HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 2017

HDRC CASE NO:	**2017-231**
ADDRESS:	402 E LOCUST
LEGAL DESCRIPTION:	NCB 1740 BLK 7 LOT 1
ZONING:	MF-33 H
CITY COUNCIL DIST.:	1
DISTRICT:	Tobin Hill Historic District
APPLICANT:	Cody Doege
OWNER:	Cody Doege
TYPE OF WORK:	Landscaping, parking and driveway installation, window replacement

REQUEST:

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

1. Install new rear driveway of Turfstone material to include a new curb cut on the alley side. The driveway will measure 14'-0" in width on Paschal Street and 15'-4" on the alley.
2. Install five parking spaces made of Turfstone material to include three angular spots and two spots off the driveway near the neighboring fence.
3. Install new landscaping with native trees and ground cover.
4. Replace original wood windows with new one over one aluminum clad wood windows.

APPLICABLE CITATIONS:

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

OHP Window Policy Document
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.

Windows used in new construction should:
- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion. The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements
1. Topography
A. TOPOGRAPHIC FEATURES
i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

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.
C. MULCH
Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.
i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.
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.
iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

4. Residential Streetscapes
A. PLANTING STRIPS
i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.
ii. *Lawns*— Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.
iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

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.
C. CURBING
i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed

of concrete with a curved or angular profile.
ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

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.

8. Americans with Disabilities Act (ADA) Compliance
A. HISTORIC FEATURES
i. *Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.
ii. *Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.
B. ENTRANCES
i. *Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.
ii. *Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.
iii. *Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.
C. DESIGN
i. *Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.
ii. *Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.
iii. *Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.
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.

C. CURBING
i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

UDC Sec. 35-310.01. - Generally.
(a) No building permit shall be issued unless the proposed development conforms to the design regulations prescribed within the applicable zoning district. Rules for interpreting the design regulations are included in the lot layout, height, and density/intensity standards (article V, division 4 of this chapter (sections 35-515 to 35-517)). (b) The design regulations for each district are included in Table 310-1 below. The design standards are illustrated graphically for each zoning district in a subsection entitled "Summary of Lot and Building Specifications" in each section 35-310.01 to 35-310.14, below. To the extent that there is any inconsistency between the provisions of Table 310-1 and the illustrations in the summaries of lot and building specifications, below, the provisions of Table 310-1 shall govern. Specific rules of interpretation and exceptions to the zoning district design regulations are as set forth in the lot layout, height, and density/intensity standards (article V, division 4 of this chapter).

Column (K): Rear setback requirements shall not apply to any use in the "NC," "O-1," "O-1.5," "O-2," "C-1," "C-2," or "C-3" zoning districts which abuts an alley or another structure within any of these districts. Notwithstanding the requirements of Table 310-1, an "MF-18," "MF-25,"" MF-33," "MF-40" or "MF-50" zoning district adjoining a platted subdivision zoned single-family residential use shall have a minimum rear setback of forty (40) feet, and parking areas shall be located at least five (5) feet from any fence along the rear property line.

UDC Sec. 35-310.07. - "MF-18," "MF-25," "MF-33," "MF-40," "MF-50" and "MF-65" Multi-Family.

"MF-33" Multi-Family.

STATEMENT OF PURPOSE

Multi-family residence medium density "MF-33" district is the designation for multi-family use with a maximum density of up to thirty-three (33) units per acre, depending on unit size. An "MF-33" district designation may be applied to a use in a multi-family residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multi-family use is desired.

General Provisions. See subsection 35-517(d) relating to additional setback for building height increases. An increase of up to ten (10) percent of the allowable gross units per acre shall be permitted in the MF-40, MF-50 and MF-65 districts where the minimum required on-site visitor and resident parking is provided in a structured parking garage in accordance with subsection 35-384(c). When utilizing the provisions of this section for structured and non-structured parking, structured parking is not subject to the maximum parking requirements per subsection 35-526(b)(5). Non-structured parking spaces are permitted but shall not exceed twenty (20) percent of the minimum number of parking spaces.

(Ord. No. 2009-01-15-0001, § 2, 1-15-09) (Ord. No. 2012-10-18-0829, § 2, 10-18-12) (Ord. No. 2014-04-03-0206, § 6, 4-3-14; Ord. No. 2015-12-17-1077 , § 2, 12-17-15)

FINDINGS:

a. The property located at 402 E Locust St is a two-story single family home constructed in 1910 and designed in the Classic Revival style with Craftsman influences. The house features a two-story front porch with four Corinthian columns and four Corinthian pilasters, a low-pitched hipped roof with decorative brackets, and three attic dormers with decorative detailing. The house is located at the intersection of E Locust St and Paschal St and is a contributing structure in the Tobin Hill Historic District. The applicant is proposing to install a Turfstone paving driveway in the rear of the property with five parking spaces, install new landscaping with

native trees and groundcover, and install 34 aluminum clad wood windows.

