNER.

F3. 1" SQUARE SLATE, COLOR AS SELECTED BY OWNER.

F4. EPOXY, STONE GRAY COLOR.

F5. WOOD TREADS, AND RISERS, STAINED, COLOR GRAY #271 MINWAX, OR EQUAL.

F6. 1" x 8" WOOD PLANK FLOORING, STAINED, COLOR GRAY #271 MINWAX, OR EQUAL.

F7. RAISED PLYWOOD FLOOR.

BASE:

B1. 1" X 6" WOOD BASE, PAINTED SEMI-GLOSS "PURE WHITE"  
B2. 4" HIGH SLATE, COLOR AS SELECTED BY OWNER.  
B3. 1" X 6" WOOD BASE WITH 1' QUATER ROUND PAINTED SEMI-GLOSS "PURE WHITE"

WALLS:

U1. HARDIE-BOARD SHIPLAP SIDING, COLOR TO BE "COBBLE STONE", WOOD GRAIN TEXTURE.  
U2. 36" HIGH THINSTONE VENEER WAINSCOT, WITH HARDIE-BOARD SHIPLAP SIDING, COLOR TO BE "COBBLE STONE", WOOD GRAIN TEXTURE. ABOVE.  
U3. 36" HIGH 1" x 6", AND 1" x 4" BOARD AND BATTEN WAINSCOT PAINTED SEMI-GLOSS "PURE WHITE", DRYWALL ABOVE, SKIP-TROWLED PAINTED SATIN "MUD GRAY".  
U4. 60" HIGH 1" x 6", AND 1" x 4" BOARD AND BATTEN WAINSCOT PAINTED SEMI-GLOSS "PURE WHITE", DRYWALL ABOVE, SKIP-TROWLED FINISH, COLOR ?????  
U5. DRYWALL TO BE SKIP-TROWLED TEXTURE, COLOR ?????  
U6. DRYWALL TO BE SKIP-TROWLED TEXTURE, COLOR TO BE "MUD GRAY".  
U7. 12" SQUARE SLATE, COLOR AS SELECTED BY OWNER.

**CEILING:**

- C1. DRYWALL TO BE SKIP-TROWLED TEXTURE, COLOR TO MATCH MAIN HOUSE TRIM COLOR.
- C2. DRYWALL TO BE SKIP-TROWLED TEXTURE, COLOR ?????
- C3. DRYWALL TO BE SKIP-TROWLED TEXTURE, COLOR TO BE "MUD GRAY".
- C4. DRYWALL TO BE SKIP-TROWLED TEXTURE, COLOR TO BE "PURE WHITE".
- C5. 1" x 6" TONGUE AND GROOVE WOOD PLANKS, WHITE WASH FINISH.
- C6. 1" x 6" CONQUE Moulding, Painted Semi-Gloss "PURE WHITE".

ALL INTERIOR WOOD TRIM TO BE 1" X 4", PAINTED SEMI-GLOSS "PURE WHITE".

The diagram displays 28 different door and window options, each with its dimensions and a label. The options are arranged in two rows of 14.

**Top Row Options:**

- Option 1:** Overhead Garage Door, 8'-0" wide, 6'-0" high.
- Option 2:** 2'-8" wide, 6'-8" high.
- Option 3:** 2'-6" wide, 6'-8" high.
- Option 4:** 2'-4" wide, 6'-8" high.
- Option 5:** Louvered Furnace Closet Door, 2'-4" wide, 4'-8" high.
- Option 6:** 3'-0" wide, 6'-8" high.
- Option 7:** Exterior Door, 2'-8" wide, 6'-8" high.
- Option 8:** Exterior Door, 5'-0" wide, 6'-8" high.
- Option 9:** Exterior Door, 2'-8" wide, 6'-8" high.
- Option 10:** Exterior Door, 2'-8" wide, 6'-8" high.
- Option 11:** Main Entry Door, 3'-6" wide, 6'-8" high.

