

HISTORIC AND DESIGN REVIEW COMMISSION

April 07, 2021

HDRC CASE NO: 2021-147
ADDRESS: 643 E NUEVA
LEGAL DESCRIPTION: NCB 13814 BLK 3 LOT IRR PART OF 12
ZONING: D, H, RIO-3
CITY COUNCIL DIST.: 1
DISTRICT: Hemisfair Historic District
APPLICANT: David Hannan/FISHER HECK ARCHITECTS
OWNER: CITY OF SAN ANTONIO
TYPE OF WORK: Stabilization, selective demolition of an addition
APPLICATION RECEIVED: March 19, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

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

1. Demolish an existing, rear addition.
2. Perform rehabilitative scopes of work including the reconstruction of several basement stone walls, repointing and repainting of plaster walls, repair and repainting of wood elements, window repair, porch repair and reconstruction, the reconstruction of a Juliet balcony and column repair and replacement.

APPLICABLE CITATIONS:

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

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

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

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

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

2. Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.

i. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.

ii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.

iii. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or highpressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.

ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.

iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry. iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

3. Materials: Roofs

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary. iii.

Roof features—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

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

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

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

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

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.

ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.

iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.

iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other nontraditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.

vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

viii. *Security bars*—Install security bars only on the interior of windows and doors.

ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

FINDINGS:

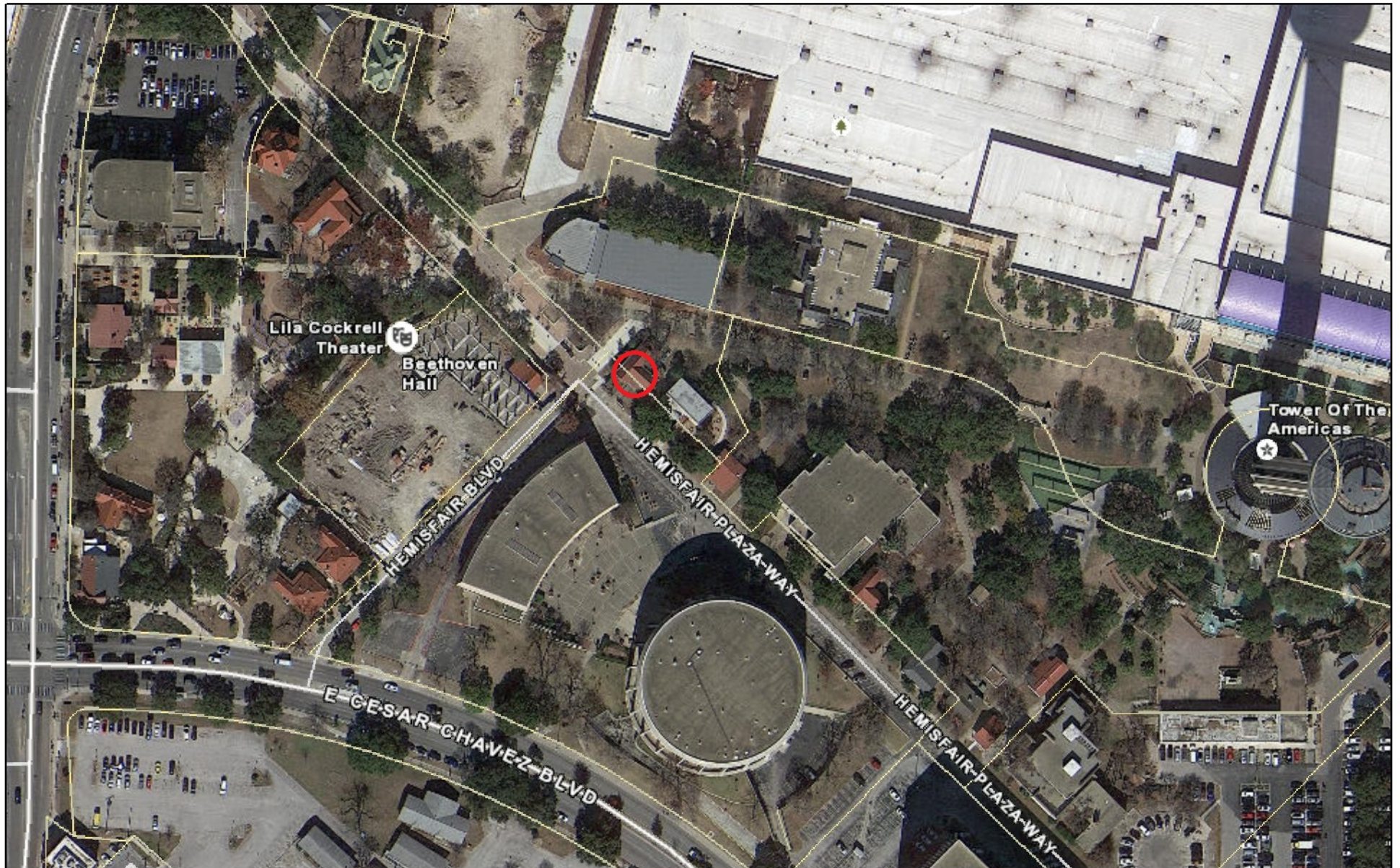
- a. The applicant is requesting a Certificate of Appropriateness for approval to demolish an existing, rear addition and to perform rehabilitative scopes of work at the Kusch House, located at 643 E Nueva, within Hemisfair Park.
- b. The historic structure at 643 E Nueva is commonly known as the Kusch House was constructed circa 1885 and features limestone walls with a plaster finish. The historic structure features Folk Victorian architectural elements and a rear addition with a plaster finish.
- c. **DEMOLITION OF ADDITION** – The applicant has proposed to demolish an existing, rear addition. The addition is not visible on the 1951 Sanborn Map. The addition features a shed roof, exposed rafter tails and a plaster finish. Staff finds the removal of the addition to be appropriate. The applicant has noted preliminary approval from the Texas Historical Commission for the proposed work.
- d. **REHABILITATIVE SCOPES OF WORK** – The applicant has proposed to perform rehabilitative scopes of work including the reconstruction of several basement stone walls, repointing and repainting of plaster walls, repair and repainting of wood elements, window repair, porch repair and reconstruction, the reconstruction of a Juliet balcony and column repair and replacement. The applicant has submitted construction documents noting that work will be done in-kind, with like materials. Staff finds this to be appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations.
- e. **ARCHAEOLOGY** – The property is within a River Improvement Overlay and is owned by the City of San Antonio. Development within public property is subject to the Texas Antiquities Code. In addition, the project area is within previously recorded archaeological site 41BX579. An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

