

## HISTORIC AND DESIGN REVIEW COMMISSION

July 20, 2016

### Agenda Item No: 22

**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/Maia Investments, LLC  
**OWNER:** Maia Investments, LLC  
**TYPE OF WORK:** Window replacement, Exterior Modifications  
**REQUEST:**

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

1. Replace 3 wooden interior style doors with craftsman style wood composite door with 2 over 2 window lights
2. Replace 5 wood windows with aluminum one over one windows
3. Replace existing side wooden interior style door with solid steel door on front house
4. Replace existing side wooden interior style door with steel door with fan light on back house
5. Replace 4 aluminum windows with one over one aluminum windows
6. Replace 2 steel casement windows with aluminum one over one windows

### APPLICABLE CITATIONS:

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

#### 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.

### 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, maybe with two over two

window lights. The applicant has submitted a proposed door that satisfies the DRC's recommendation.

- c. The HDRC heard the request again on June 15, 2016, at which the applicant withdrew in order to bring together more accurate documents and explore alternatives.
- d. The request was heard by the DRC on July 12, 2016, and the commissioners had concerns with reducing window openings and having to patch siding. Commissioners found the new one over one aluminum windows appropriate and found the alterations to the rear house reasonable solutions.
- e. 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.
- f. The applicant has also met and communicated staff along the way, provided requested documentation and working with professionals to obtain drawings that the commission requested.
- g. The windows and doors were replaced prior to receiving approval. The applicant has since submitted all documents required.
- h. The applicant is proposing to replace the three front non-historic doors, two on the front house and one on the back house, with craftsman style wood composite doors with 2 over 2 window lights. 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 and material consistent with the Guidelines.
- i. The applicant is proposing to replace 5 wood windows with aluminum one over one windows. According to the Guidelines for Exterior Maintenance and Alterations 6.B.vii., historic windows should be repaired or, if beyond 50% deteriorated, 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. Staff finds that the windows should be repaired, or replaced with wood windows.
- j. The applicant is proposing to replace the non-historic side door on the front house with a solid steel door. 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 replacement appropriate, but finds the s material not consistent with the Guidelines. Staff recommends the doors be made of wood.
- k. The applicant is proposing to replace the non-historic side door of the back house with a steel door with fan lights. 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 replacement appropriate, but finds the style and material not consistent with the Guidelines. Staff recommends the doors be craftsman style and made of wood.
- l. The applicant is proposing to replace 8 aluminum with new one over one aluminum windows inset 2 inches. According to the Guidelines for Exterior Maintenance and Alterations 6.B., non-historic windows should be replaced with windows that are typical of the architectural style of the building. Staff finds that wood windows or steel casement windows are typical of the craftsman style home. The corresponding pages from the adopted windows policy document have been added to the exhibits for this request. Staff finds the proposed windows not consistent with the Guidelines. Staff recommends the windows be made of wood, and match the proportions of the existing wood windows.
- m. The applicant is proposing to replace 2 steel casement windows with one aluminum one over one windows. According to the Guidelines for Exterior Maintenance and Alterations 6.B.vii., historic windows should be repaired or, if beyond 50% deteriorated, 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. Staff finds the proposal not consistent with the Guidelines. Staff recommends that windows that were historically installed be re-installed, or replace with steel casement windows.
- n. Staff made a site visit May 6, 2016.

## **RECOMMENDATION:**

Staff recommends approval of item #1 as submitted based on findings a through h.

Staff recommends denial of items #2 through #6 based on findings i through m. Staff recommends that windows that were

historically installed be re-installed, or replaced in-kind, whether steel casement or wood, that the two side doors be made of wood, and that the replacement windows be made of historically appropriate material, like wood or steel.

**CASE MANAGER:**

Lauren Sage

**CASE COMMENTS:**

HDRC 5/18/16, 6/15/16

DRC 6/8/16, 7/12/16



## Flex Viewer

Powered by ArcGIS Server

Printed: May 11, 2016

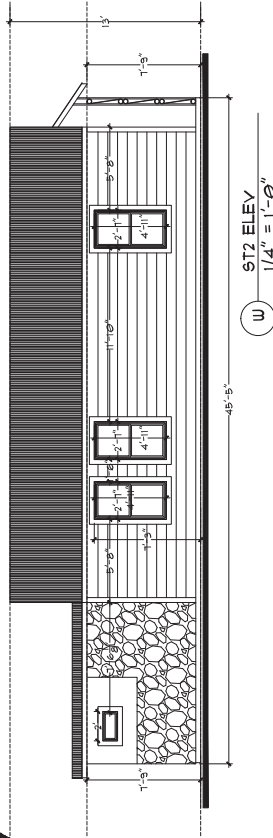
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## Attachment.