**Bottom Row Options:**

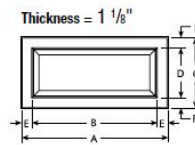
- Option 12:** 3'-0" wide, 4'-0" high.
- Option 13:** 3'-0" wide, 4'-0" high.
- Option 14:** 2'-0" wide, 4'-0" high.
- Option 15:** 6'-4" wide, 5'-0" high.
- Option 16:** 2'-0" wide, 3'-0" high.
- Option 17:** 3'-0" wide, 2'-0" high.
- Option 18:** 2'-6" wide, 5'-0" high.
- Option 19:** 3'-0" wide, 1'-0" high.
- Option 20:** 2'-6" wide, 5'-0" high.
- Option 21:** 3'-0" wide, 1'-0" high.
- Option 22:** 3'-0" wide, 1'-6" high.

**Labels and Dimensions:**

- Labels:** OVERHEAD GARAGE DOOR, LOUVERED FURNACE CLOSET DOOR, EXTERIOR DOOR, MAIN ENTRY DOOR.
- Dimensions:** 8'-0", 2'-8", 2'-6", 2'-4", 2'-4", 3'-0", 2'-8", 5'-0", 2'-8", 3'-6", 3'-0", 4'-0", 2'-0", 6'-4", 3'-0", 2'-0", 2'-6", 3'-0", 1'-0", 1'-6".

## FYPON OR EQUAL DECORATIVE ELEMENTS

### Window Panel *Raised Panel*



Part Number	Overall Width (A)	Panel Width (B)	Overall Height (C)	Panel Height (D)	Border Width (E)	Border Height (F)
WDP36X18	36"	28"	18"	10"	4"	4"
WDP41X24	41 3/4"	30 1/4"	24 3/4"	13 3/4"	5 3/4"	5 1/2"



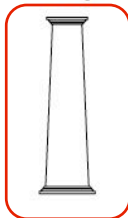
BAY WINDOW PANELS / PLYNTH PANELS

Column Wraps

### PremiumSelect Tapered Column Wraps

Semi-Assembled with  
Craftsman Cap & Base

COLUMN  
DESIGN



Route is 1 3/4" wide by 3/4" deep.



Recess is 1/2" deep and corners are 1/4" rounded.



Shaft Width	Height	Flat	Raised Panel	Recessed Panel
<b>8"</b> Top (7 3/4" Actual)	4' (48")	CWPM8X12X48TFT	CWPM8X12X48TRS	CWPM8X12X48TRC
	4 1/2' (54")	CWPM8X12X54TFT	CWPM8X12X54TRS	CWPM8X12X54TRC
	5' (60")	CWPM8X12X60TFT	CWPM8X12X60TRS	CWPM8X12X60TRC
	5 1/2' (66")	CWPM8X12X66TFT	CWPM8X12X66TRS	CWPM8X12X66TRC


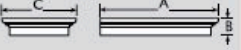


8" SQUARE FRONT COLUMN WRAP



## FYPON OR EQUAL DECORATIVE ELEMENTS

### Dentil Blocks

*Decorative*

	Part Number	Projection (A)	Height (B)	Overall Width (C)	
	DTLB2X8X12	12"	1 3/4"	7 1/2"	
	DTLB4X5X8	7 3/4"	3 3/8"	5"	

