

HISTORIC AND DESIGN REVIEW COMMISSION

April 18, 2018

HDRC CASE NO: 2017-630
ADDRESS: 429 DEVINE ST
LEGAL DESCRIPTION: NCB 2957 BLK 1 LOT 8
ZONING: R-5, HS
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
LANDMARK: House
APPLICANT: Richard & Susan Theis
OWNER: Richard & Susan Theis
TYPE OF WORK: Construction of a single family residential structure
APPLICATION RECEIVED: March 26, 2018
60-DAY REVIEW:
REQUEST:

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

1. Construct a single family residential structure on the vacant lot at 429 Devine Street to feature a footprint of approximately 2,500 square feet.
2. Construct a detached accessory structure to feature a footprint of approximately 600 square feet.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

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

B. ROOF FORM

- i. Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential

building types are more typically flat and screened by an ornamental parapet wall.

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

D. LOT COVERAGE

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

3. Materials and Textures

A. NEW MATERIALS

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

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

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

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

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

4. Architectural Details

A. GENERAL

i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

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

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
 - ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
 - iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.
- Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

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

3. Landscape Design

A. PLANTINGS

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

B. ROCKS OR HARDSCAPE

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

should be incorporated into the design.

D. TREES

i. Preservation—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. New Trees – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. Width and alignment—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

i. Preferred location—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.

ii. Front—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.

iii. Access—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

i. Screening—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.

ii. Materials—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.

iii. Parking structures—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness to construct a one story, single family residential structure to feature a footprint of approximately 2,500 square feet.
- b. DESIGN REVIEW COMMITTEE – This case was reviewed by the Design Review Committee on January 9, 2018, where committee members primarily asked questions regarding various design features. This request was reviewed a second time by the DRC on February 13, 2018, where committee members noted the appropriateness of many aspects of the design; however, noted concern regarding the proposed driveway/parking location, the unbroken side elevation and the proposed foundation height.
- c. This request was heard by the Historic and Design Review Commission on February 21, 2018, where it received conceptual approval with the following stipulations:
 - i. That the applicant should include a foundation height comparable to those found predominantly in the district and on Devine Street. **The applicant has noted the installation of a foundation height of one (1) foot.**
 - ii. That a door that is more consistent with those found historically in the district be used at the front porch rather than an entrance gate. **The applicant has noted the installation of a solid entrance door.**
 - iii. That the proposed side gable that starts to the rear of the courtyard be shifted forward to the rear of the front porch. **The applicant has noted the installation of a gabled roof at the front of the house so that the forward most courtyard is obscured and a more tradition porch massing is used.**
 - iv. That staff's previously noted window specifications be adhered to. **The applicant has provided documents that adhere to staff's specifications.**
 - v. That all mechanical equipment be screened from view at the public right of way and that the front yard sidewalk not exceed four (4) feet in width. **The applicant has provided documents that meet this stipulation.**
 - vi. That the proposed front yard driveway/parking location extend along the side of the proposed new construction rather than stop in the front yard. **The applicant has provided documents that meet this stipulation.**
 - vii. That a ribbon driveway and a solid, continuous walkway be installed. **The applicant has provided documents that meet this stipulation.**
- d. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. Per application documents, the applicant has noted a setback greater than those found historically on the block. This is consistent with the Guidelines.
- e. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrance toward Devine Street. This is consistent with the Guidelines. The applicant has noted the installation of a solid entrance door.
- f. PORCH MASSING – Historic structures throughout the Lavaca Historic District feature front façade massing with recessed front porches. The applicant has modified the previously proposed design to include a porch massing that includes a side gable at the porch. Staff finds this proposed update to be appropriate and consistent with the examples found historically throughout the district.
- g. 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 exceed that of the majority of historic buildings by more than one-story. The proposed massing is consistent with the Guidelines for New Construction.
- h. 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. Foundation heights found historically throughout the district commonly feature heights of two or more feet. The applicant has changed the proposed foundation height from four inches to one (1) foot. Staff finds this to be more appropriate with foundation heights found historically in the district.
- i. ROOF FORM – The applicant has proposed roof forms that include an intersection front and side gable and a series of side facing gables. These roof forms are found throughout the district and are consistent with the Guidelines.
- j. 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 comparable in size and

arrangement to those found historically in the district. Staff finds the proposed fenestration patterns to be generally appropriate and consistent with the Guidelines.

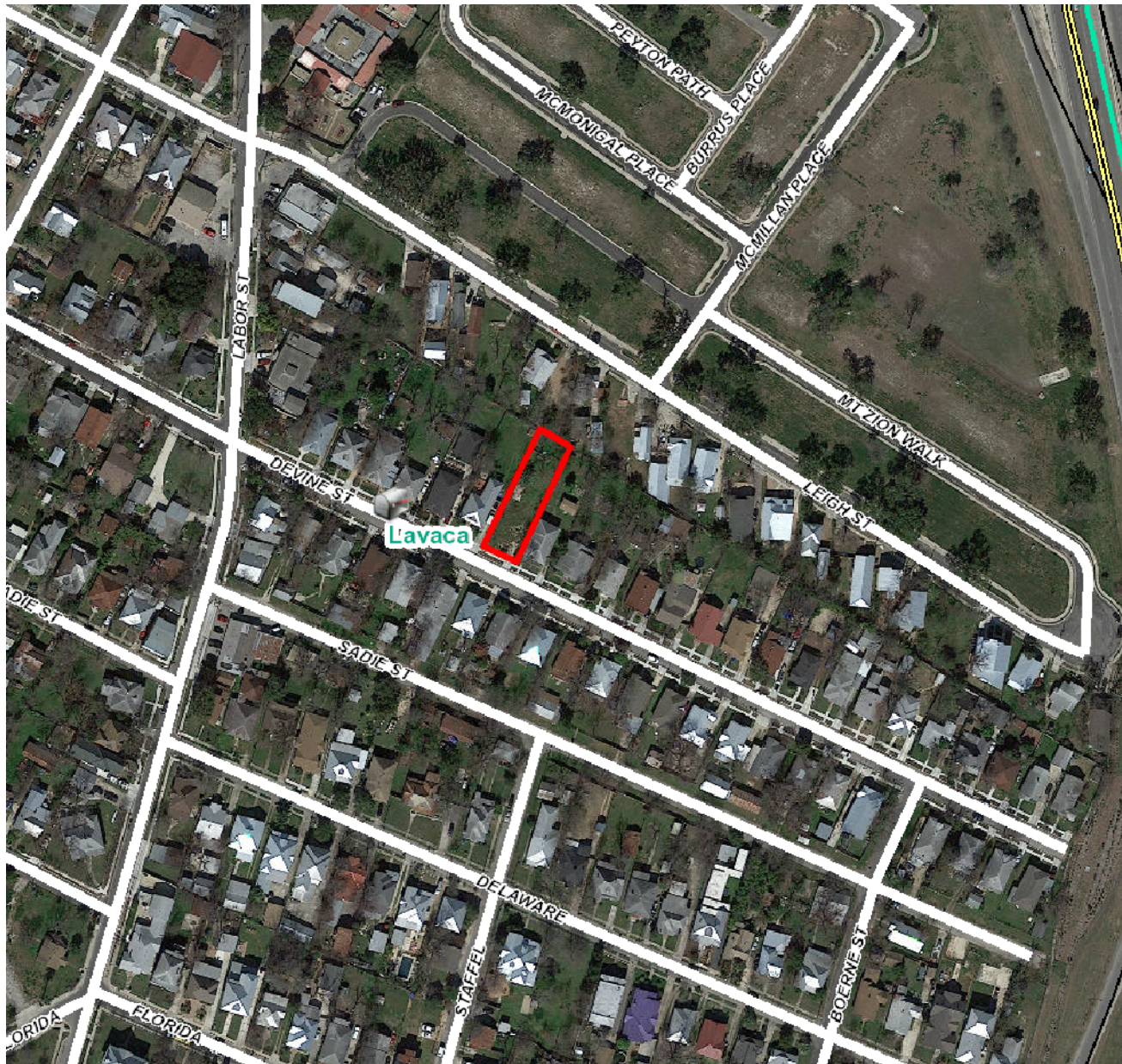
- k. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. While the applicant has proposed an overall footprint that is large for the lot, the applicant has proposed interior courtyards with permeable paving and an overall form that is appropriate and consistent with the Guidelines. Staff finds the proposed lot coverage to be appropriate.
- l. MATERIALS – Regarding materials, the applicant has proposed materials that include wood siding, a standing seam metal roof and aluminum windows. Staff finds that the proposed siding should feature a four (4) inch exposure to relate to historic siding profiles found throughout the district. The proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. The applicant has noted that these stipulations will be adhered to.
- m. MATERIALS – Regarding windows, the applicant has proposed aluminum windows. Generally, staff finds the proposed aluminum windows to be appropriate given the contemporary architectural detailing of the proposed new construction. 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 an 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. Details on each should be submitted to staff for review. The applicant has provided a wall section noting proper framing depths for windows.
- n. ARCHITECTURAL DETAILS – New building should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Generally, staff finds the proposed architectural details appropriate and consistent with the Guidelines.
- o. MECHANICAL EQUIPMENT – Per the Guidelines for New Construction 6., all mechanical equipment should be screened from view at the public right of way. The applicant has noted that all mechanical equipment will be screened.
- p. DRIVEWAY – The applicant has modified the proposed driveway to extend along the side elevation of the proposed new construction and to feature a ribbon strip configuration. Staff finds this to be appropriate. The driveway should not exceed ten (10) feet in width.
- q. ACCESSORY STRUCTURE – At the rear of the lot, the applicant has proposed to construct an accessory structure to feature a total size of approximately 600 square feet. Generally, staff finds the location, massing and proposed materials appropriate; however, the accessory structure should feature materials specifications consistent with those noted in findings l and m.
- r. LANDSCAPING – The applicant has noted landscaping to include native grasses, concrete pavers and flowering/fruit trees. Generally, the proposed landscaping materials are appropriate and consistent with the guidelines.
- s. SIDEWALK – The applicant has proposed a front yard sidewalk to lead from the sidewalk at the public right of way to the front door. The proposed sidewalk should feature a width consistent with those found historically in the district; typically three to four feet in width.

