

## HISTORIC AND DESIGN REVIEW COMMISSION

June 15, 2016

### Agenda Item No: 16

**HDRC CASE NO:** 2016-180  
**ADDRESS:** 3220 MISSION RD  
**LEGAL DESCRIPTION:** NCB 7659 BLK LOT 4E  
**ZONING:** MF33 H  
**CITY COUNCIL DIST.:** 3  
**DISTRICT:** Mission Historic District  
**APPLICANT:** EJ Lee  
**OWNER:** Mai Investments, LLC  
**TYPE OF WORK:** Window and door replacement, siding replacement  
**REQUEST:**

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

1. Replace 7 aluminum windows with single hung aluminum windows with divided lights
2. Replace 5 wood windows with single hung aluminum windows with divided lights
3. Replace 2 wooden interior-style doors with exterior steel doors
4. Replace 2 wooden interior-style door with solid steel doors
5. Cover existing side-facing wooden front door with siding to match existing siding
6. Replace stone and stucco siding with Hardiplank on rear façade of main structure

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alteration*

#### 1. Materials: Woodwork

##### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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. Materials: Masonry and Stucco

##### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.

#### 6. Architectural Features: Doors, Windows, and Screens

##### 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 non-traditional 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.

## **FINDINGS:**

- a. The request was heard by the HDRC on May 18, 2016, where commissioners expressed concerns that the work was done prior to approval and that the windows and doors in place were not appropriate. At the hearing, this request was referred to the Design Review Committee to discuss solutions.
- b. The request was heard by the Design Review Committee on June 8, 2016, where the commissioner expressed concerns for the loss of the original steel casement and wood windows and the safety issues of the back house. It was suggested that re-installing the original windows would be ideal, or if replacement was not feasible then installing the windows with a 2 inch inset to create a profile and removing the divided lights. It was also suggested that front door be replaced with something simpler and without a fan light. The commissioner was in support of the hardie siding to replace the stucco if of the same dimension as the existing wood siding.
- c. The applicant received administrative approval to paint siding, trim, and door, remove non-historic carport and repair existing metal roof.
- d. The windows and doors were replaced prior to receiving approval. The applicant has since submitted all documents required.
- e. The applicant is proposing to replace 7 aluminum and 5 wood windows with new aluminum windows with divided lights and inset two inches. According to the Guidelines for Exterior Maintenance and Alterations 6.B.vii., historic windows should be repaired or, if beyond repair, should be replaced with a window to match the original in terms of size, type, configuration, material and details, feature clear glass, and recessed within the window frame. Windows with a nailing strip are not recommended. The corresponding pages from the adopted windows policy document have been added to the exhibits for this request. In this case, there are original windows in place, as noted in the window schedule, and should guide the selection of the replacement product. Staff finds the proposed two-inch inset appropriate, but finds the aluminum and divided lights inconsistent with the Guidelines. Staff recommends that windows that were historically installed be re-installed, either wood windows with one over one configuration without divided lights or steel casement windows would be appropriate.
- f. The applicant is proposing to replace the two front non-historic doors, one on the front house and one on the back house, with steel doors painted to look like wood. According to the Guidelines for Exterior Maintenance and Alterations 6.A., historic doors should be repaired, or replaced when necessary with a style of door that is historically appropriate. Staff finds the proposed door to be appropriate in style, but that the material is inconsistent with the Guidelines and recommends the front door be replaced with a door made of wood.
- g. The applicant is proposing to replace two non-historic doors with solid steel doors. According to the Guidelines for Exterior Maintenance and Alterations 6.A., historic doors should be repaired, or replaced when necessary with a style of door that is historically appropriate. Staff finds the style appropriate, but that the material is inconsistent with the Guidelines and recommends the front door be replaced with a door made of wood.
- h. The applicant is proposing to remove existing side-facing front wooden exterior door, seal the door opening and cover with siding to match existing. This is inconsistent with the Guidelines for Exterior Maintenance and Alterations 6.A.i., which states that existing window and door openings should be preserved.
- i. The applicant is proposing to remove stucco and faux stone on the existing addition on the right façade and replace with hardieplank fiber cement lap siding. According to the Guidelines for Exterior Maintenance and Alterations 2., stucco should be removed where not historically appropriate; however, the Guidelines state that Hardiboard is not recommended.