**DENTIL BLOCK  
DESIGN**

**BAY WINDOW DENTIL BLOCK**

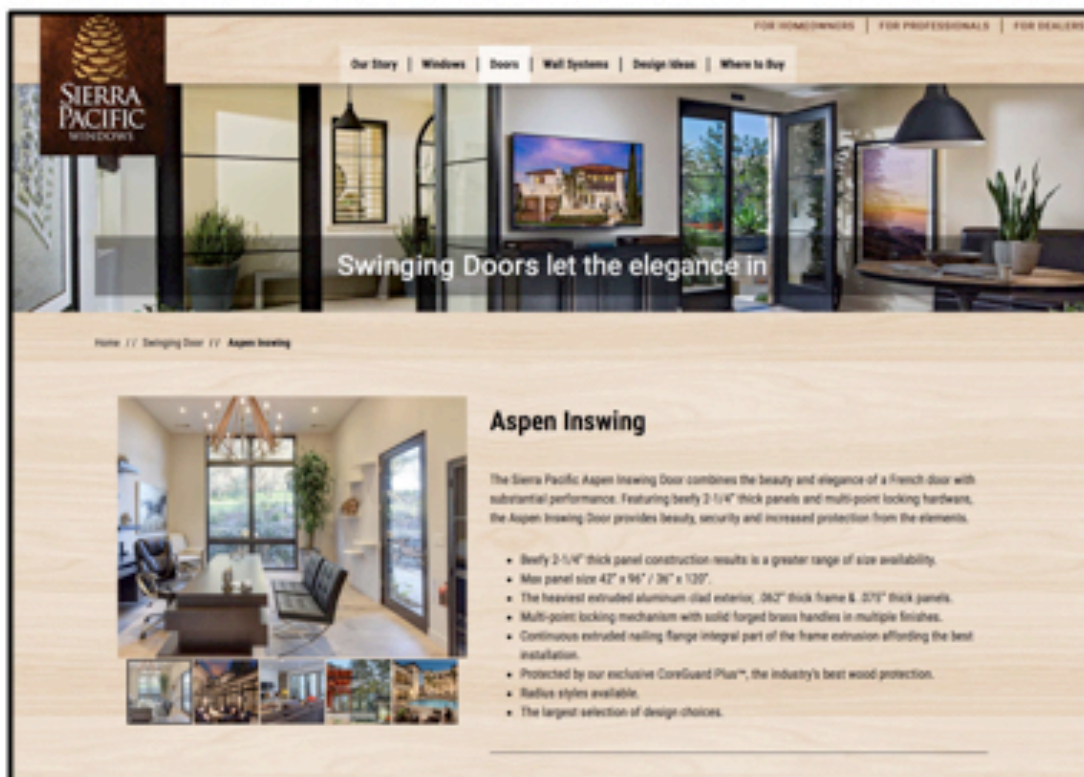
### Brackets

*Flat*

	Part Number	Projection (A)	Height (B)	Overall Width (C)	
	BKT9X11	9"	11"	3 1/2"	
	BKT12X12X4	12"	12"	3 1/2"	
	BKT18X18X4	18"	18"	3 1/2"	