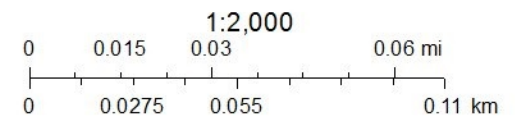
Staff recommends approval of items #1 and #2 as submitted, based on findings a through d.

ARCHAEOLOGY – An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop



April 2, 2021



Fisher Heck

ARCHITECTS

March 19, 2021

City of San Antonio
Office of Historic Preservation
1901 S. Alamo Street
San Antonio, Texas 78204

Re: Kusch House, Hemisfair Park
633 E Nueva St, San Antonio, TX 78205

To the HDRC Board:

The client, HPARC, seeks to stabilize the existing historic structure within Hemisfair Park known as the Kusch House. The house was built around 1885 by stone mason John Kusch. The limestone structure is Folk Victorian in style with Italian detailing such as beveled porch columns, scroll saw brackets and an arched transom over the main double entry doors. The house was owned by a member of the Kusch family until the 1968 World's Fair, where the house operated as Mexican restaurant called La Fonda Santa Anita. The house currently sits vacant and has been showing increased signs of deterioration throughout. The proposed stabilization work will allow an anticipated tenant finish-out project to occur at a more manageable cost and scope in the near future. Amongst the various repair work proposed around the house, a non-original plaster addition that currently holds two single restrooms, shall be demolished for a future new addition to the house. The team has reviewed the proposed demolition work with the Texas Historical Commission and have received preliminary approval for the work. The other major component to the project includes reconstructing several basement stone walls that are failing and allowing water into the basement, while also affecting the porch roof structure above. The last major component to the project includes relocating an existing transformer away from the house and closer to Nueva Street.

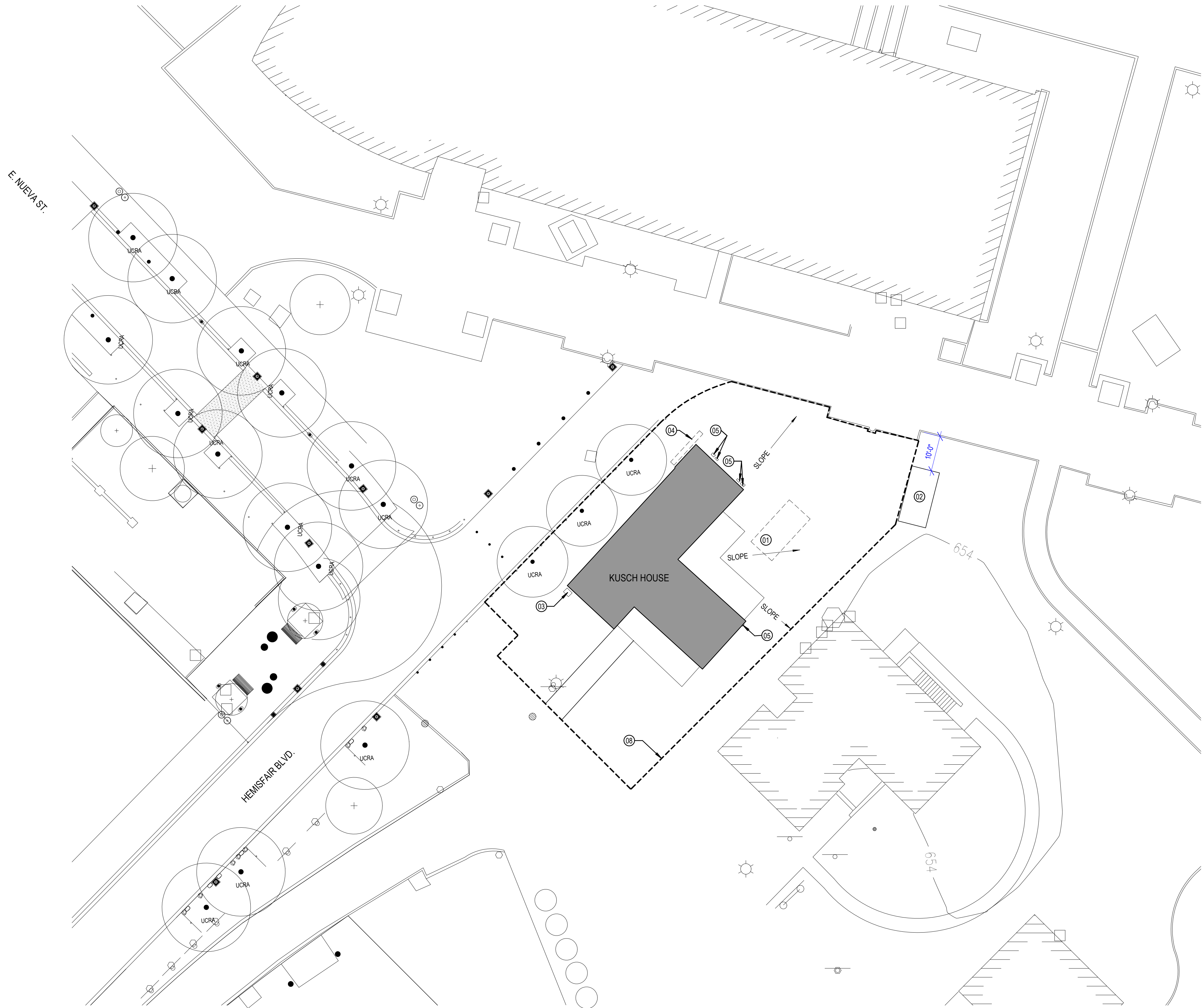
Sincerely,



David Hannan Jr., Principal
Fisher Heck Architects
210-299-1500

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1 SITE PLAN
1/16" = 1'-0"