b. The applicant meant with the Design Review Committee (DRC) on May 30, 2017. Regarding the rear landscaping, the committee suggested the use of Turfstone would not produce favorable results with off-street parking. The DRC recommended the use of decomposed granite, which is inherently reversible and permeable, in a configuration that was less regimented for individual cars. They also recommended that the applicant explore ways to create a wider landscape buffer along Paschal St by pushing the parking area towards the existing side privacy fence and away from the public right-of-way. The DRC agreed that the proposed 14'-0" driveway width off Paschal St should be reduced per the Historic Design Guidelines. They also recommended creating a landscape plan with more dimensions that showed the entire site versus just the backyard to convey how much total impervious coverage will be introduced into the lot. Regarding the windows, the DRC discussed potential methods of remediation, but commented that a final discussion would need to be resolved with the entire commission at the HDRC hearing.

c. APPLICATION TIMELINE – The applicant submitted an updated rear driveway, parking, and landscape proposal on June 1, 2016 that took the DRC's comments into consideration. The timing of the submission did not leave adequate time for staff to fully review the proposal against the Historic Design Guidelines. The following findings and recommendations are based on the initial proposal submitted by the application deadline.

d. DRIVEWAY CONFIGURATION – The applicant is proposing to install a new driveway in the rear of the lot with access from both Paschal St and the rear alleyway. According to the Historic Design Guidelines for Site Elements, driveways that are similar to the historic configuration found on site or in the district should be incorporated. There is no existing driveway on the property; however, there are rear driveways with access to the alley found on the block. Staff finds the proposal consistent with the Guidelines.

e. DRIVEWAY WIDTH – Staff conducted a site visit and found the existing curb cut on Paschal to be approximately 12' in width. The applicant is proposing to increase the width of the curb cut to 14' and install a driveway that will be 14'-0" in width from the Paschal St entrance. The width will increase to 15'-4" in to the end of the drive as it approaches the alley. Guideline 5.B.i states that historic driveways are typically no wider than 10 feet. Staff finds the proposal inconsistent with the guidelines. Staff recommends that the width of the existing curb cut remain unchanged and that the applicant propose a 10'wide driveway that can increase in width as it approaches the alley.

f. SURFACE MATERIAL – The proposed driveway and parking pads will be made of a pervious Turfstone material with a thickness of 3 1/8". The pavers will be a pewter color. According to guideline 5.B.i, driveways similar in material find in the district should be used; however, pervious surfaces may be considered for replacement to increase stormwater infiltration. Staff finds the proposal appropriate for the site and consistent with the Guidelines.

g. PARKING CONFIGURATION – The applicant has proposed to include five parking spaces accessed by the proposed driveway. Three will positioned at a 60 degree angle and located adjacent to Paschal St. Two will be parallel with the proposed driveway and the side yard fence. According to the Historic Design Guidelines for off-street parking, parking areas for corner lots should be placed behind the primary structure and set back as far as possible from the side streets. The three angled parking spaces are directly adjacent to the Paschal St sidewalk. There is no screening proposed for these spaces. Staff finds the proposal inconsistent with the Guidelines.

h. LANDSCAPING: GENERAL – The proposal will introduce new vegetation, to include natural grass, native trees, and groundcover. Staff finds the proposal acceptable with the stipulations listed in the recommendations.

i. LANDSCAPING: SCREENING – The applicant has proposed to install groundcover vegetation along the Paschal St sidewalk. According to the Historic Design Guidelines, off-street parking areas should be screened with a landscape buffer two to four feet high. The current proposal indicates small trees on the public planting strip facing Paschal St, but does not indicate tall plantings or trees fronting the sidewalk to provide screening for the pedestrian. In this instance, where the parking is located on a prominent corner lot in a historic district and is being introduced on a site for the first time, a landscape buffer is required. Staff finds the proposal inconsistent with the Guidelines as submitted.

j. NEW WINDOWS – Staff conducted a site visit and noted that the windows have been replaced with a metal product. The applicant has confirmed that the windows are aluminum clad wood windows. 32 of the 34 windows are one over one, and two located on the second floor of the front façade are one over one with false dividing lites on the top sash. There is no application, Certificate of Appropriateness, or permit on file for the replacement of the windows. According to the Guidelines for Exterior Maintenance and Alterations, historic windows should be preserved unless deteriorated beyond repair. If repair is not feasible and replacement is

required, guideline 6.B.iv stipulates that windows should be replaced in-kind or should match the historic windows in terms of size, type, configuration, material, form, appearance, and detail. The aluminum windows installed do not appear similar in profile as an historic wood window that would typically be found in a structure of this age and style. Staff finds the replacement windows inconsistent with the Guidelines.