RECOMMENDATION:

Staff recommends approval based on findings a through s.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Dec 13, 2017

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

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

DATE: JANUARY 9, 2018

HDRC Case# 2017-630

ADDRESS: 429 NEVINE

Meeting Location: 1901 S ALAMO

APPLICANT: MR. RICHARD THEIS

DRC Members present: JOHN LAFFOON, JOEL GARCIA

Staff present: EDWARD HALL

Others present: SUSAN THEIS, MARY ENGLISH (VIA PHONE)

REQUEST: NEW CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL
STRUCTURE

COMMENTS/CONCERNS: ME: OVERVIEW OF UPDATES TO DESIGN -
SETBACKS, PORCH MASSING - DEPTH 2". JL: QUESTIONS REGARDING
ROOF PROFILE - PORCH ROOF WILL FEATURE SLIGHT SHEA PITCH.
JL: QUESTIONS REGARDING WALLS BEHIND PORCH. - ME: COURTYARD
WALL. JL: QUESTIONS REGARDING PARKING - FRONT YARD DRIVEWAY.
JL: QUESTIONS REGARDING PROPOSED CONCRETE PAVERS. JL: QUESTIONS
REGARDING THE RATIO OF PERMEABLE IMPERVIOUS TO PERVIOUS PAVING.
JL: QUESTIONS REGARDING THE RETENTION OF EXISTING TREES

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

[Signature]
Committee Chair Signature (or representative)

9 Jan 2018
Date

JG: QUESTIONS REGARDING THE WEST ELEVATION. ME- OPENINGS FEATURE SLIDING OPERABLE ELEMENTS.

JG: QUESTIONS REGARDING OPERABILITY OF WINDOWS.

JG: QUESTIONS REGARDING ROOF FORMS - WILL GABLES FEATURE ANY OVERHANGS?

JG: CONCERNS REGARDING LACK OF WINDOW FENESTRATION - PROFILE OF WINDOWS SHOULD BE PRESENT.

JL: FRONT YARD PARKING IS NOT APPROPRIATE.



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

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

DATE: FEBRUARY 13, 2018

HDRC Case# 2017-630

ADDRESS: 424 DEVINE

Meeting Location: 1901 SALAM0/

APPLICANT: MARY ENGLISH / RICHARD THEIS

DRC Members present: ANNE-MARIE GRUBE, CURTIS FISH, JOEL GARCIA

Staff present: EDWARD HALL

Others present: _____

REQUEST: CONSTRUCTION OF A SINGLE FAMILY RESIDENTIAL STRUCTURE

COMMENTS/CONCERNS: ME! OVERVIEW OF PROJECT / UPDATES. ALL:

COMMENTS ADDRESSING FOUNDATION HEIGHTS - PROVIDE INFORMATION

REGARDING NEIGHBORING FOUNDATION HEIGHTS. COMMENTS

REGARDING WINDOW PROPERTIES / PROPORTIONS. CF! CONCERNS

REGARDING LENGTH OF OVERALL LEFT ELEVATION - VOID OF

BREAKS W/ EXCEPTION OF WINDOW ELEVATIONS. JG/CF! CONCERNS

REGARDING PROPOSED PARKING LOCATION - FRONT YARD PARKING

IS ~~INCONSISTENT~~ INCONSISTENT W/ GUIDELINES / DISTRICT... PARKING SHOULD

NOT BE LOCATED AT THE PROPOSED LOCATION.

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []

APPROVE WITH COMMENTS / STIPULATIONS:



Committee Chair Signature (or representative)