## **RECOMMENDATION:**

Staff recommends denial of items #1 through #6 based on findings a through i. Staff recommends that the windows be replaced with windows that are historically appropriate, the replacement doors be made of wood and that the non-historic

stucco siding be replaced with wood siding to match existing.

**CASE MANAGER:**

Lauren Sage

**CASE COMMENTS:**

HDRC 5/18/16

DRC 6/8/16



## Flex Viewer

Powered by ArcGIS Server

Printed: May 11, 2016

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OFFICE OF HISTORIC & DESIGN  
REVIEW COMMISSION  
ADDRESS: [REDACTED]  
REQUEST: [REDACTED]  
HEARING DATE: [REDACTED]  
TIME: 3:00 PM  
FOR MORE INFORMATION CONTACT:  
JIM JOHNSON  
ALL HEARINGS TAKE PLACE AT 100 S. ALAMO

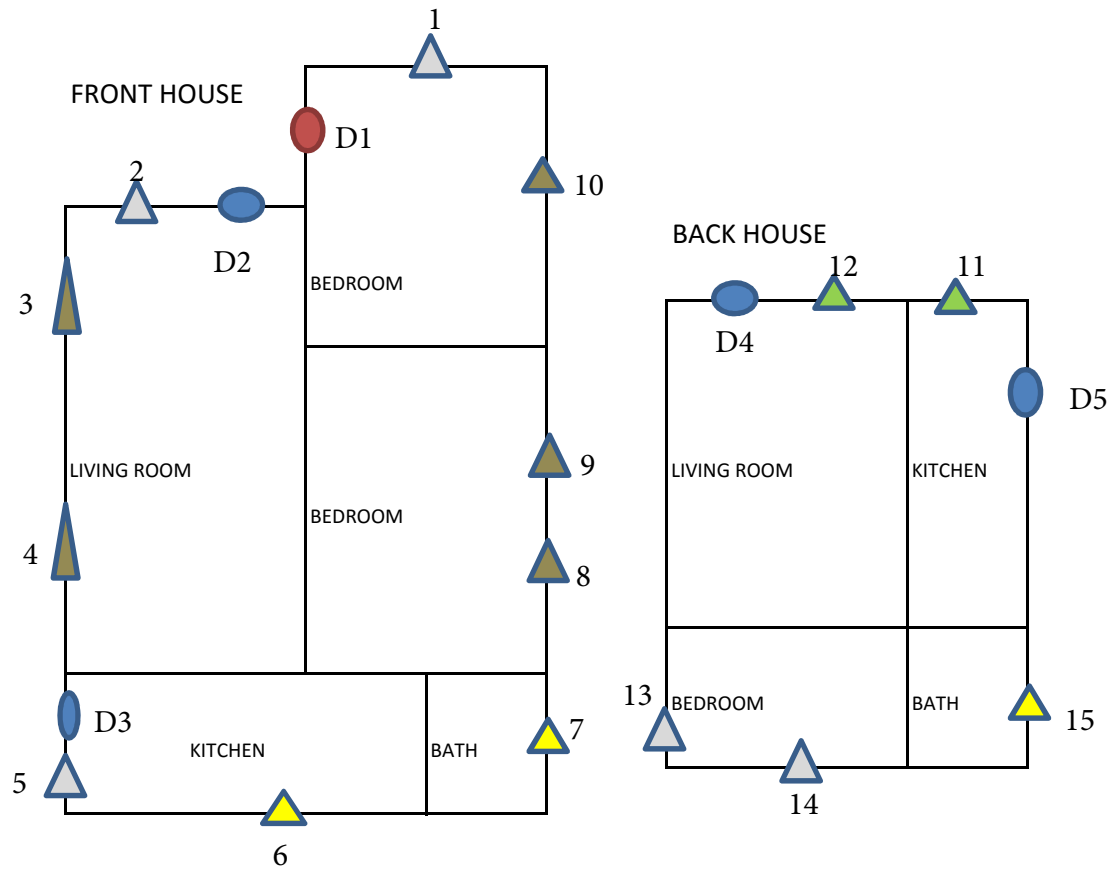








# MISSION RD



		OLD	NEW	Replaced?
	Window	Alumimum	Alumimum	Y
	Window	Wood	Alumimum	Y
	Window	Alumium		N/Not Replacing
	Window	Alumium		N/Not Replacing
	Door	Wood int. door	Sealed with siding	
	Door	Wood int. door	Steel door	Y
	Window	Wood	Alumimum	Y



BEFORE - WINDOW 1, DOOR 1



BEFORE - WINDOW 1



BEFORE - WINDOW 1, DOOR 1, DOOR 2



BEFORE - DOOR 1



BEFORE - DOOR 2



BEFORE - WINDOW 2, DOOR 2



BEFORE - WINDOW 2



BEFORE - WINDOWS  
3 AND 4 BEHIND  
HERE

BEFORE - DOOR 2 AND  
WINDOW 2



BEFORE - DOOR 1, DOOR 2, WINDOW 2