RECOMMENDATION:

Item 1, Staff recommends approval of the installation of a new driveway based on findings a through d with the stipulation that the driveway be reduced in width to conform with the Historic Design Guidelines. Staff recommends that the width of the existing curb cut remain unchanged and that the applicant propose a 10'wide driveway that can increase in width as it approaches the alley. A revised site plan will need to be submitted reflecting these changes prior to the issuance of a Certificate of Appropriateness.
Item 2, Staff does not recommend approval of the parking space configuration at this time based on finding e. Staff recommends that the angled parking spots be removed and additional space be introduced adjacent to the neighboring lot line to reduce the parking visible and directly next to the Paschal St right-of-way to be more consistent with the Historic Design Guidelines and the parking pattern of the historic district.
Item 3, Staff recommends approval of the landscaping proposal based on findings f and g with the following stipulations:

i. That the applicant selects native and/or xeric plants that thrive in local conditions and reduce watering usage per the Historic Design Guidelines for Site Elements. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Plant materials with a similar character, growth habit, and light requirements as those found in the area should be selected.
ii. That the applicant introduces a landscape buffer on the Paschal St side to screen the driveway and off-street parking.
iii. That the applicant provides a finalized landscaping plan with species to staff for approval.
iv. That all revised plans reflect the revisions listed to meet the stipulations.

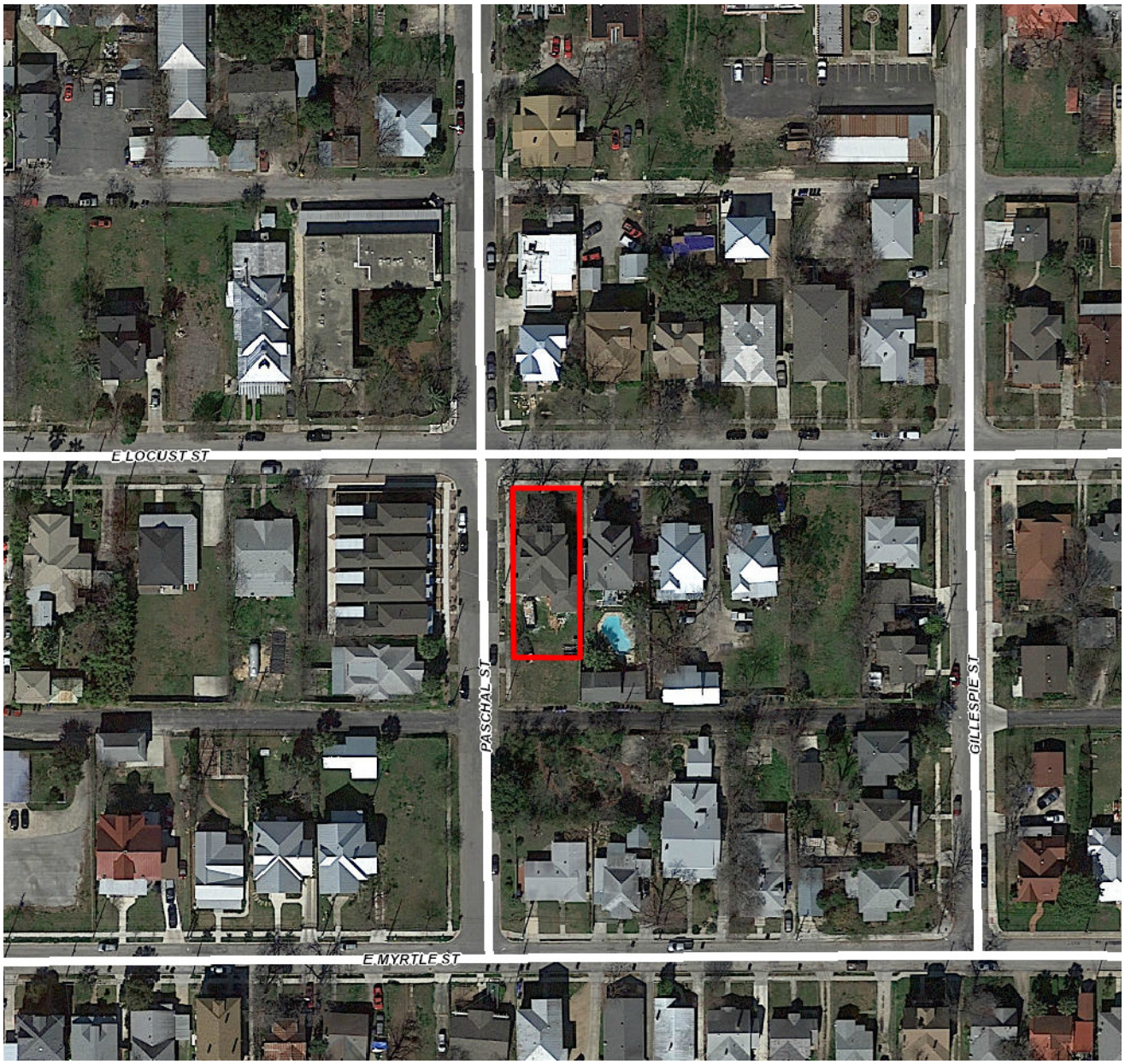
Item 4, Staff does not recommend approval of the window replacement based on finding h.