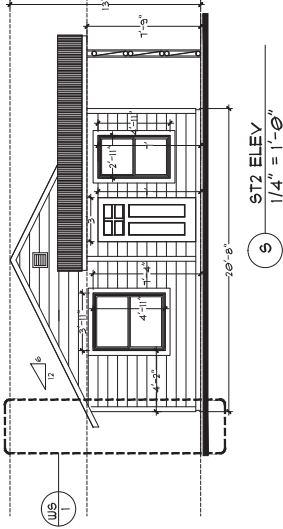
1. Replace 7 aluminum windows with single hung aluminum windows with clear glass
2. Replace 5 wood windows with single hung aluminum windows with clear glass
3. Replace 2 wooden interior-style doors with exterior composite-laminate door with 2 over 2 glass look (Front doors)
4. Replace 2 wooden interior-style door with steel doors with fan lite (Side doors)
5. Cover existing side-facing wooden front door with siding to match existing siding
6. Replace stone and stucco siding with wood siding matching to existing siding.

Side facing front door to match



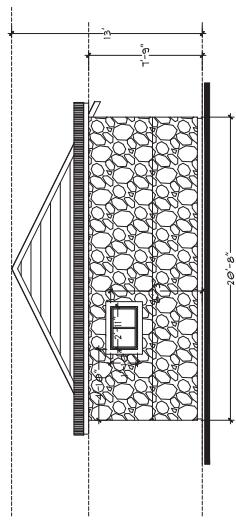
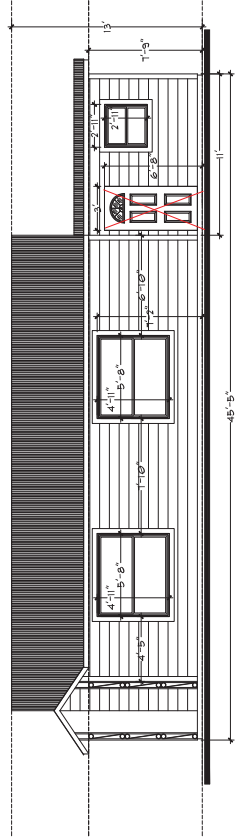
W ST2 ELEV  
1/4" = 1'-0"

E ST2 ELEV  
1/4" = 1'-0"

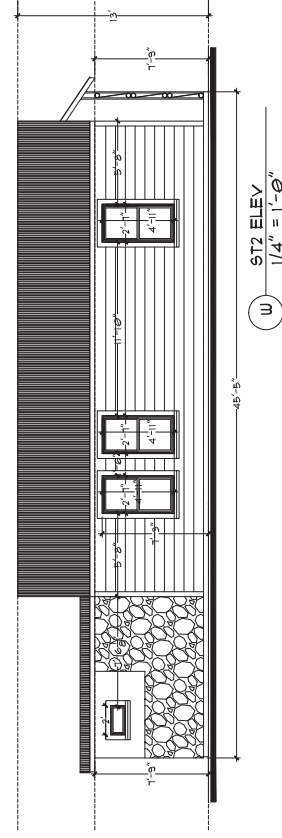


S ST2 ELEV  
1/4" = 1'-0"

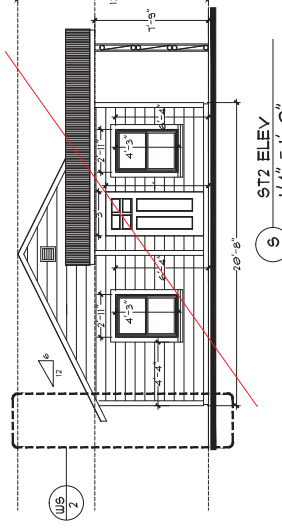
N ST2 ELEV  
1/4" = 1'-0"