GENERAL NOTES

KEYNOTES

- 01 REGRADE SITE TO SLOPE AWAY FROM BUILDING
- 02 PROPOSED NEW TRANSFORMER LOCATION.
- 03 EXISTING GAS METER.
- 04 EXISTING FREE-STANDING ELECTRICAL PANELS.
- 05 EXISTING ELECTRIC PANELS AND WATER METER.
- 06 DASHED LINE INDICATES PROPOSED PROJECT SCOPE BOUNDARY.

Fisher Heck
ARCHITECTS



03/11/2021

PROJECT:
KUSCH HOUSE REHABILITATION

SHEET TITLE:
SITE PLAN

PROJECT NO: 2003 A1

△ REVISIONS DATE

SHEET NO:

A-100

HEMISFAIR PARK

KUSCH HOUSE REHABILITATION

CONSTRUCTION DOCUMENTS



OWNER
HEMISFAIR PARK AREA
REDEVELOPMENT CORPORATION
630 E. NUEVA STREET
SAN ANTONIO, TX 78205
PH: (210) 709-4750
CONTACT: ROGER TAVARES
EMAIL: roger.tavares@hemisfair.org
<https://hemisfair.org>

ARCHITECT
FISHER HECK ARCHITECTS
915 S. ST. MARY'S STREET
SAN ANTONIO, TX 78205
PH: (210) 299-1500
CONTACT: DAVID HANNAN JR.
EMAIL: dhannan@fisherheck.com
www.fisherheck.com

MEP ENGINEER
E.S.A. MECHANICAL &
ELECTRICAL ENGINEERING, INC.
1100 NW LOOP 410, SUITE 810
SAN ANTONIO, TX 75213
PH: (210) 342-3641
CONTACT: STEPHEN MITCHELL
EMAIL: stephen@esaengineers.net
<http://esaengineers.net/>

STRUCTURAL ENGINEER
LEHMANN ENGINEERING, INC.
1006 BECKET
SAN ANTONIO, TX 78213
PH: (210) 348-8889
CONTACT: AARON STAAS
EMAIL: astaas@lehmanneng.com
<http://www.lehmanneng.com>