2/13/2018

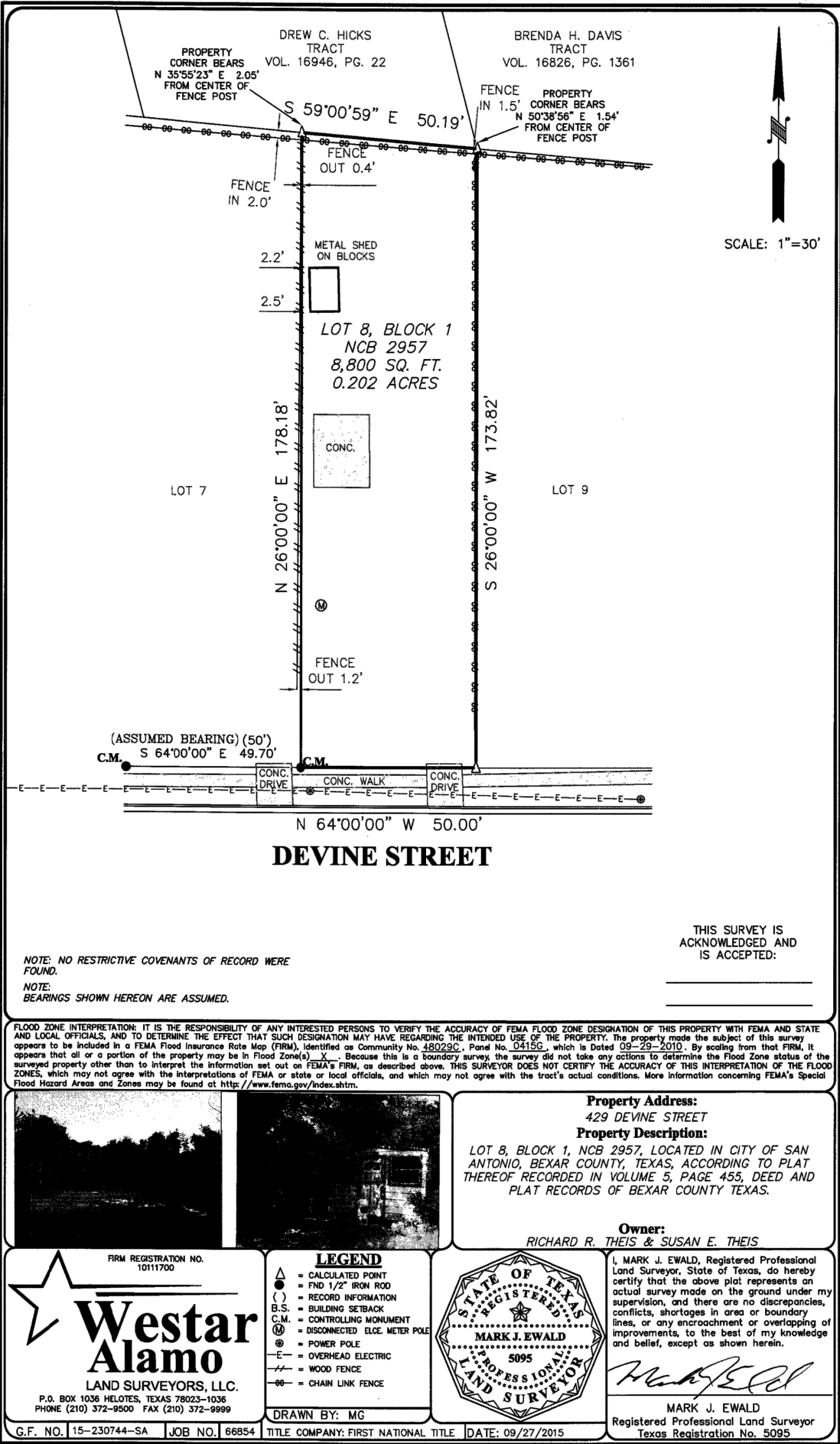
Date

			English Vendrell Architects T 773.450.3266 Emkengkenglish@gmail.com
			PROJECT # SA01
			REVISED: February 12, 2018
			PROPOSED THEIS FAMILY RESIDENCE
			SUSAN & RICHARD THEIS WITH FAMILY
			429 DEVINE ST. SAN ANTONIO, TX.
			DATE: February 2, 2018
			DRAWING TITLE SITE EXISTING TREES
			SHEET 3B



These are the trees as they exist on the site. We do not intend to keep any of the trees. Please see the site plan for information on new trees that will be planted.