BEFORE PHOTOS OF WINDOW 3, 4, 5 UNAVAILABLE

BEFORE PHOTO OF DOOR 3 UNAVAILABLE



BEFORE/AFTER - WINDOW 6

BEFORE PHOTOS OF WINDOW 7 UNAVAILABLE



BEFORE - WINDOW 8

BEFORE PHOTO OF WINDOW 9 UNAVAILABLE



BEFORE - WINDOW 10



BEFORE - WINDOW 11



AFTER PHOTO - D4 - WINDOW 11, 12 NOT REPLACED



BEFORE - WINDOW 12



BEFORE - D4



BEFORE - D5



AFTER - WINDOW 1, D2, 2



AFTER - WINDOW 1, D2, 2



AFTER - WINDOW 1





AFTER - WINDOW 3, 4



AFTER - WINDOW 3



AFTER - WINDOW 3 AND 4



AFTER - WINDOWS 3, 4, D3, 5



AFTER - WINDOW 4, D3, 5



AFTER - D3, WINDOW 5



AFTER - WINDOW 5, 6



BEFORE/AFTER - WINDOW 6



AFTER - WINDOW 7, 8, 9, 10



AFTER - WINDOW 7, 8, 9



AFTER - WINDOW 8, 9, 10



AFTER - WINDOW 11, 12 WERE NOT REPLACED; D4 IS NEW



AFTER - D4, WINDOW 12



AFTER - WINDOW 12



AFTER - WINDOW 13 TO BE REPLACED



AFTER - WINDOW 14 TO BE REPLACED

AFTER - REAR OF BACK HOUSE,  
WINDOW 14





AFTER - WINDOW 15, D5



**RELIANT**  
**SERIES 90/95, 91/96**  
**ALUMINUM WINDOWS**

The Reliant Series is a more economical choice in aluminum windows while still maintaining optional features for energy efficiency. Its frame resists weathering and reduces outside noise, while its interlocking system provides for an airtight fit for better energy efficiency. And as with every Croft window, the Reliant Series is built for life.