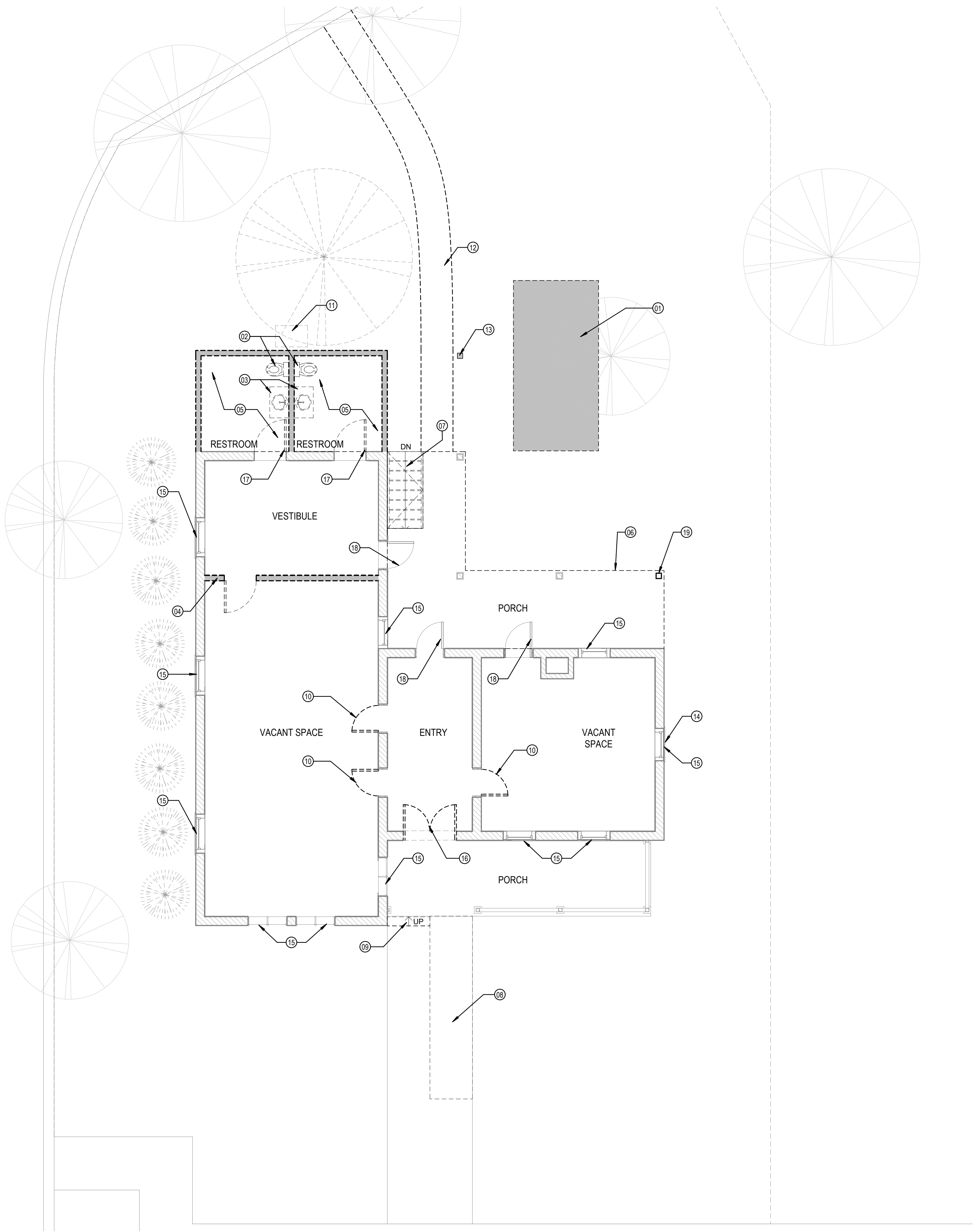
PROJECT: KUSCH HOUSE REHABILITATION
SHEET TITLE: TITLE SHEET

PROJECT NO: 2003 A1

△ REVISIONS DATE

SHEET NO:
G-100

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1 DEMOLITION PLAN - LEVEL 01
3/16" = 1'-0"

GENERAL NOTES

1. REPAIR AND PAINT ALL EXTERIOR EXISTING PLASTER.
2. PREPARE AND PAINT WOOD CORNICE AND FRIEZE AND COMPONENTS.
3. PREPARE AND PAINT ALL EXTERIOR WOOD SURFACES INCLUDING DOORS, WINDOWS, TRIM, PORCH DECKS AND CEILINGS, BALUSTERS, COLUMNS, BRACKETS, RAILING FASCIA, FASCIA, SOFFIT.
4. REMOVE ALL DEBRIS FROM ROOFS AND GUTTERS. REPLACE DAMAGED GUTTERS TO MATCH EXISTING.
5. REPLACE ALL EXISTING DOWNSPOUT.
6. INSTALL SPLASH BLOCKS AT ALL DOWNSPOUTS.
7. CAREFULLY REMOVE ALL DAMAGED, CRACKED OR CRUMBLING PLASTER ON INTERIOR WALLS TO REVEAL STONE WALL CONDITION. REPOINT STONE WALLS AS REQUIRED.
8. STRIP AND REPAIR ALL INTERIOR WOOD TRIM, SASHES AND FRAMES.
9. DEMO ALL ELECTRICAL SWITCHES, OUTLETS AND ASSOCIATED CONDUITS BACK TO SOURCE.
10. REMOVE ALL DEBRIS FROM ROOFS & GUTTERS.
11. WINDOW PANES THAT ARE BROKEN, HAVE CRACKS AND SCRATCHES ARE TO BE REPLACED IN-KIND.
12. REMOVE ALL VEGETATION WITHIN 3' TO 5' OF BUILDING.
13. REPAIR EXISTING WOOD FLOORING AS REQUIRED BY REPLACING ALL BROKEN AND DAMAGED FLOOR BOARDS IN KIND.

KEYNOTES

- 01 FOLLING THE THE RELOCATION OF THE EXISTING TRANSFORMER, DEMO EXISTING TRANSFORMER PAD AND REGRADE SITE AS REQUIRED
- 02 DEMO EXISTING TOILETS.
- 03 DEMO EXISTING VANITY FIXTURE.
- 04 DEMO EXISTING WALL FLOOR TO CEILING.
- 05
- 06 DEMO EXISTING PORCH FLOOR BOARDS WITHIN DESIGNATED AREA; REPLACE ANY DAMAGED FLOOR FRAMING BELOW AS REQUIRED.
- 07 DEMO EXISTING FLOOR HATCH AND REFRAME EXISTING OPENING TO RECEIVE NEW FLOOR HATCH PER SCHEDULE.
- 08 DEMO EXISTING RAMP AND HANDRAIL.
- 09 DEMO EXISTING STEP.
- 10 CAREFULLY REMOVE AND SALVAGE EXISTING DOOR PANELS; INFILL HINGE AND LATCH LOCATIONS WITH SCRIBED WOOD PIECES.
- 11 DEMO EXISTING CONDENSING UNIT, PAD AND ASSOCIATED PIPING.
- 12 CAREFULLY REMOVE AND SALVAGE EXISTING PAVERS TO BE REINSTALLED PER NEW CONSTRUCTION PLANS.
- 13 DEMO EXISTING COLUMN.
- 14 DEMO EXISTING CRAWL, SPACE VENT GRILLES.
- 15 EXISTING WINDOW UNIT TO REMAIN.
- 16 CAREFULLY REMOVE AND SALVAGE EXISTING DOOR PANELS AND HARDWARE.
- 17 DEMO EXISTING DOOR PANEL AND HARDWARE.
- 18 EXISTING DOOR TO REMAIN.
- 19 KEEP TEMPORARY SHORING IN PLACE UNTIL NEW REBUILT COLUMN CAN BE INSTALLED