WS WALL SECTION 1  
1/2" = 1'-0"



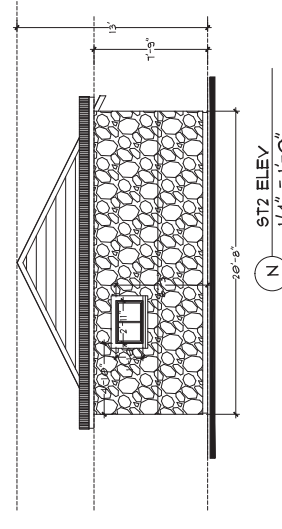
W ST2 ELEV  
1/4" = 1'-0"



S ST2 ELEV  
1/4" = 1'-0"



E ST2 ELEV  
1/4" = 1'-0"



N ST2 ELEV  
1/4" = 1'-0"

WS WALL SECTION 2  
1/2" = 1'-0"

DESIGNER  
970-B&M CONSULTING  
305 130TH AVE, NE  
BELLEVUE, WA  
98005  
TEL: (425) 747-0953

BUILDER

REMODEL ELEVATIONS  
EJ LEE  
3220 MISSION ST  
SAN ANTONIO, TX  
78214

NO.	REVISION/ISSUE	DATE
01	INITIAL DRAFT	08/20/20
02	REVISION 01	09/11/20
03	REVISION 02	
04	REVISION 03	
05	REVISION 04	

PROJECT  
R-2108-0003  
SHEET  
A2  
DATE  
08/20/20  
SCALE  
1/2" = 1'-0"

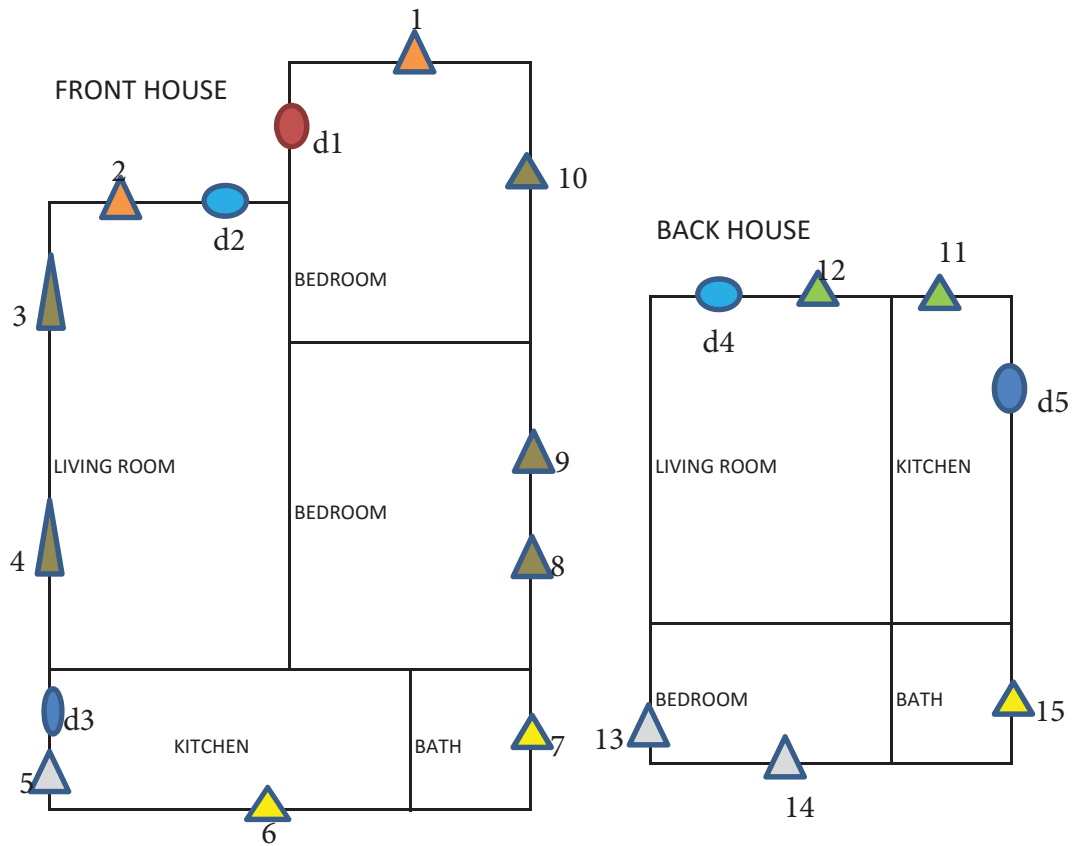




- ① put "+" divider
- ② put ledge underneath of the glass
- ③ This door is made with composite wood and laminate coated