**GABLE END DECROTIVE BRACKETS**

# SIERRA PACIFIC EXTERIOR DOORS / WINDOWS (OR EQUAL)



FOR HOMEOWNERS | FOR PROFESSIONALS | FOR DEALERS

Our Story | Windows | Doors | Wall Systems | Design Ideas | Where to Buy

Swinging Doors let the elegance in

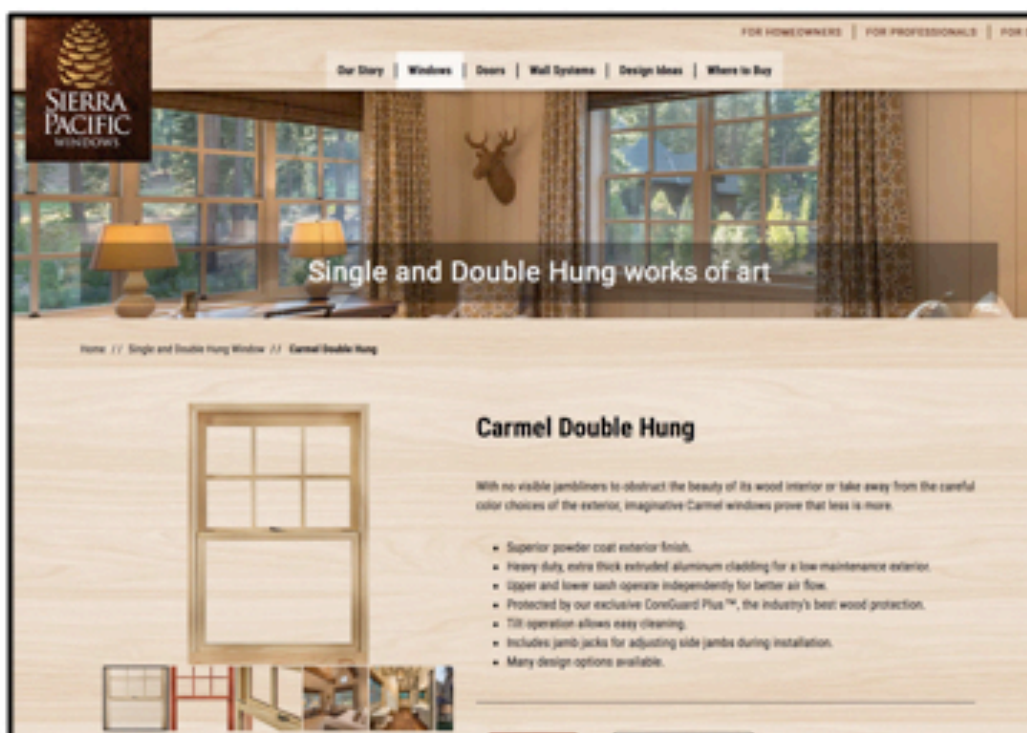
Home / / Swinging Door / / Aspen Inswing

## Aspen Inswing

The Sierra Pacific Aspen Inswing Door combines the beauty and elegance of a French door with substantial performance. Featuring beefy 2-1/4" thick panels and multi-point locking hardware, the Aspen Inswing Door provides beauty, security and increased protection from the elements.

- Beefy 2-1/4" thick panel construction results in a greater range of size availability.
- Max panel size 42" x 96" / 36" x 120".
- The heaviest extruded aluminum clad exterior, 362" thick frame & 575" thick panels.
- Multi-point locking mechanism with solid forged brass handles in multiple finishes.
- Continuous extruded nailing flange integral part of the frame extrusion affording the best installation.
- Protected by our exclusive CoreGuard Plus™, the industry's best wood protection.
- Radius styles available.
- The largest selection of design choices.

## ASPEN SINGLE LITE ALUMINUM CLAD INSWING FRENCH DOORS EXTERIOR ALUMINUM COLOR "WHITE"



FOR HOMEOWNERS | FOR PROFESSIONALS | FOR DEALERS

Our Story | Windows | Doors | Wall Systems | Design Ideas | Where to Buy

Single and Double Hung works of art

Home / / Single and Double Hung Window / / Carmel Double Hung

## Carmel Double Hung

With no visible jamb liners to obstruct the beauty of its wood interior or take away from the careful color choices of the exterior, imaginative Carmel windows prove that less is more.

- Superior powder coat exterior finish.
- Heavy duty, extra thick extruded aluminum cladding for a low maintenance exterior.
- Upper and lower sash operate independently for better air flow.
- Protected by our exclusive CoreGuard Plus™, the industry's best wood protection.
- Tilt operation allows easy cleaning.
- Includes jamb jacks for adjusting side jambs during installation.
- Many design options available.

## CARMEL DOUBLE HUNG ALUMINUM CLAD WINDOW EXTERIOR ALUMINUM COLOR "WHITE"

## EXTERIOR LIGHTING



EXTERIOR WALL SCONCES  
HUNTINGTON WALL MOUNTED LANTERN,  
MODEL #4635WB WEATHERED BRONZE, 60W

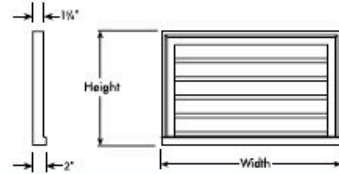


EXTERIOR FLOOD LIGHTS  
LITHONIA ADJUSTABLE WALL MOUNTED FLOOD,  
MODEL # OVFL LED 2RH 40K  
TWIN HEAD BRONZE 120W 4000K LED, WITH PHOTOCCELL



## FYPON OR EQUAL DECORATIVE ELEMENTS

### Horizontal Louver *Brick Mould Style*



Keystone  
Page 50  
KWM180M

Decorative Part Number	Width	Height	Functional Part Number	Vent Area
LV27X17	27"	17"	FLV27X17	23 Sq. ft.
LV32X16	32"	16"	FLV32X16	28 Sq. ft.