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03/11/2021

PROJECT:
KUSCH HOUSE REHABILITATION

SHEET TITLE:
DEMOLITION PLAN - LEVEL 01

PROJECT NO: 2003 A1

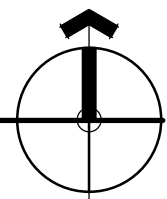
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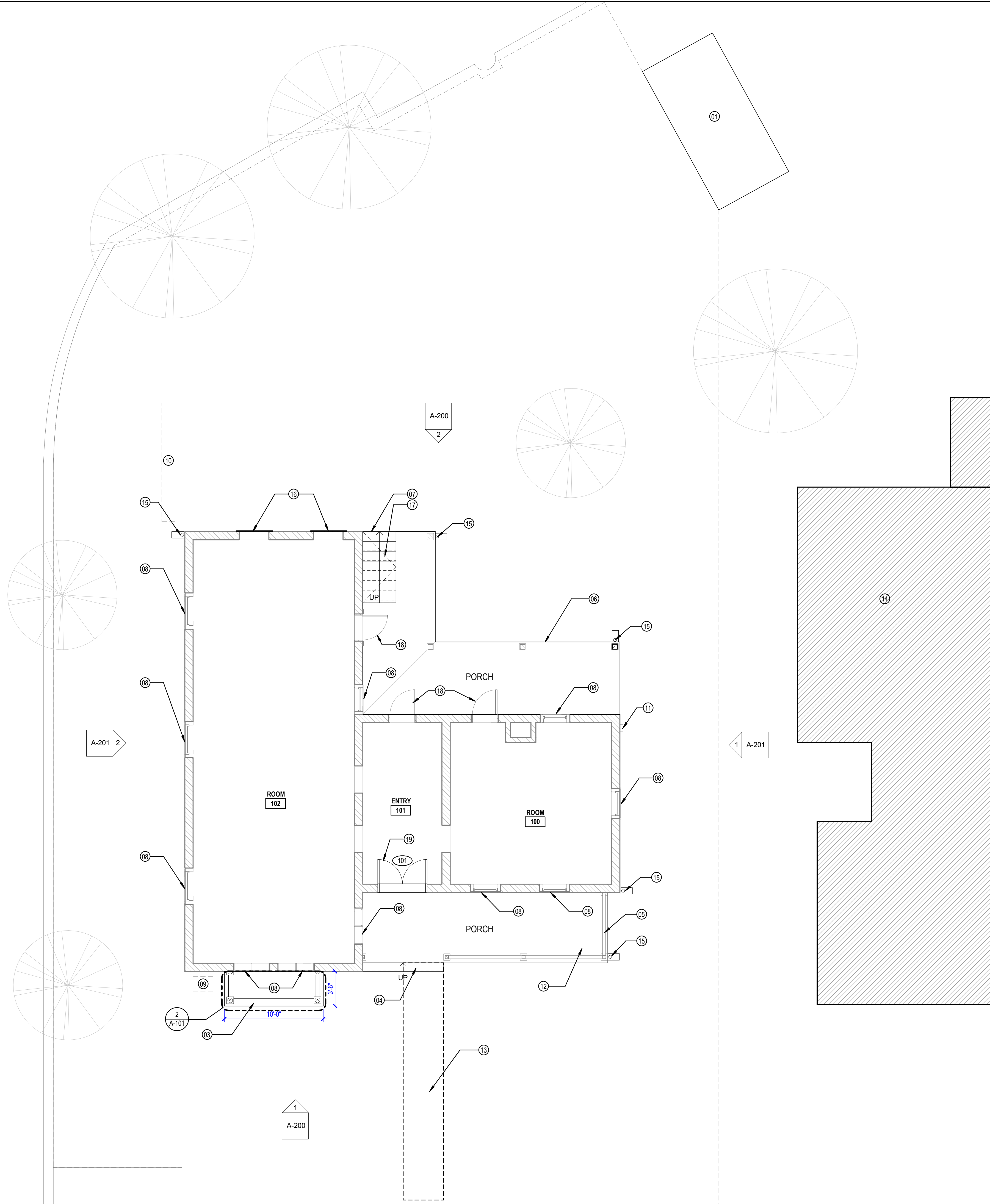
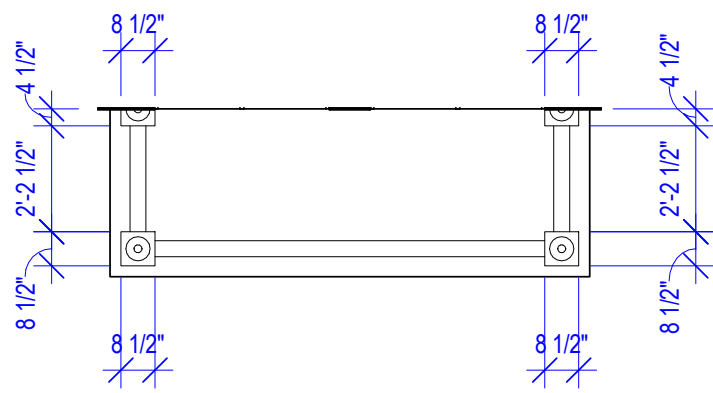
1 LEVEL 01 NEW CONSTRUCTION

3/16" = 1'-0"



2 ENLARGED JULIET BALCONY PLAN

1/4" = 1'-0"



GENERAL NOTES

1. REPAIR AND PAINT ALL EXTERIOR EXISTING PLASTER.
2. PREPARE AND PAINT WOOD CORNICE AND FRIEZE AND COMPONENTS.
3. PREPARE AND PAINT ALL EXTERIOR WOOD SURFACES INCLUDING DOORS, WINDOWS, TRIM, PORCH DECKS AND CEILINGS, BALUSTERS, COLUMNS, BRACKETS, RAILING FASCIA, FASCIA, SOFFIT.
4. REMOVE ALL DEBRIS FROM ROOFS AND GUTTERS. REPLACE DAMAGED GUTTERS TO MATCH EXISTING.
5. REPLACE ALL EXISTING DOWNSPOUT.
6. INSTALL SPLASH BLOCKS AT ALL DOWNSPOUTS.
7. CAREFULLY REMOVE ALL DAMAGED, CRACKED OR CRUMBLING PLASTER ON INTERIOR WALLS TO REVEAL STONE WALL CONDITION. REPOINT STONE WALLS AS REQUIRED.
8. STRIP AND REPAIR ALL INTERIOR WOOD TRIM, SASHES AND FRAMES.
9. DEMO ALL ELECTRICAL SWITCHES, OUTLETS AND ASSOCIATED CONDUITS BACK TO SOURCE.
10. REMOVE ALL DEBRIS FROM ROOFS & GUTTERS.
11. WINDOW PANES THAT ARE BROKEN, HAVE CRACKS AND SCRATCHES ARE TO BE REPLACED IN-KIND.
12. REMOVE ALL VEGETATION WITHIN 3' TO 5' OF BUILDING.
13. REPAIR EXISTING WOOD FLOORING AS REQUIRED BY REPLACING ALL BROKEN AND DAMAGED FLOOR BOARDS IN KIND.