English Vendrell
Architects

773.450.3266
mkemkenglish@gmail.com

PROJECT # SA01

REVISED:
February 12, 2018

PROPOSED THEIR
FAMILY
RESIDENCE

SUSAN & RICHARD
THEIS WITH FAMILY

429 DEVINE ST.
SAN ANTONIO, TX.

DATE:
February 2, 2018

DRAWING TITLE
SURVEY AND SITE
PHOTOS
SHEET 2



English Vendrell
Architects

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Emkengkenglish@gmail.com

PROJECT # SA01

REVISED:
February 12, 2018

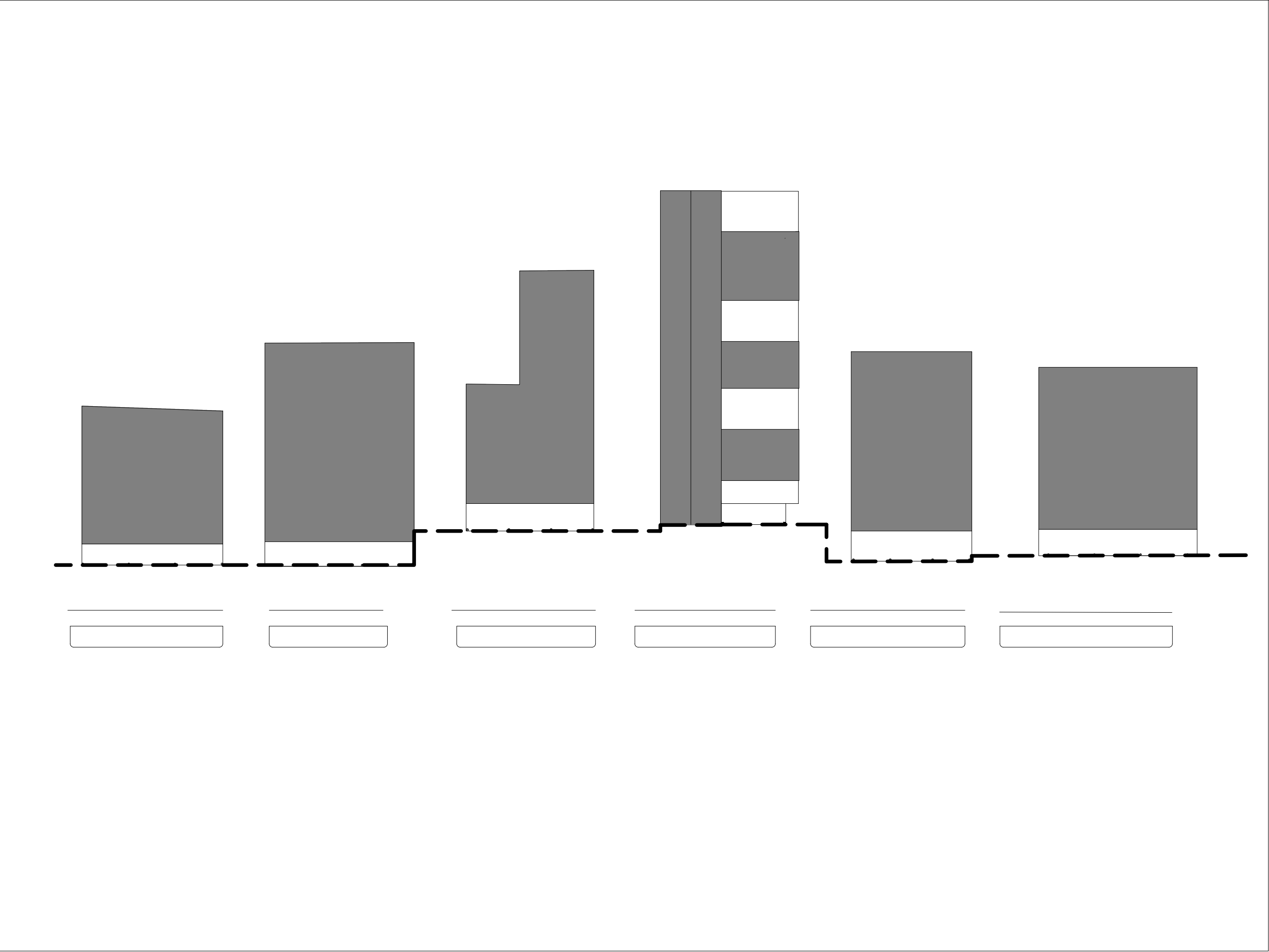
PROPOSED THEIS
FAMILY
RESIDENCE

SUSAN & RICHARD
THEIS WITH FAMILY

429 DEVINE ST.
SAN ANTONIO, TX.

DATE:
February 2, 2018

DRAWING TITLE
SITE PHOTOS
SHEET 3



English Vendrell
Architects

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E mkemkenglish@gmail.com

PROJECT # SA01

REVISED:
February 12, 2018

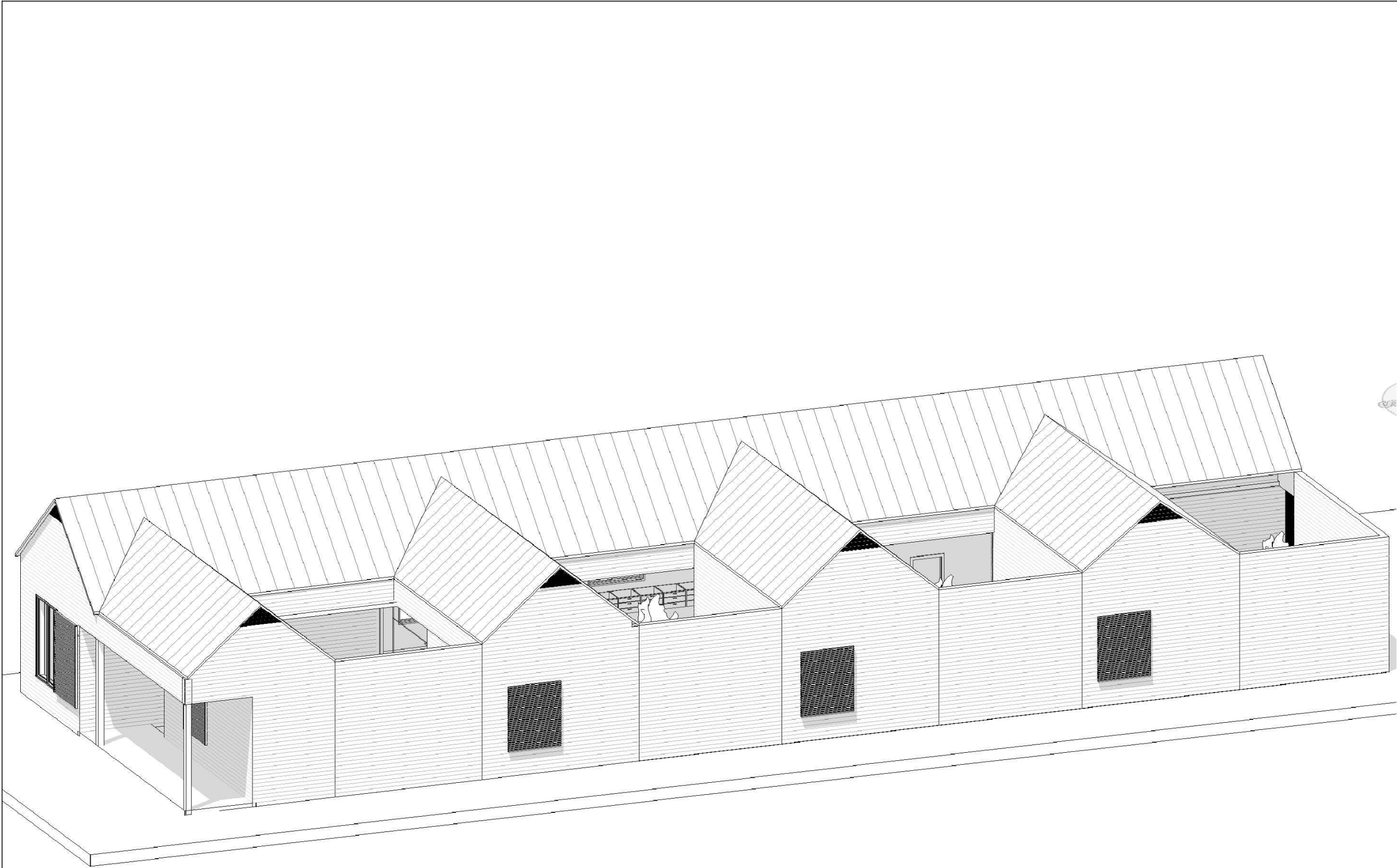
PROPOSED THEIS
FAMILY
RESIDENCE

SUSAN & RICHARD
THEIS WITH FAMILY

429 DEVINE ST.
SAN ANTONIO, TX.

DATE:
February 2, 2018

DRAWING TITLE
SET BACK DIAGRAM
SHEET 5C



English Vendrell
Architects

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Emkemkenglish@gmail.com

PROJECT # SA01

REVISED

PROPOSED THEIS
FAMILY
RESIDENCE

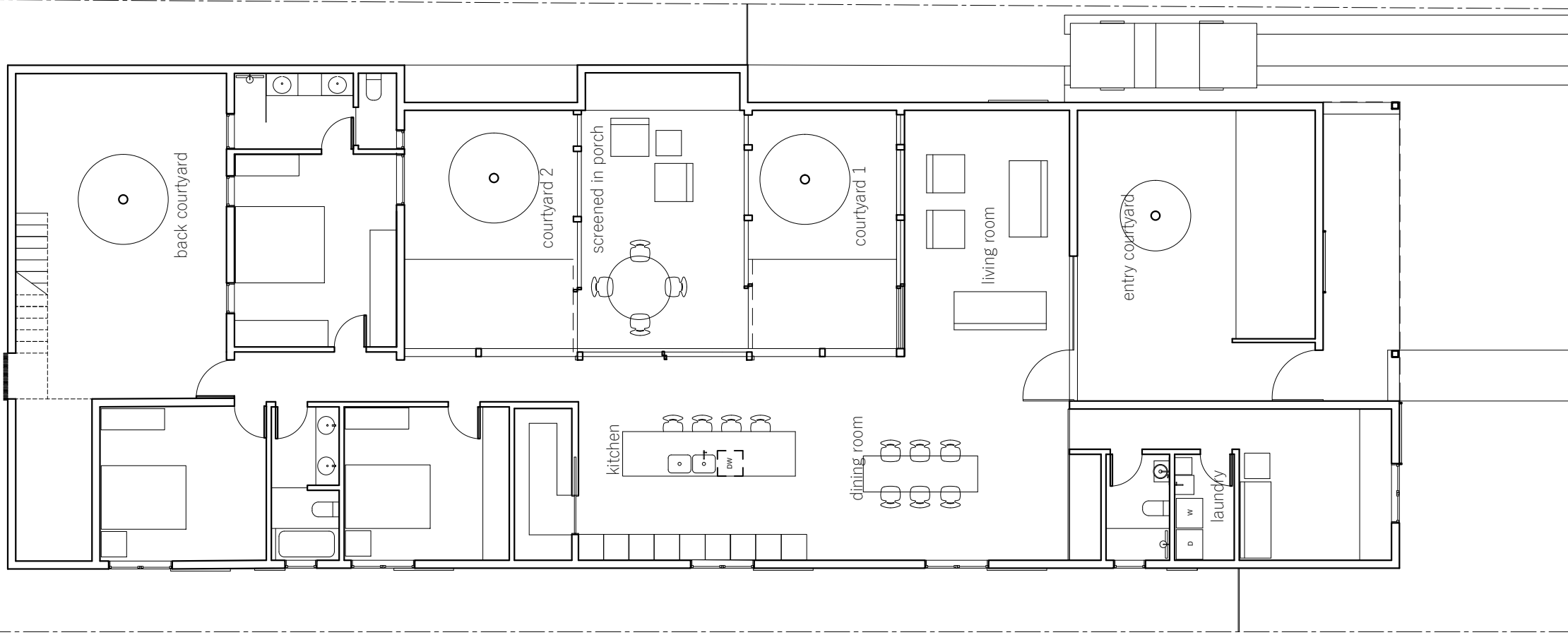
SUSAN & RICHARD
THEIS WITH FAMILY

429 DEVINE ST.
SAN ANTONIO, TX.

DATE:
MARCH 13, 2018

DRAWING TITLE
UPDATED MASSING

SHEET 11



1 FLOOR PLAN
SCALE 3/32" = 1'-0"

English Vendrell
Architects
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Emkengkenglish@gmail.com