**STRENGTH**  
-1 7/8" frame depth

































































**ENERGY SAVINGS**  
-Energy efficient Intercept glass (Series 95/96 only)  
-Full range of glass packages offer increased thermal performance  
-Interlock system provides airtight fit

**BEAUTY**  
-Painted with a baked-on polyester finish which resists scratching and chipping  
-Available in a variety of colors and grid patterns  
-Sloped sill for traditional look of home exterior

**RELIABILITY AND CONVENIENCE**  
-Integral pre-punched nail fin for new construction  
-Sloped sill for optimal water drainage  
-Spiral balance system for easy operation and maintenance  
-Bottom sash tilts for easy cleaning (Series 91/96 only)  
-Self-mulling frame eliminates the need for separate vertical and horizontal mulling components

Optional Glass Packages Include:  
Tempered, Tinted, Obscure, Low-E  
and Argon Gas Filled

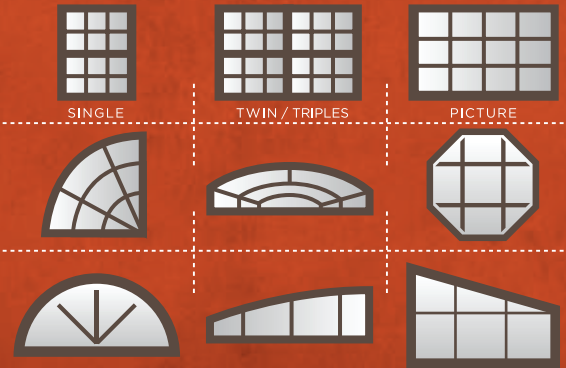
**SIZING MATRIX**

Rough Opening	17.5"	23.5"	27.5"	31.5"	35.5"	39.5"	43.5"	47.5"
Unit Size	17"	23"	27"	31"	35"	39"	43"	47"
27.5" 27"	 1624	 2024	 2424	 2824	 3024	 3424	 3824	 4024
35.5" 35"	 1630	 2030	 2430	 2830	 3030	 3430	 3830	 4030
43.5" 43"	 1638	 2038	 2438	 2838	 3038	 3438	 3838	 4038
47.5" 47"	 1640	 2040	 2440	 2840	 3040	 3440	 3840	 4040
51.5" 51"	 1644	 2044	 2444	 2844	 3044	 3444	 3844	 4044
59.5" 59"	 1650	 2050	 2450	 2850	 3050	 3450	 3850	 4050
71.5" 71"	 1660	 2060	 2460	 2860	 3060	 3460	 3860	 4060
83.5" 83"	 1670	 2070	 2470	 2870	 3070	 3470	 3870	 4070

Exceeds ANSI/AAMA 101-93 specifications. Building codes vary.  
Check your local requirements

 Meets Egress

**ARCHITECTURAL SHAPES**



Other styles and shapes are available



White Bronze Sandstone Mill



This product meets Energy Star thermal performance requirements with Low-E Glass or better upgrade.



## SELECTING AN APPROPRIATE REPLACEMENT

*6.B.iv. 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.*



### Recommended stipulations for replacement:

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

### Details to avoid:



- Vinyl product changes the material
- Window is not recessed within frame
- Sash components do not feature traditional dimensions