HORIZONTAL GABLE END VENTS



# JAMES HARDIE SIDING SELECTIONS

HardiePlank® Lap Siding

**SMOOTH**

THICKNESS: 0.312"

LENGTHS: 144" boards

WIDTHS: 12" <sup>12"</sup><sub>12"</sub> 5.25" <sup>5 1/4"</sup><sub>5 1/4"</sub> 6.25" <sup>6 1/4"</sup><sub>6 1/4"</sub> 7.25" <sup>7 1/4"</sup><sub>7 1/4"</sub> 8.25" <sup>8 1/4"</sup><sub>8 1/4"</sub>

EXPOSURES: 10.75" <sup>10 3/4"</sup><sub>10 3/4"</sub> 4" <sup>4"</sup><sub>4"</sub> 5" <sup>5"</sup><sub>5"</sub> 6" <sup>6"</sup><sub>6"</sub> 7" <sup>7"</sup><sub>7"</sub>

9.25" <sup>9 1/4"</sup><sub>9 1/4"</sub> 8" <sup>8"</sup><sub>8"</sub>

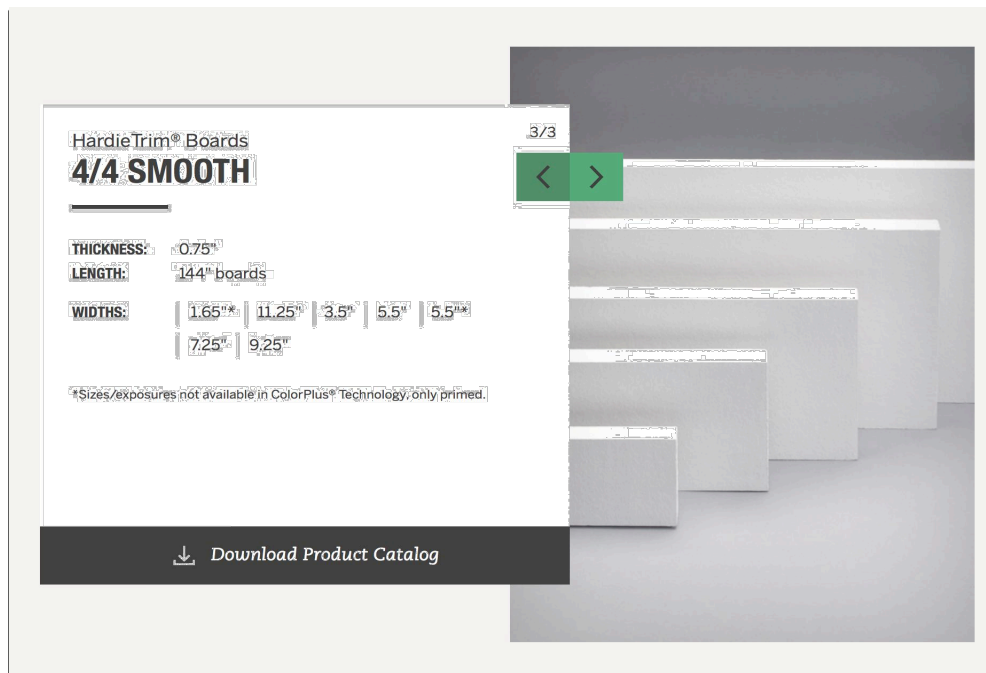
\*Sizes/exposures not available in ColorPlus® Technology, only primed.