## MISSION RD



### Window # -- Existing -- Proposed

1 -- steel casement -- aluminum one over one  
 2 -- steel casement -- aluminum one over one  
 3 -- wood -- aluminum one over one  
 4 -- wood -- aluminum one over one  
 5 -- aluminum -- aluminum one over one  
 6 -- aluminum sliding -- remain  
 7 -- aluminum fixed -- remain  
 8 -- wood one over one -- aluminum one over one  
 9 -- wood one over one -- aluminum one over one  
 10 -- wood one over one -- aluminum one over one

### Window # -- Existing -- Proposed

11 -- aluminum -- aluminum one over one  
 12 -- aluminum -- aluminum one over one  
 13 -- aluminum -- aluminum one over one  
 14 -- aluminum -- aluminum one over one  
 15 -- aluminum -- remain

### Door -- Existing -- Proposed

d1 -- interior style door -- composite wood with 2 over 2 lights  
 d2 -- interior style door -- composite wood with 2 over 2 lights  
 d3 -- interior style door -- solid steel door  
 d4 -- interior style door -- composite wood with 2 over 2 lights  
 d5 -- interior style door -- steel door with fan light



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

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

DATE: 7-12-16 HDRC Case# 2016-180

ADDRESS: 3220 Mission Meeting Location: Pecan

APPLICANT: EJ Lee

DRC Members present: Guarino, Cone

Staff present: Lauren Sage

Others present: Joe DeCenzo

**REQUEST:** Window replacement

**COMMENTS/CONCERNS:** TC: what are you doing w  
siding? concerns with patching of wood  
siding if altering. what would you do instead?  
TC: OK with aluminum, not originally wood  
MG: Replacing steel with metal, metal, OK  
TC: Leave solid door on side

MG: what's the use on other side of side-front  
door. TC: Ideal if put a door back, whether solid  
craftsman or paint back of lights.

TC: OK with back house MG: Non-contributing  
**COMMITTEE RECOMMENDATION:** **APPROVE** ☒ **DISAPPROVE** ☐ structure,  
**APPROVE WITH COMMENTS/STIPULATIONS:**

Rep. Lin & w/ STAFF

[Signature]  
Committee Chair Signature (or representative)