KEYNOTES

- 01 PROPOSED NEW TRANSFORMER LOCATION.
- 03 JULIET BALCONY PER DETAILS.
- 04 INSTALL NEW WOOD STEP TO REPLACE EXISTING STEP AND RAMP. PAINT TO MATCH PORCH FLOOR DECKING.
- 05 REBUILD BALLUSTRADE.
- 06 REPLACE ALL DAMAGED & DETERIORATED FLOOR FRAMING IN KIND AS REQUIRED. INSTALL NEW PORCH DECKING.
- 07 CONCRETE STAIR DOWN TO BASEMENT; RE-STRUCT.
- 08 STRIP, REPAIR AND REFINISH EXISTING WINDOW AND TRIM. REPLACE ALL DAMAGED WOOD MEMBERS WITH NEW TO MATCH EXISTING.
- 09 EXISTING GAS METER.
- 10 RELOCATE EXISTING PANEL AND METER TO EXISTING FREE-STANDING FRAME.
- 11 EXISTING PHONE/INTERNET BOX.
- 12 CAREFULLY REMOVE FLOOR BOARDS, THEN RELEVEL TO ACHIEVE A 1/4" PER FOOT SLOPE AWAY FROM BUILDING AND REPAIR PORCH FRAMING AS REQUIRED. EXISTING FLOOR BOARDS ARE TO BE REFINISHED AND THEN REINSTALLED.
- 13 INSTALL SALVAGED PAVERS TO REPLACE DEMOLISHED RAMP. BASE MATERIAL TO MATCH ADJACENT.
- 14 EXISTING BUILDING.
- 15 GALVANIZED METAL DOWNSPOUT W/ PRECASE SPLASH BLOCK AT GRADE.
- 16 INSTALL PRESSURE TREATED PLYWOOD OVER DOOR OPENING.
- 17 REBUILD WOOD BASEMENT DOOR TO MATCH PORCH DECKING. INSTALL NEW PULL AND HINGE HARDWARE.
- 18 STRIP, REPAIR AND REFINISH EXISTING DOOR, FRAME AND TRIM. REPLACE ALL DAMAGED WOOD MEMBERS WITH NEW TO MATCH EXISTING.
- 19 REBUILD ENTRY DOORS TO MATCH EXISTING DOOR PANELS.

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03/11/2021

PROJECT: KUSCH HOUSE REHABILITATION

SHEET TITLE: FLOOR PLAN - LEVEL 01

PROJECT NO: 2003 A1

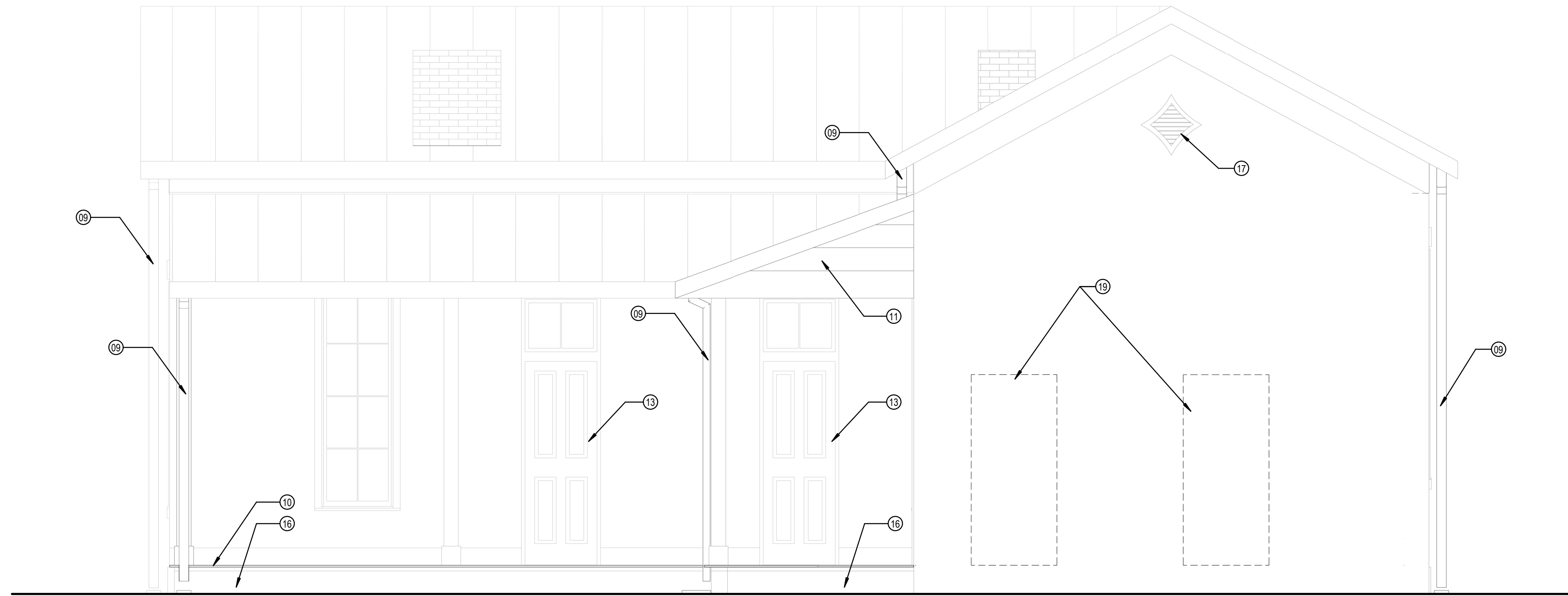
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A-101