PROJECT # SA01

REVISED:
February 12, 2018
April 1, 2018

PROPOSED THEIS
FAMILY
RESIDENCE

SUSAN & RICHARD
THEIS WITH FAMILY

429 DEVINE ST.
SAN ANTONIO, TX.

DATE:
APRIL 1, 2018

DRAWING TITLE
FLOOR PLAN
SHEET 1



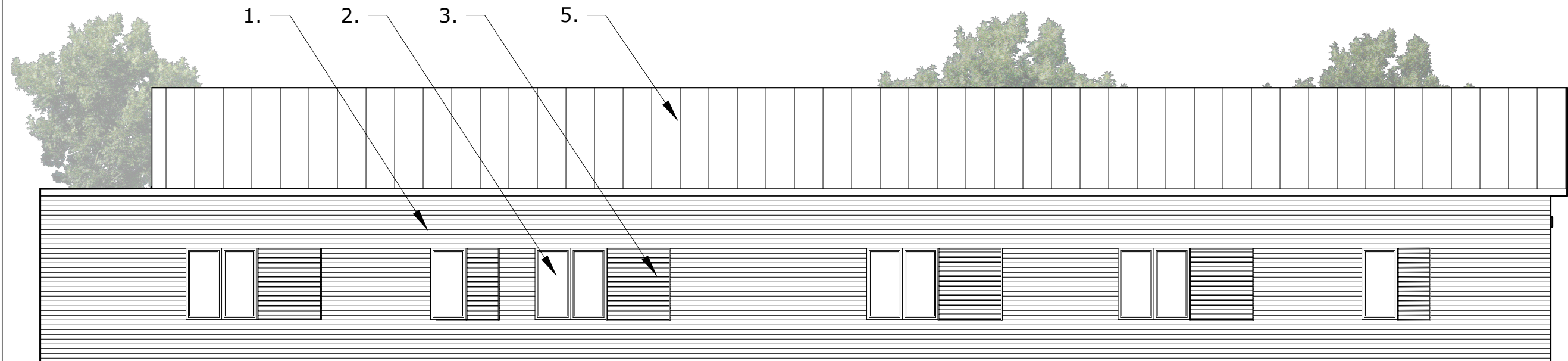
1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

General

- 1. Shou sugi ban brushed matte charcoal gray 1x4 wood siding, tongue and groove.
- 2. Milgard Aluminum Horizontal Sliding window with bronze anodized finish.
- 3. Exterior Window Shade: black powder coated steel frame with stained cypress louvers
- 4. Solid Wood Door
- 5. Standing seam metal roof with 21" wide panels, seam 1" height, a crimped ridge seam and a standard galvalume finish.

Porch construction

- 21. 2x8 beam
- 22. 2x6 rafters
- 23. ¾" decking at porch ceiling, stained charcoal gray
- 24. 6x6 wood columns, stained charcoal gray
- 25. Brushed finish concrete porch floor



2 WEST ELEVATION
SCALE 1/8" = 1'-0"

English Vendrell
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PROJECT # SA01

REVISED:
April 1, 2018

PROPOSED THEIS
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RESIDENCE

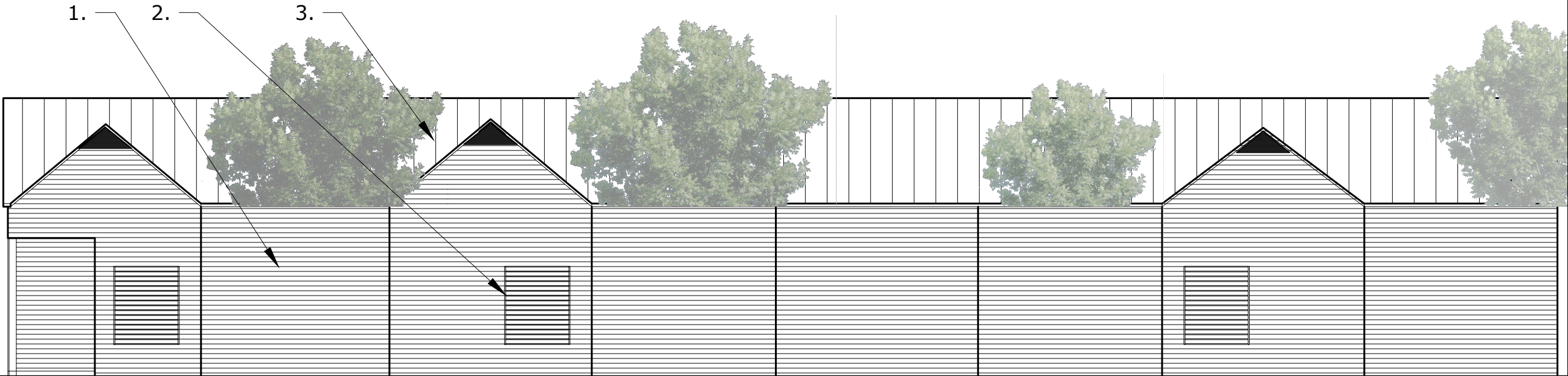
SUSAN & RICHARD
THEIS WITH FAMILY

429 DEVINE ST.
SAN ANTONIO, TX.

DATE:
April 1, 2018

DRAWING TITLE
ELEVATIONS

SHEET 9

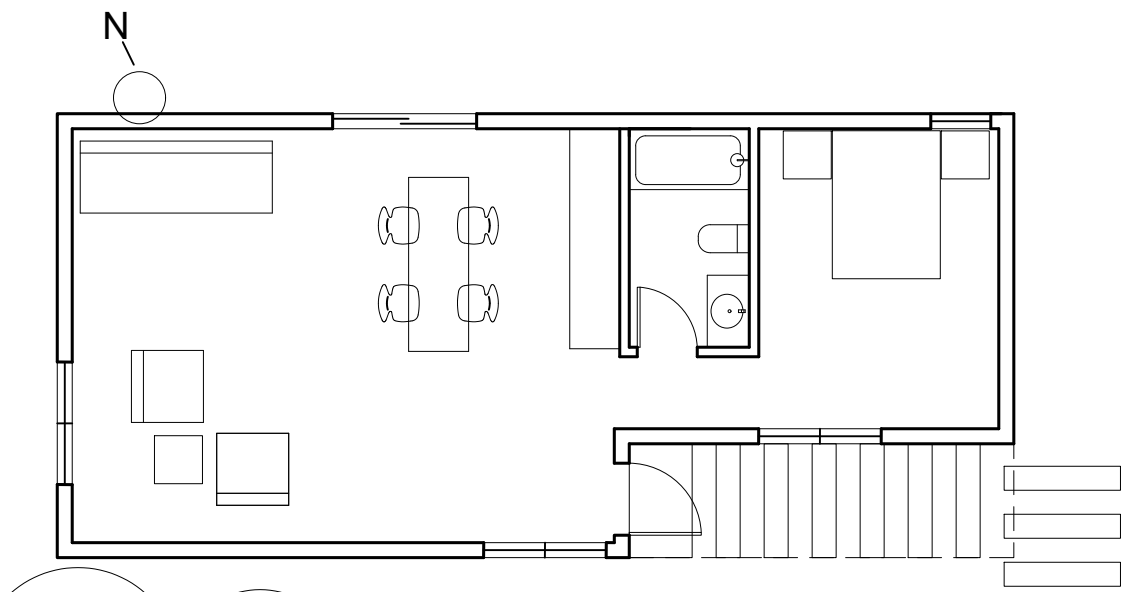


1. Shou sugi ban brushed matte charcoal gray 1x4 wood siding, tongue and groove.
2. Exterior Window Shade: black powder coated steel frame with stained cypress louvers
3. Standing seam metal roof with 21” wide panels, seam 1” height, a crimped ridge seam and a standard galvalume finish.