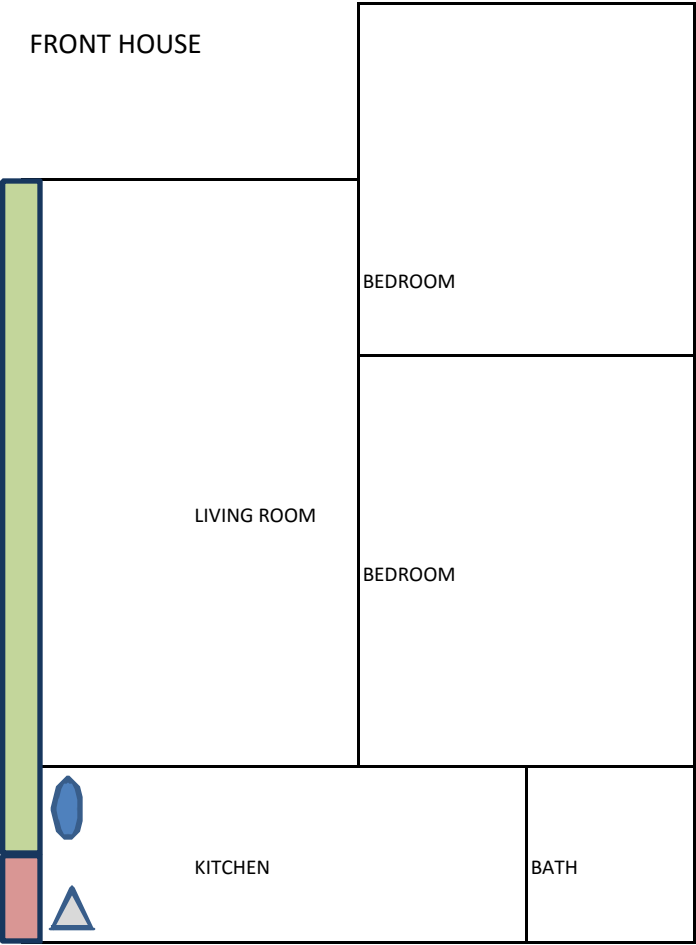
- Track insert alters profile
- Meeting rails thicker than original
- Low-e coating alters hue and reflectivity







- Window trim and sill detail not consistent with original

MISSION RD

FRONT HOUSE



	Window
	Door
	Stucco sidings. Will be replaced with hardy sidings.
	Wood sidings





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James Hardie | Model # 215518 | Internet # 100064049 | Store SKU # 462260

## HardiePlank HZ10 5/16 in. x 8.25 in. x 144 in. Fiber Cement Select Cedarmill Lap Siding

★★★★★ (8) ▾ | [Write a Review](#) + | [Questions & Answers \(62\)](#) +

\$6.28 / each

If you buy 230 or more  
**\$5.97** / each

- Fiber cement siding resists cracking, rotting, swelling and pests
- Our Select Cedarmill finish has a soft texture that mimics wood
- Pre-primed and engineered to enhance the performance of paint

**IN STOCK AT YOUR SELECTED STORE****Cambray #581** ↗

San Antonio, TX 78229

**647****In Stock**

Aisle 12, Bay 006

[Text Product Location](#) +[Open Expanded View](#) +[Click Image to Zoom](#)

### PRODUCT OVERVIEW

 Model # 215518 | Internet # 100064049 | Store SKU # 462260

All HardiePlank lap siding comes in a variety of looks and textures, all of which are Engineered for Climate. We are so sure about how well the HardieZone system will perform, HardiePlank lap siding comes with a 30-year no prorated, transferable, limited warranty - our strongest warranty ever. California residents: see [Proposition 65 information](#) ↗

- Resists damage from moisture
- Resists cracking, splitting, rotting and swelling
- Resists termites and insects
- Superior performance in high wind and hurricane areas
- Resists flame spread
- Complete exterior available in lap, shingle, panel, fascia, trim and soffit
- Paint lasts longer than on wood
- Pre-primed or available in ColorPlus Technology a factory applied color finish with a variety of color options
- Please see the ProDesk associate for color options available
- Note: Product may vary by store

SPECIFICATIONS

DIMENSIONS

Product Depth (in.)	144	Product Width (in.)	8.25
Product Height (in.)	0.312	Thickness (In.)	.312
Product Length (in.)	144		

DETAILS

Color Family	Gray	Siding Features	Pre-Primed,Wood Grain Surface
Material	Cement	Siding Type	Lap Siding
Paintable/Stainable	Yes	UV Protected	No
Profiles	Clapboard	Vertical or Horizontal	Horizontal

WARRANTY / CERTIFICATIONS

Manufacturer Warranty	30-Year Limited Warranty		
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MORE PRODUCTS WITH THESE FEATURES



Review Rating: 4 & Up

SEARCH



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

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

DATE: 6-8-16 HDRC Case# 2016

ADDRESS: 3220 MISSION Meeting Location: southtown

APPLICANT: EJ Lee

DRC Members present: D. Lazarene

Staff present: Lauren Sage

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

REQUEST: Replace windows, replace doors

COMMENTS/CONCERNS: DL: Sad to see steel casement  
windows go. There is profile on the trim, which is ok,  
Better to inset. Also remove divide d lights.  
choice I would be to refurbish casement and wood  
windows if financially able. Any plans for the  
Back house? Safety issues? A door without fan  
lite, or a two over two of the same dimension as fan lite.  
Something simple. Craftsman sensibility.  
Hardie at same dimension would be appropriate.