1 SOUTH EXTERIOR ELEVATION
3/8" = 1'-0"



2 NORTH EXTERIOR ELEVATION
3/8" = 1'-0"

GENERAL NOTES

1. REPAIR AND PAINT ALL EXTERIOR EXISTING PLASTER.
2. PREPARE AND PAINT WOOD CORNICE AND FRIEZE AND COMPONENTS.
3. PREPARE AND PAINT ALL EXTERIOR WOOD SURFACES INCLUDING DOORS, WINDOWS, TRIM, PORCH DECKS AND CEILINGS, BALUSTERS, COLUMNS, BRACKETS, RAILING FASCIA, FASCIA, SOFFIT.
4. REMOVE ALL DEBRIS FROM ROOFS AND GUTTERS. REPLACE DAMAGED GUTTERS TO MATCH EXISTING.
5. REPLACE ALL EXISTING DOWNSPOUT.
6. INSTALL SPLASH BLOCKS AT ALL DOWNSPOUTS.
7. CAREFULLY REMOVE ALL DAMAGED, CRACKED OR CRUMBLING PLASTER ON INTERIOR WALLS TO REVEAL STONE WALL CONDITION. REPOINT STONE WALLS AS REQUIRED.
8. STRIP AND REPAIR ALL INTERIOR WOOD TRIM, SASHES AND FRAMES.
9. DEMO ALL ELECTRICAL SWITCHES, OUTLETS AND ASSOCIATED CONDUITS BACK TO SOURCE.
10. REMOVE ALL DEBRIS FROM ROOFS & GUTTERS.
11. WINDOW PANES THAT ARE BROKEN, HAVE CRACKS AND SCRATCHES ARE TO BE REPLACED IN-KIND.
12. REMOVE ALL VEGETATION WITHIN 3' TO 5' OF BUILDING.
13. REPAIR EXISTING WOOD FLOORING AS REQUIRED BY REPLACING ALL BROKEN AND DAMAGED FLOOR BOARDS IN KIND.

KEYNOTES

- 01 EXISTING GAS METER.
- 02 REPAIR EXTERIOR BALCONY SHUTTERS.
- 03 REPAIR AND PAINT EXISTING PLASTER.
- 04 JULIET BALCONY PER DETAILS.
- 05 CAREFULLY REMOVE FLOOR BOARDS AND LEVEL AND REPAIR PORCH FRAMING AS REQUIRED. EXISTING FLOOR BOARDS ARE TO BE REFINISHED AND THEN REINSTALLED.
- 06 REPAIR AND PAINT EXISTING PORCH BEAM.
- 07 SECURE LOOSE BALUSTERS.
- 09 GALVANIZED METAL DOWNSPOUT W/ PRECASE SPLASH BLOCK AT GRADE.
- 10 REPLACE ANY DAMAGED FLOOR FRAMING BELOW AS REQUIRED. INSTALL NEW PORCH DECKING.
- 11 PAINTED WOOD SIDING TO MATCH OPPOSITE END OF PORCH.
- 12 REPAIR EXISTING SHUTTERS AND ASSOCIATED HARDWARE, THEN STRIP AND REFINISH.
- 13 STRIP, REPAIR AND REFINISH EXISTING DOOR, FRAME AND TRIM. REPLACE ALL DAMAGED WOOD MEMBERS WITH NEW TO MATCH EXISTING.
- 14 WOOD STEP, PAINTED.
- 15 FIBRE CEMENT BOARD SKIRT, PAINT TO MATCH PORCH DECKING.
- 16 FIBRE CEMENT BOARD SKIRT, PAINT TO MATCH PORCH DECKING.
- 17 STRIP AND REFINISH EXISTING GRILLE AND TRIM. INSTALL FIBER CEMENT BOARD PANEL ON INTERIOR FACE OF WALL OPENING.
- 18 REBUILT DOORS TO MATCH EXISTING, PAINTED.
- 19 INSTALL PRESSURE TREATED PLYWOOD OVER DOOR OPENING.