7/12/16  
Date



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

























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





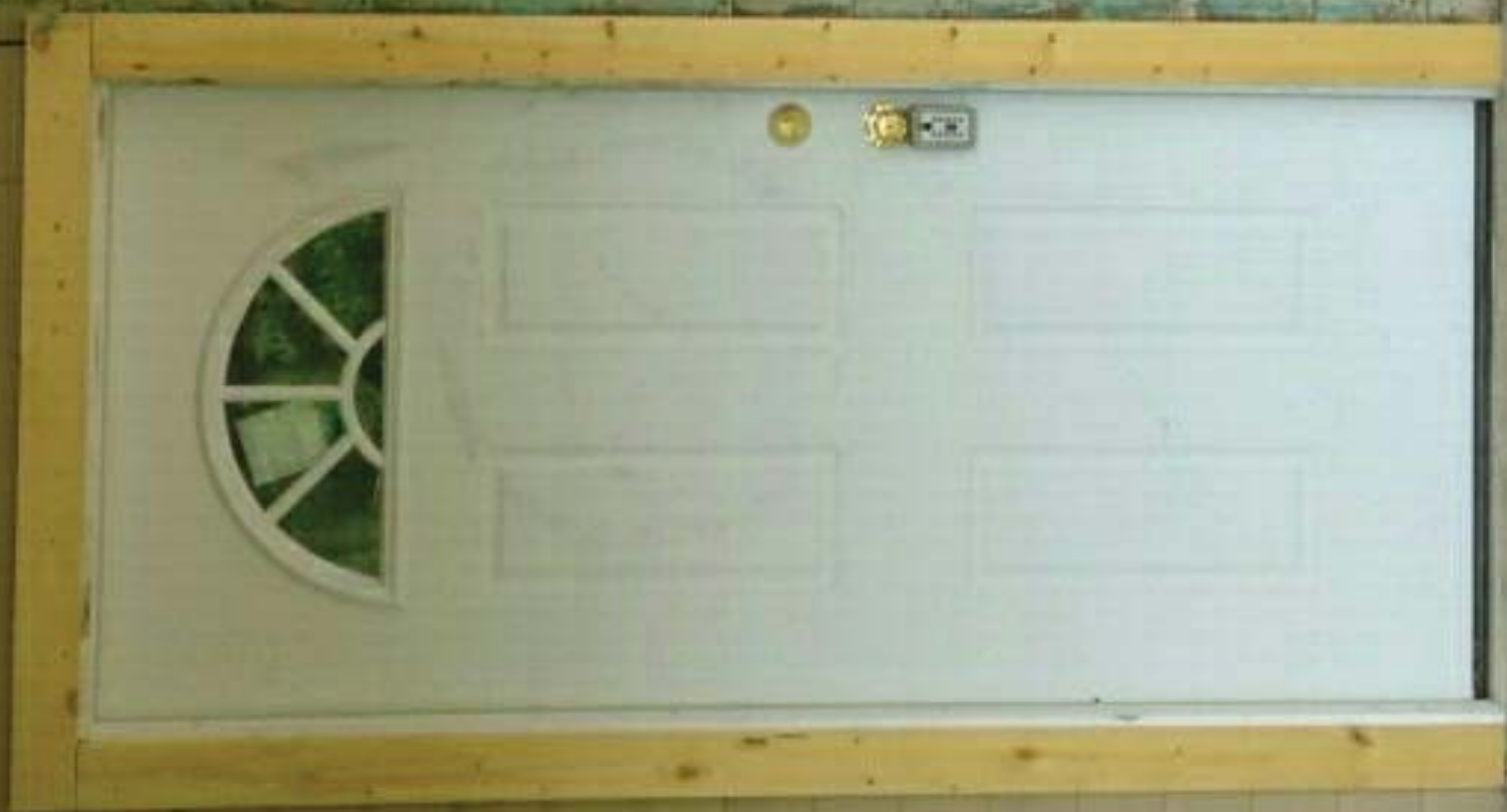
AFTER - WINDOW 1, D2, 2





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





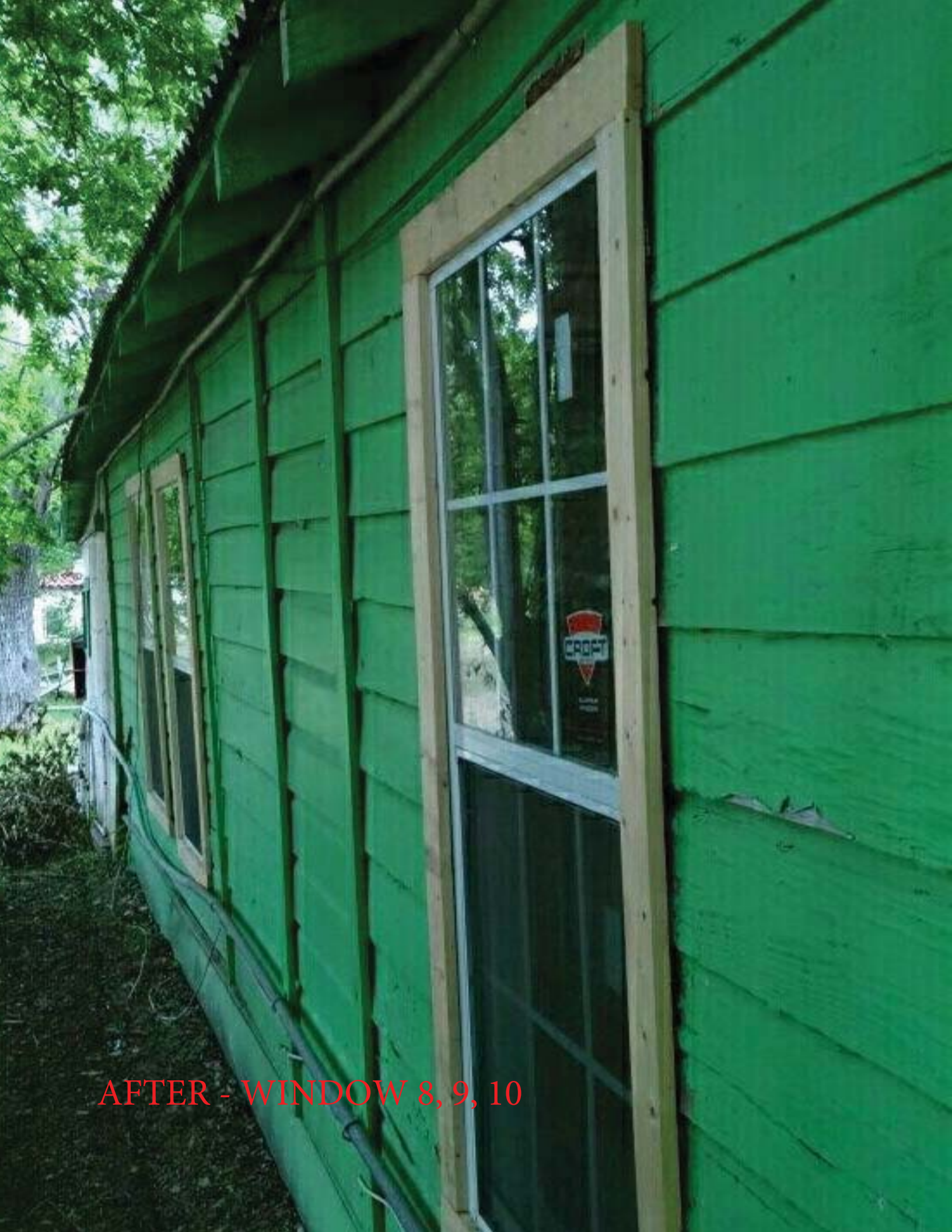
AFTER - WINDOW 7, 8, 9, 10





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



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**SERIES 90/95, 91/96**  
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**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



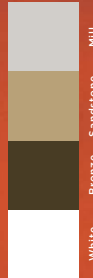
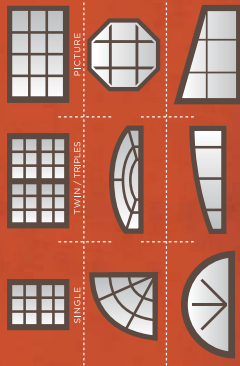
Optional Glass Packages Include:  
Tempered, Tinted, Obscure, Low-E  
and Argon Gas Filled

**SIZING MATRIX**

Unit Size	Rough Opening									