Download Product Catalog

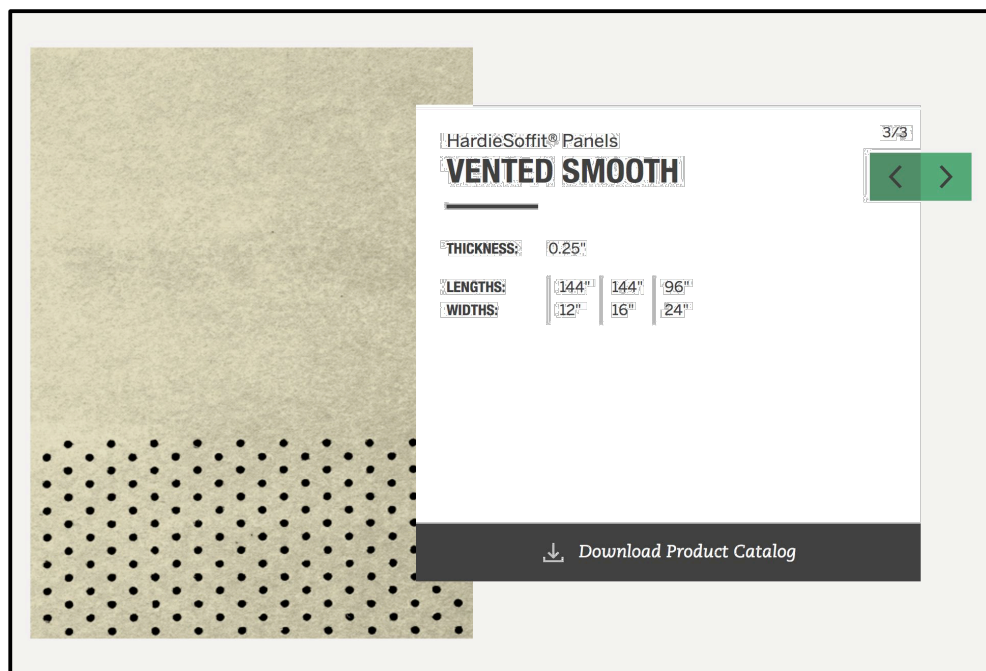
## HORIZONTAL LAP SIDING



# JAMES HARDIE TRIM/SOFFIT SELECTIONS



TRIM



VENTED SOFFIT



## OWENS CORNING COMPOSITION SHINGLES (OR EQUAL)

OWENS CORNING

ROOFING BASICS • PICK YOUR SHINGLES • WARRANTY • FIND A CONTRACTOR • PROFESSIONAL ROOFERS •

SEARCH

Roofing • Pick Your Shingles • Oakridge Series •

♥ 0 78209 CHANGE

# OAKRIDGE® SHINGLES

**LIMITED LIFETIME WARRANTY**

**SOLID PERFORMANCE AND STRIKING BEAUTY**

Oakridge laminated shingles have a warm, inviting look in popular colors for a step up from traditional three-tab shingles. With an expanded Oakridge shingle color palette, we provide a unique blend of artistry and craftsmanship that will give your home a look that is anything but ordinary.

**FIND A CONTRACTOR**

\$ \$ \$ \$ \$

**COLOR OPTIONS**

Oakridge Shingles  
**ONYX BLACK**

OWENS CORNING ONYX BLACK COMPOSTION SHINGLES



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission  
Design Review Committee  
Report & Recommendation**

DATE: 3/27/18 HDRC Case# 2018-132

ADDRESS: 206 W LULLWOOD Meeting Location: OHP

APPLICANT: PAUL CASSEB

DRC Members present: GRUBE, LAZARINE, GUARINO

Staff present: STEPHANIE PHILLIPS

Others present: DENNIS LINDSEY (OWNER - VIA PHONE)

REQUEST: 2-STORY RESIDENTIAL STRUCTURE, 2-STORY  
ACCESSORY, HARDSCAPING/LANDSCAPING, WALL  
MODIFICATIONS

COMMENTS/CONCERNS: \_\_\_\_\_

P: Can lower pitch of ridge to lower height.