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03/11/2021

PROJECT: KUSCH HOUSE REHABILITATION

SHEET TITLE: EXTERIOR ELEVATIONS

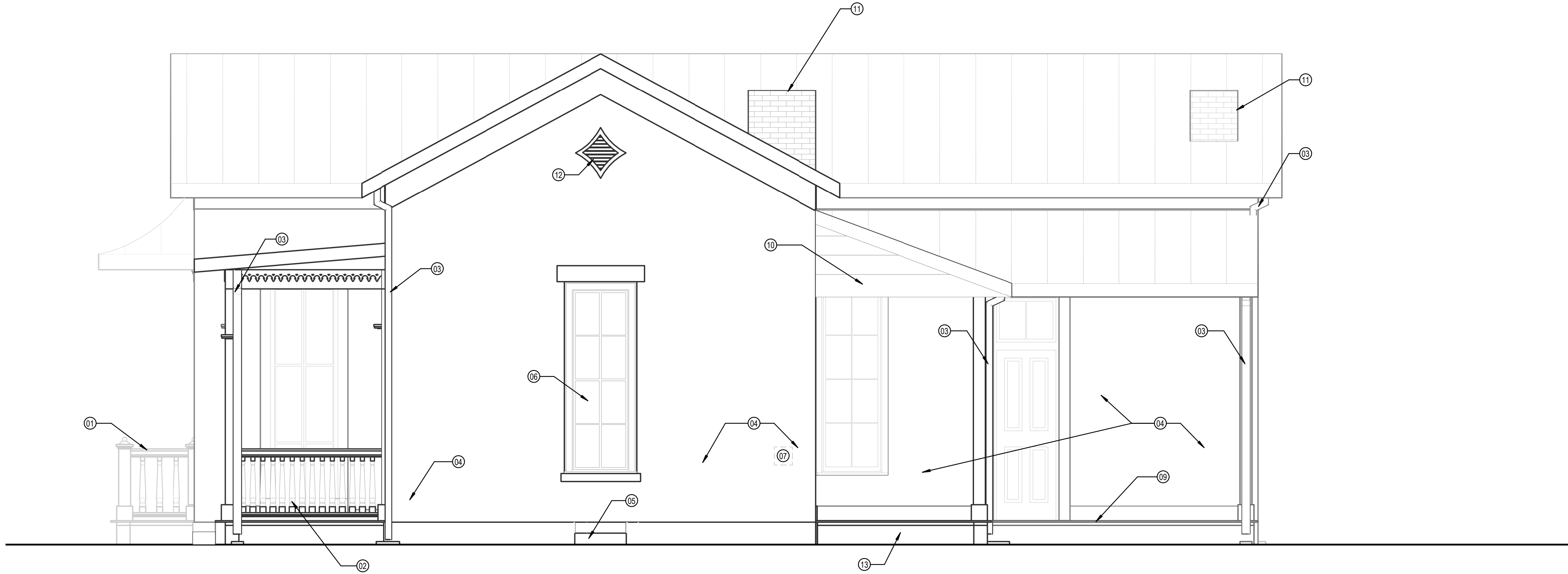
PROJECT NO: 2003 A1

△ REVISIONS DATE

SHEET NO:

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



2 WEST EXTERIOR ELEVATION
3/8" = 1'-0"

GENERAL NOTES

- REPAIR AND PAINT ALL EXTERIOR EXISTING PLASTER.
- PREPARE AND PAINT WOOD CORNICE AND FRIEZE AND COMPONENTS.
- PREPARE AND PAINT ALL EXTERIOR WOOD SURFACES INCLUDING DOORS, WINDOWS, TRIM, PORCH DECKS AND CEILINGS, BALUSTERS, COLUMNS, BRACKETS, RAILING FASCIA, FASCIA, SOFFIT.
- REMOVE ALL DEBRIS FROM ROOFS AND GUTTERS. REPLACE DAMAGED GUTTERS TO MATCH EXISTING.
- REPLACE ALL EXISTING DOWNSPOUT.
- INSTALL SPLASH BLOCKS AT ALL DOWNSPOUTS.
- CAREFULLY REMOVE ALL DAMAGED, CRACKED OR CRUMBLING PLASTER ON INTERIOR WALLS TO REVEAL STONE WALL CONDITION. REPOINT STONE WALLS AS REQUIRED.
- STRIP AND REPAIR ALL INTERIOR WOOD TRIM, SASHES AND FRAMES.
- DEMO ALL ELECTRICAL SWITCHES, OUTLETS AND ASSOCIATED CONDUITS BACK TO SOURCE.
- REMOVE ALL DEBRIS FROM ROOFS & GUTTERS.
- WINDOW PANES THAT ARE BROKEN, HAVE CRACKS AND SCRATCHES ARE TO BE REPLACED IN-KIND.
- REMOVE ALL VEGETATION WITHIN 3' TO 5' OF BUILDING.
- REPAIR EXISTING WOOD FLOORING AS REQUIRED BY REPLACING ALL BROKEN AND DAMAGED FLOOR BOARDS IN KIND.

KEYNOTES

- JULIET BALCONY PER DETAILS.
- REBUILD BALLUSTRADE.
- GALVANIZED METAL DOWNSPOUT W/ PRECASE SPLASH BLOCK AT GRADE.
- REPAIR FRACTURE ON PLASTER AND STONE. PAINT.
- OPENING TO BE INFILLED WITH MATCHING STONE AND THEN PLASTERED OVER.
- STRIP, REPAIR AND REFINISH EXISTING WINDOW AND TRIM. REPLACE ALL DAMAGED WOOD MEMBERS WITH NEW TO MATCH EXISTING.
- EXISTING WALL MOUNTED PANEL.
- EXISTING FREE-STANDING PANELS.
- REPLACE ANY DAMAGED FLOOR FRAMING BELOW AS REQUIRED. INSTALL NEW PORCH DECKING.
- STRIP AND REFINISH WOOD SIDING AND TRIM.
- CLEAN EXISTING CHIMNIES AND CONFIRM BOTH ARE CAPED AND SEALED.
- STRIP AND REFINISH EXISTING GRILLE AND TRIM. INSTALL FIBER CEMENT BOARD PANEL ON INTERIOR FACE OF WALL OPENING.
- FIBRE CEMENT BOARD SKIRT; PAINT TO MATCH PORCH DECKING.

Fisher Heck
ARCHITECTS



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PROJECT: KUSCH HOUSE REHABILITATION

SHEET TITLE: EXTERIOR ELEVATIONS

PROJECT NO: 2003 A1

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SHEET NO:

A-201



EXISTING AERIAL MAP OF PROPERTY



EXISTING FRONT (SOUTHWEST) FACADE



EXISTING REAR (NORTHEAST) FAÇADE



EXISTING SIDE (SOUTHEAST) FAÇADE



EXISTING SIDE (NORTHWEST) FAÇADE



EXISTING SIDE (NORTHWEST) FAÇADE – NON-ORIGINAL ADDITION TO BE DEMOLISHED



EXISTING NORTH PORCH FRAMING TO BE DEMOLISHED AND RE-BUILT