	17"	23 1/2"	27 1/2"	31 1/2"	35 1/2"	39 1/2"	43 1/2"	47 1/2"		
27 1/2" x 27 1/2"	16 1/4	20 1/4	24 1/4	28 1/4	30 3/4	34 1/4	38 1/4	40 3/4		
35 1/2" x 35 1/2"	16 1/4	20 1/4	24 1/4	28 1/4	30 3/4	34 1/4	38 1/4	40 3/4		
43 1/2" x 43 1/2"	16 1/4	20 1/4	24 1/4	28 1/4	30 3/4	34 1/4	38 1/4	40 3/4		
47 1/2" x 47 1/2"	16 1/4	20 1/4	24 1/4	28 1/4	30 3/4	34 1/4	38 1/4	40 3/4		
51 1/2" x 51 1/2"	16 1/4	20 1/4	24 1/4	28 1/4	30 3/4	34 1/4	38 1/4	40 3/4		
59 1/2" x 59 1/2"	16 1/4	20 1/4	24 1/4	28 1/4	30 3/4	34 1/4	38 1/4	40 3/4		
71 1/2" x 71 1/2"	16 1/4	20 1/4	24 1/4	28 1/4	30 3/4	34 1/4	38 1/4	40 3/4		
83 1/2" x 83 1/2"	16 1/4	20 1/4	24 1/4	28 1/4	30 3/4	34 1/4	38 1/4	40 3/4		

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## 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