DL: Windows are awkward on front elevation.

Moving PR from front elevation. Windows

should be equal in height/width (ideally).

Bring windows in from powder room.

DL: Columns changing from front to back make it

feel disjointed. Language should carry through. →

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

Committee Chair Signature (or representative)

3/27/18  
Date



Should carry a bit more.

Window configuration on the back should help inform front facade, in terms of sill height. Could make stairs longer to allow for sill extension.

AMG: View from Howard of rear structures? Setback consistency of alley and fenestration visibility.

||: Simplify roof in the back.

MG: Second floor apartment in accession is opportunity to add fenestration.

↳ Can you get there with a single pitch?

~~AMG~~: DL: Front elevation doesn't look too cluttered, but rear is complex.

Front facade needs balance - window modifications will help.

MG: Entry on porch ok - asymmetrical door placement is ok.

Left side elevation needs windows (applicant has privacy concerns)



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission  
Design Review Committee  
Report & Recommendation**

DATE: 2/27/2018 HDRC Case# n/a

ADDRESS: 206 W LULLWOOD Meeting Location: OHP

APPLICANT: DENNIS LINDSEY, PAUL CASSEB

DRC Members present: GARZA, GUARINO

Staff present: STEPHANIE PHILLIPS

Others present: \_\_\_\_\_

REQUEST: NEW CONSTRUCTION OF 2-STORY SINGLE FAMILY  
HOME AND 2-STORY REAR ACCESSORY STRUCTURE

COMMENTS/CONCERNS: BLOCK SUPPORTS WIDTH OF HOUSE.  
CARRIAGE HOUSE LOCATION REPETITIVE ON ALLEY.

MG: HOW MANY 2-STORY? PC: SEVERAL. MG: MAKE  
AN EXHIBIT THAT SHOWS WHERE THEY ARE FOR  
APPLICATION.

MG: RELATIVE COMPLEXITY OF FRONT FACADE  
DIFFERS FROM WHAT YOU'D SEE ON BLOCK. MORE  
SIMPLICITY. REAR FACADE ALSO BUSY →

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

[Signature]  
Committee Chair Signature (or representative)

2/27/18  
Date



CONCERN IS VIEW; REAR ELEVATION WON'T BE SEEN.

THERE'S LIMITED WINDOW TYPES IN HISTORIC STRUCTURE;  
SIMPLIFY THOSE.

CONVOY SHOULD FOCUS ON ELEVATIONS & DEVELOPMENT.

PC: FUNCTION DICTATES WINDOW SIZES.

EG: 2ND STORY DOMINATES FRONT FACADE (WINDOWS)

FRONT DOOR CALLS ATTENTION TO ITSELF.

RETURNS <sup>LIN</sup> ROOF = SHOULD BE EXPOSED.

MG: PORCH SHOULD RESOLVE ITSELF, FRONT DOOR  
SHOULD BE CENTERED.

HIPPED ROOF WOULD ADD COMPLEXITY.

WHAT IS THE PREVAILING DIMENSION OF FLOOR?

LOOK AT NEIGHBORS. POTENTIALLY TURN  
EDGE DOWN. SLAB ON GRADE MAY BE ISSUE.

EG: HEIGHT OF FIRST FLOOR LOOKS COMPRESSED.

PC: TRYING TO STAY IN VERTICAL CONSTRAINTS.

~~WE ARE HERE~~ MG: WINDOW PATTERNS: LOOK AT  
REPETITIVENESS. HORIZONTAL CONDITIONS

UNUSUAL. LOOK AT PATTERNING. ISSUE WITH  
FRONT WINDOW LOCATIONS.

EG: REPLICATE FENESTRATION PATTERNS. GANGED WINDOWS  
MAY HELP.

NO PROBLEM WITH GATE.

EXAMPLES: MASS IS SIMPLE, TEXTURES ARE INTENTIONAL.  
HOW THE CONDITIONS / PATTERNS.