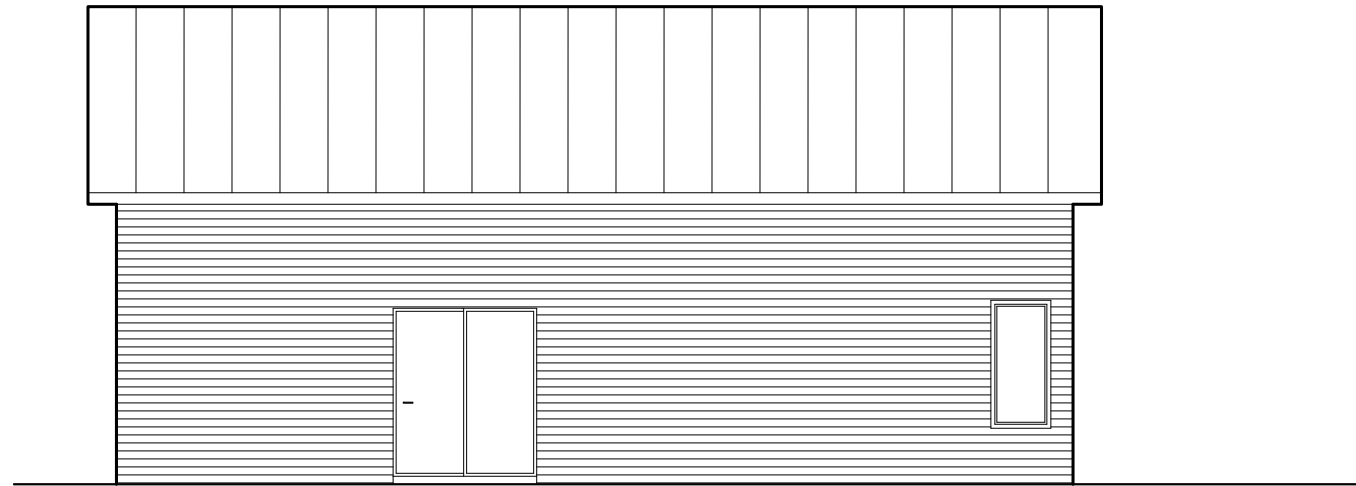
1

EAST ELEVATION

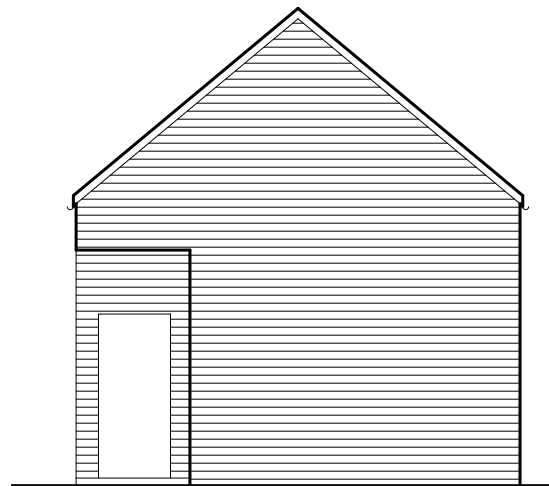
SCALE 1/8" = 1'-0"



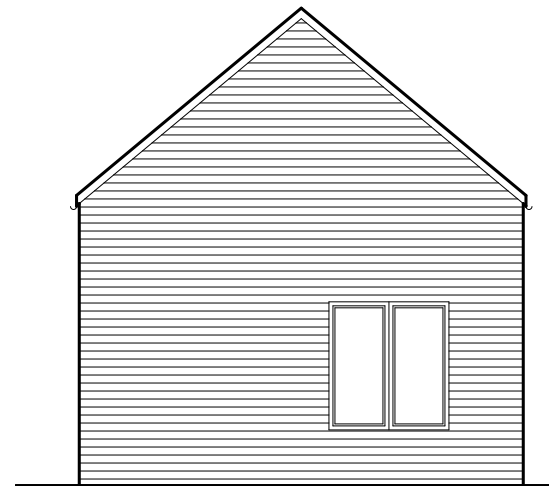
1 FLOOR PLAN AUXILIARY DWELLING UNIT
SCALE 1/8" = 1'-0"



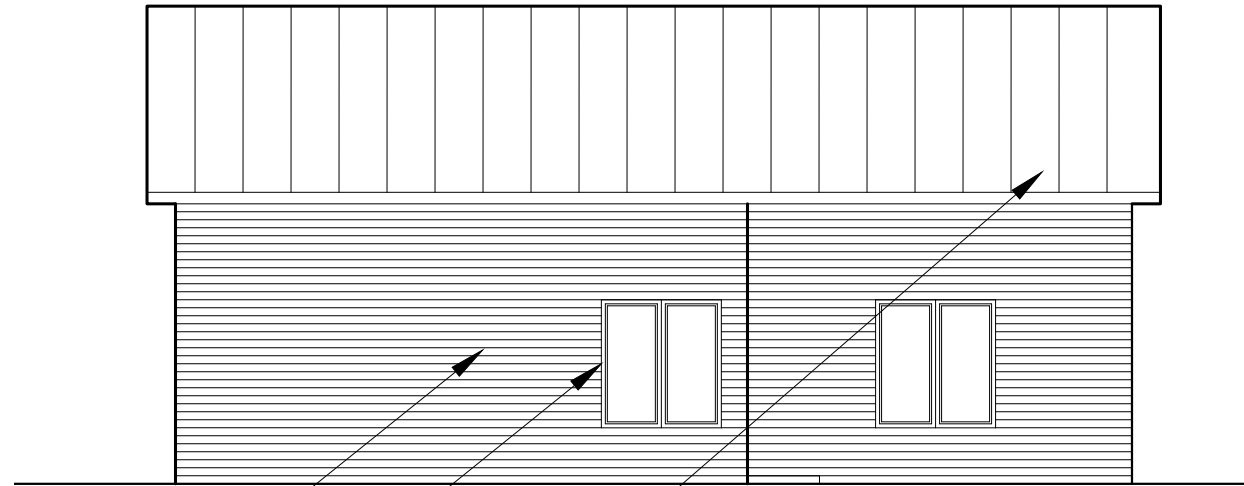
2 NORTH ELEVATION
SCALE 1/8" = 1'-0"



3 EAST ELEVATION
SCALE 1/8" = 1'-0"



4 WEST ELEVATION
SCALE 1/8" = 1'-0"



5 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

General

1. Shou sugi ban brushed matte charcoal gray 1x4 wood siding, tongue and groove.
2. Milgard Aluminum Horizontal Sliding window with bronze anodized finish.
3. Standing seam metal roof with 21" wide panels, seam 1" height, a crimped ridge seam and a standard galvalume finish

