

230 DEVINE ST HOUSE RENOVATION - PROJECT DESCRIPTION

House Renovation

The Project located 230 Devine St. consist of an existing one-story 1,676 sf residential structure scheduled for a major renovation. The existing residential dwelling is located within the Lavaca Historic District and classified as a Landmark structure according to the City of San Antonio OHP. The Folk Victorian style home built in 1895, includes a 324sf add-on towards the southeast portion of the house. The existing add-on is scheduled for demolition due to extreme delapidated condition. Propose work is to reconstruct the demoed portion with an additional 200 sq. ft. added to the existing structure. The existing exterior wood siding is to remain and scheduled for surface preparation for a complete repaint. Front door and transom to remain, reconditioned along with all six windows along the front façade. All new windows to match existing wood type and appearance. The reconstruction of the entire interior rooms will involve removing 85% of interior walls and all of the existing wall and ceiling finishes. All existing roof material, electrical wiring, appliances, and plumbing fixtures will be removed and replaced with all new items and materials; to include spray foam insulation throughout.

Detached Garage

A proposed 915sf free standing detached garage will be located towards the rear of the property with an access driveway from Riddell St. The garage will be slab on grade Type VB construction, with exterior wood lap siding to match the existing main house material profile and painted same color. Roof will be a 7:12 hip roof all around with no gable ends. Material to match the existing main house; hand crimped standing seam metal roof with galvalume finish.

Landscaping

No landscape work is being proposed as part of this project as far as planting new trees, plants, etc. All existing grass, and vegetation to receive routine maintenance such as watering and nurturing of the existing grass with the goal of improving its health, not modifying the landscape layout. All existing mature trees will remain in their current condition, except for minor trimming of low hanging branches. Only removal will be of one volunteer tree, a naturally occurring seedling that sprouted from a nearby mature tree.

Respectfully



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