COMMITTEE RECOMMENDATION: APPROVE [ ] DISAPPROVE [ ]

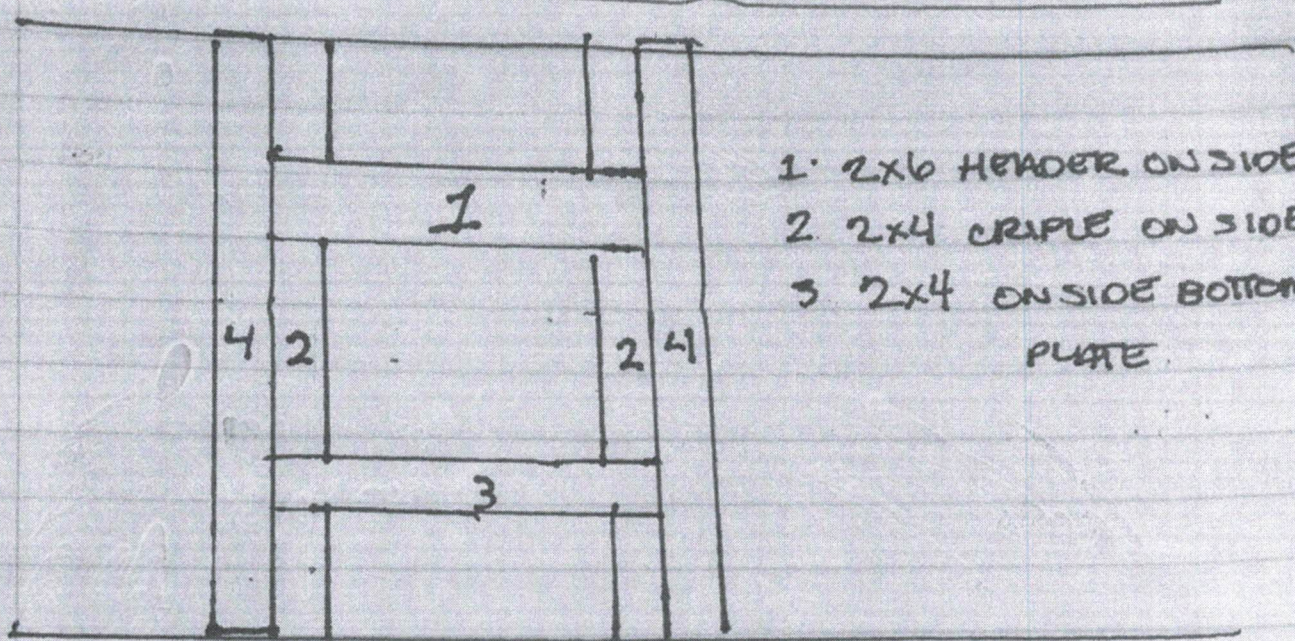
APPROVE WITH COMMENTS/STIPULATIONS:

NO QDRM

\_\_\_\_\_  
Committee Chair Signature (or representative)