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Architects

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PROJECT # SA01

REVISED:
February 12, 2018

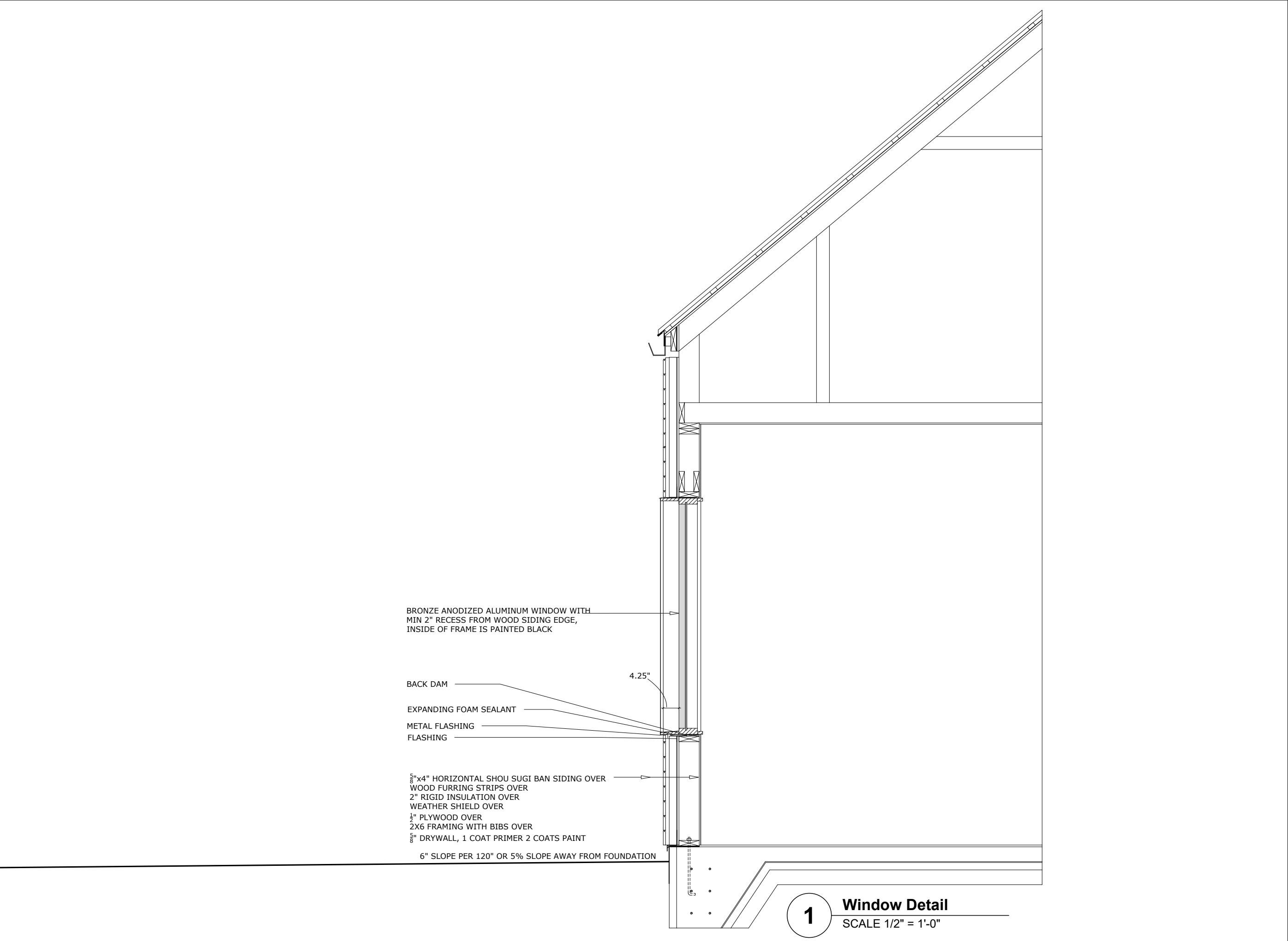
PROPOSED THEIS
FAMILY
RESIDENCE

SUSAN & RICHARD
THEIS WITH FAMILY

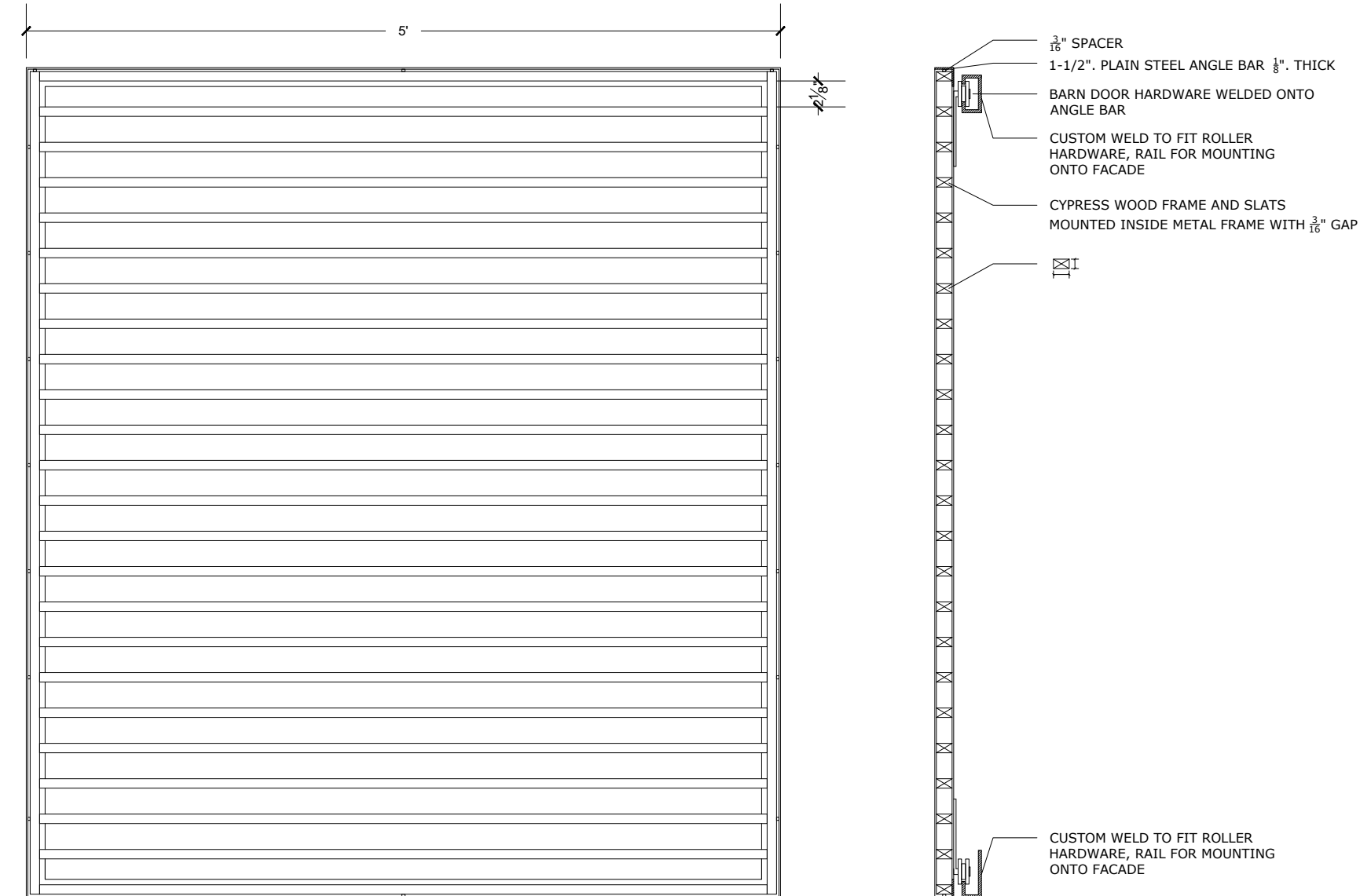
429 DEVINE ST.
SAN ANTONIO, TX.

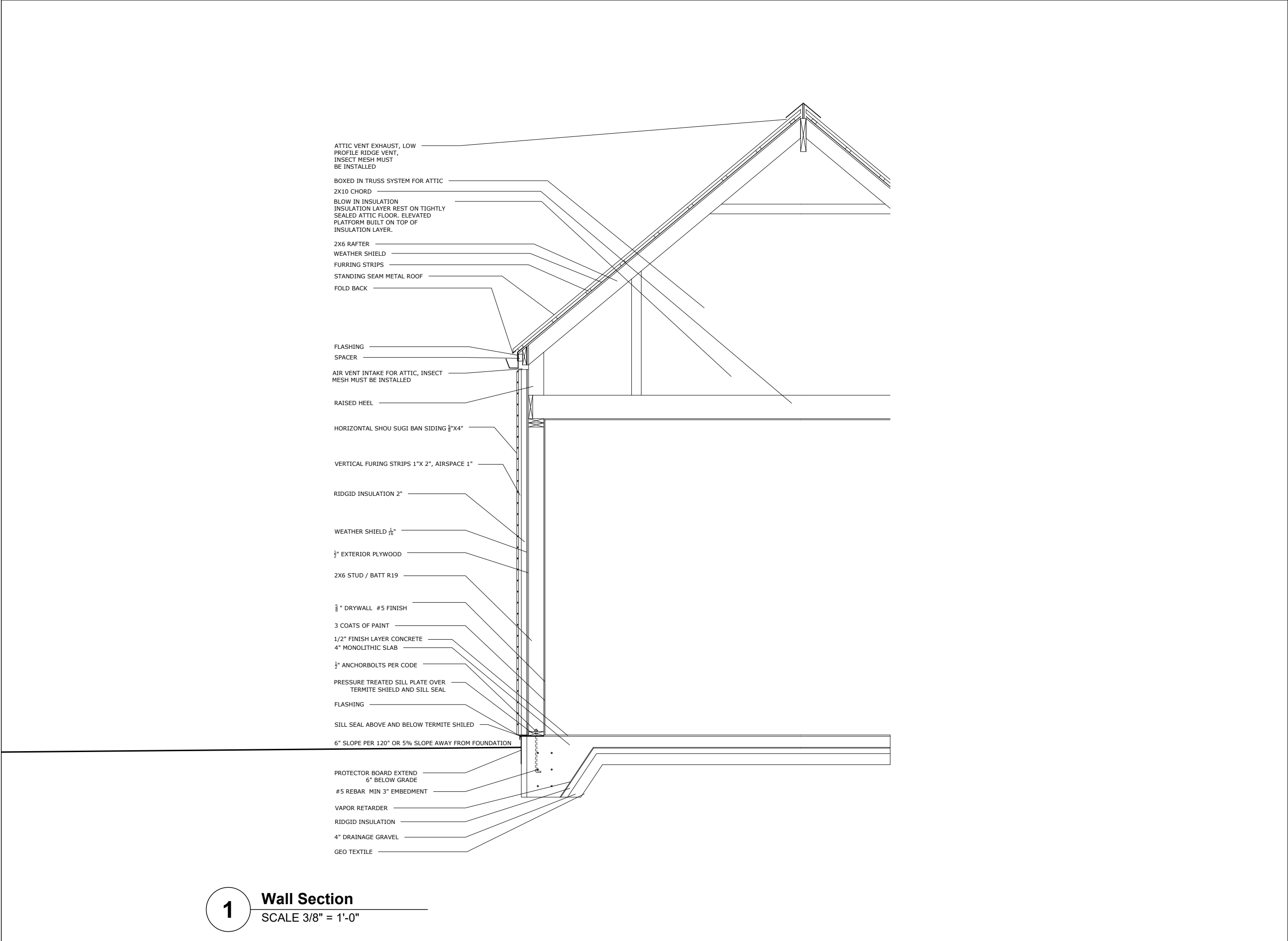
DATE:
February 2, 2018

DRAWING TITLE
AUXILIARY UNIT
FLOOR PLAN &
ELEVATIONS
SHEET 10



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PROPOSED THEIS FAMILY RESIDENCE
SUSAN & RICHARD THEIS WITH FAMILY
429 DEVINE ST. SAN ANTONIO, TX.
DATE: February 2, 2018
DRAWING TITLE Window Detail SHEET 10

 1 Shutter Detail SCALE 1/2" = 1'-0" <tr><td>English Vendrell Architects</td></tr> <tr><td>T 773.450.3266 Emkemkenglish@gmail.com</td></tr> <tr><td>PROJECT # SA01</td></tr> <tr><td></td></tr> <tr><td>REVISED: February 12, 2018</td></tr> <tr><td>PROPOSED THEIS FAMILY RESIDENCE</td></tr> <tr><td>SUSAN & RICHARD THEIS WITH FAMILY</td></tr> <tr><td>429 DEVINE ST. SAN ANTONIO, TX.</td></tr> <tr><td>DATE: February 2, 2018</td></tr> <tr><td>DRAWING TITLE Window shutter SHEET 10A</td></tr>	English Vendrell Architects	T 773.450.3266 Emkemkenglish@gmail.com	PROJECT # SA01		REVISED: February 12, 2018	PROPOSED THEIS FAMILY RESIDENCE	SUSAN & RICHARD THEIS WITH FAMILY	429 DEVINE ST. SAN ANTONIO, TX.	DATE: February 2, 2018	DRAWING TITLE Window shutter SHEET 10A
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DATE: February 2, 2018										
DRAWING TITLE Window shutter SHEET 10A										



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DRAWING TITLE Wall Section SHEET 10B

REVISED:
February 12, 2018

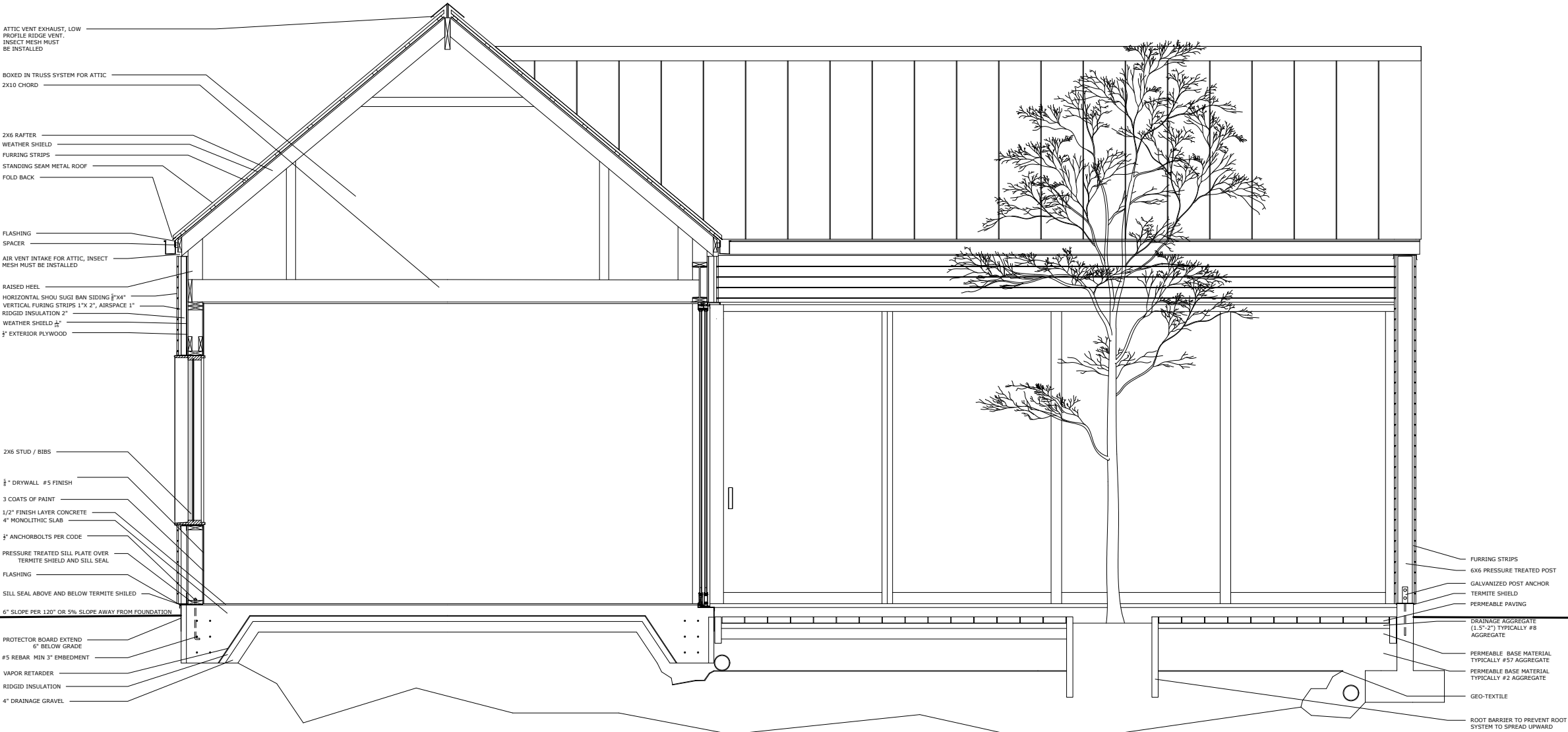
PROPOSED THEIS
FAMILY
RESIDENCE

SUSAN & RICHARD
THEIS WITH FAMILY

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SAN ANTONIO, TX.

DATE:
February 2, 2018

DRAWING TITLE
House Section
SHEET 10C



1

House Section
SCALE 1/4" = 1'-0"