\_\_\_\_\_  
Date

CEILING TOP PLATE

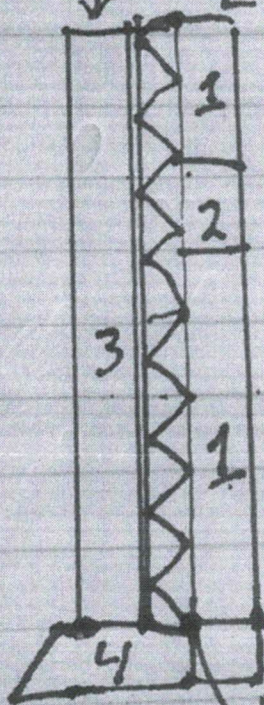


1. 2x6 HEADER ON SIDE
2. 2x4 CRIPLE ON SIDE
3. 2x4 ON SIDE BOTTOM PLATE

2" WIDE

1 1/2" WIDE

(SIDE VIEW)



1. 2x4 ON SIDE
2. 2x6 HEADER ON SIDE
3. 2x2 FILLER ON FRONT SIDE OF WINDOW
4. 2x4 FOR BOTTOM WINDOW SEAL

BOTTOM PLATE

WINDOW

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Steves &amp; Sons | Model # ST90-PR-30-6ILH | Internet # 205020826

## Premium 9-Panel Primed White Steel Prehung Front Door with 36 in. Left-Hand Inswing and 6 in. Wall

★★★★★ (1) ▾ | [Write a Review](#) + | [Questions & Answers \(1\)](#) +**\$198.00** /each

PRODUCT NOT SOLD IN STORES

[Open Expanded View](#) +[Click Image to Zoom](#)

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### PRODUCT OVERVIEW

 Model # ST90-PR-30-6ILH | Internet # 205020826

The Steves and Sons Premium 9-Panel with high-definition design provides lasting beauty and security. This Energy Star qualified 1 3/4 in. door is pre-assembled in a fully weather-stripped jamb for easy installation. The door is assembled with 3 nickel hinges and adjustable sill. The Door and Jamb are primed and ready to finish in a color of your choice.

- Top quality galvanized steel with polystyrene core construction provides energy efficiency and security
- Interlocking stile edge provides structural rigidity
- High performance bronze weather stripping and adjustable mill sill provides a tight seal against drafts
- 9-Panel design creates a classic style
- Primed smooth surface ready for painting
- Double 2-3/8 in. bore for easy lockset and deadbolt installation
- Prehung 6-9/16 in. primed frame for easy installation with 6 in. wall construction
- Requires rough opening of 38 in. x 82 in., actual unit size 6-9/16 in. x 37-1/2 in. x 81-1/2 in.
- From the outside door opens toward the inside of the home with the hinges on the left



Feedback

- Energy Star Compliant
- Brickmold and interior trim sold separately

SPECIFICATIONS

DIMENSIONS

Assembled Depth (in.)	6.563 in	Finished Opening Height (in.)	81.5
Assembled Height (in.)	81.5 in	Finished Opening Width (in.)	37.5
Assembled Width (in.)	37.5 in	Jamb Size (in.)	6-9/16"
Door Size (WxH) in.	36 x 80	Rough Opening Height	82
Door Thickness (in.)	1.75	Rough Opening Width	38

DETAILS

Color Family	White	Finish Type	Primed
Color/Finish	White Primer	Hinge Finish	Nickel
Commercial	No	Included	No additional items or accessories included
Door Configuration	Single Door	Material	Steel
Door Handing	Left-Hand/Inswing	Number of Hinges	3
Door Style	Classic	Panel Type	9 Panel
Door Type	Exterior Prehung	Product Weight (lb.)	85 lb
Features	Lockset Bore,Weatherstripping	Returnable	90-Day

WARRANTY / CERTIFICATIONS

Energy Star Qualified	North-Central,Northern,South-Central,Southern	Manufacturer Warranty	10 Year Warranty
Fire rating	None		

MORE PRODUCTS WITH THESE FEATURES

☒ Door Configuration: **Single Door**

☒ Door Size (WxH) in.: **36 x 80**

☒ Door Handing: **Left-Hand/Inswing**

☒ Panel Type: **9 Panel**

☒ Finish Type: **Primed**

☒ Color Family: **White**

☒ Jamb Size (in.): **6-9/16"**

SEARCH