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

- The applicant met with the Design Review Committee (DRC) on May 30, 2017. The discussion is outlined in finding b.
- The window replacement was done prior to receiving a Certificate of Appropriateness. The post-work application fee has not yet been processed.



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Flex Viewer

Powered by ArcGIS Server

Printed:May 10, 2017


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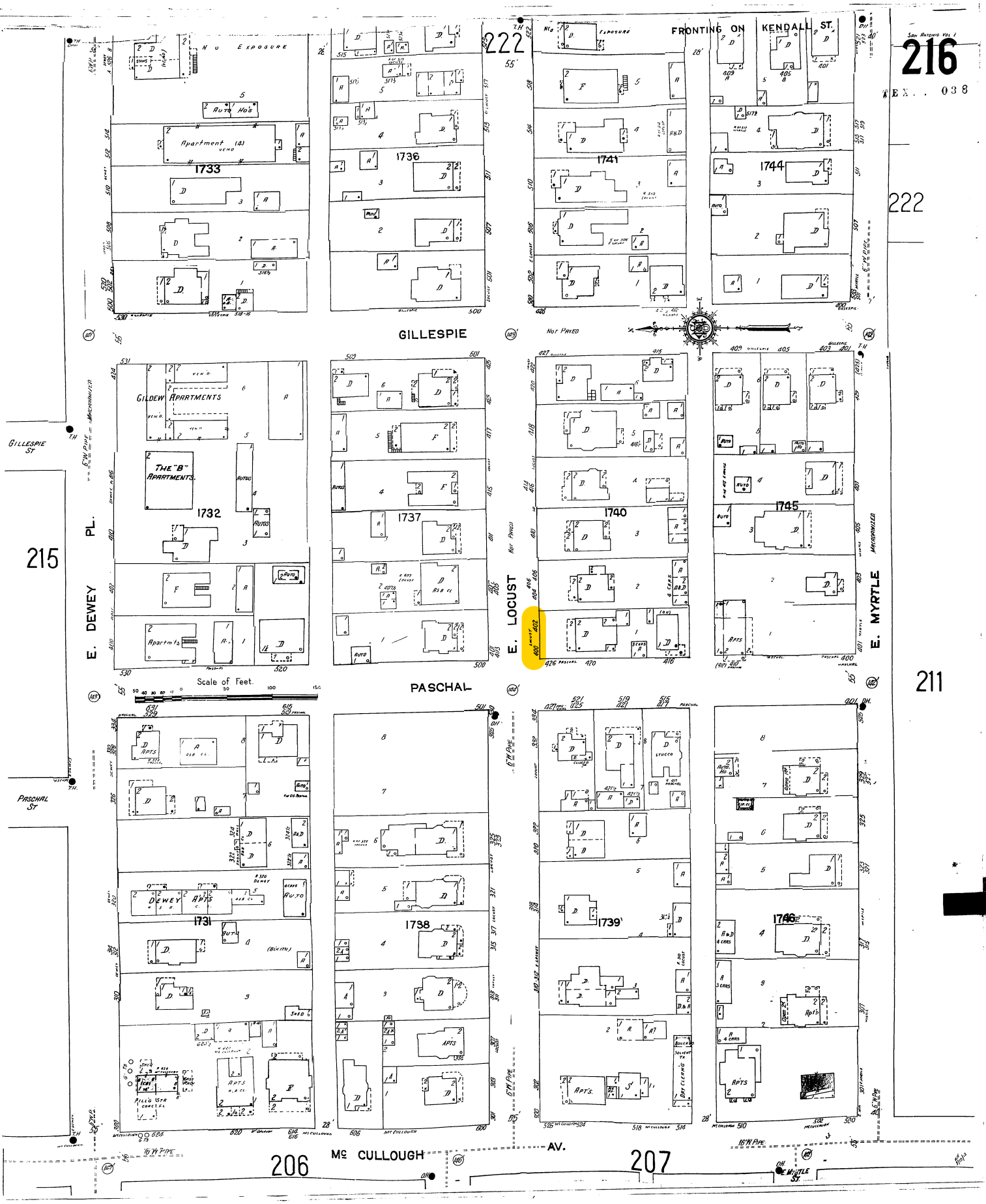
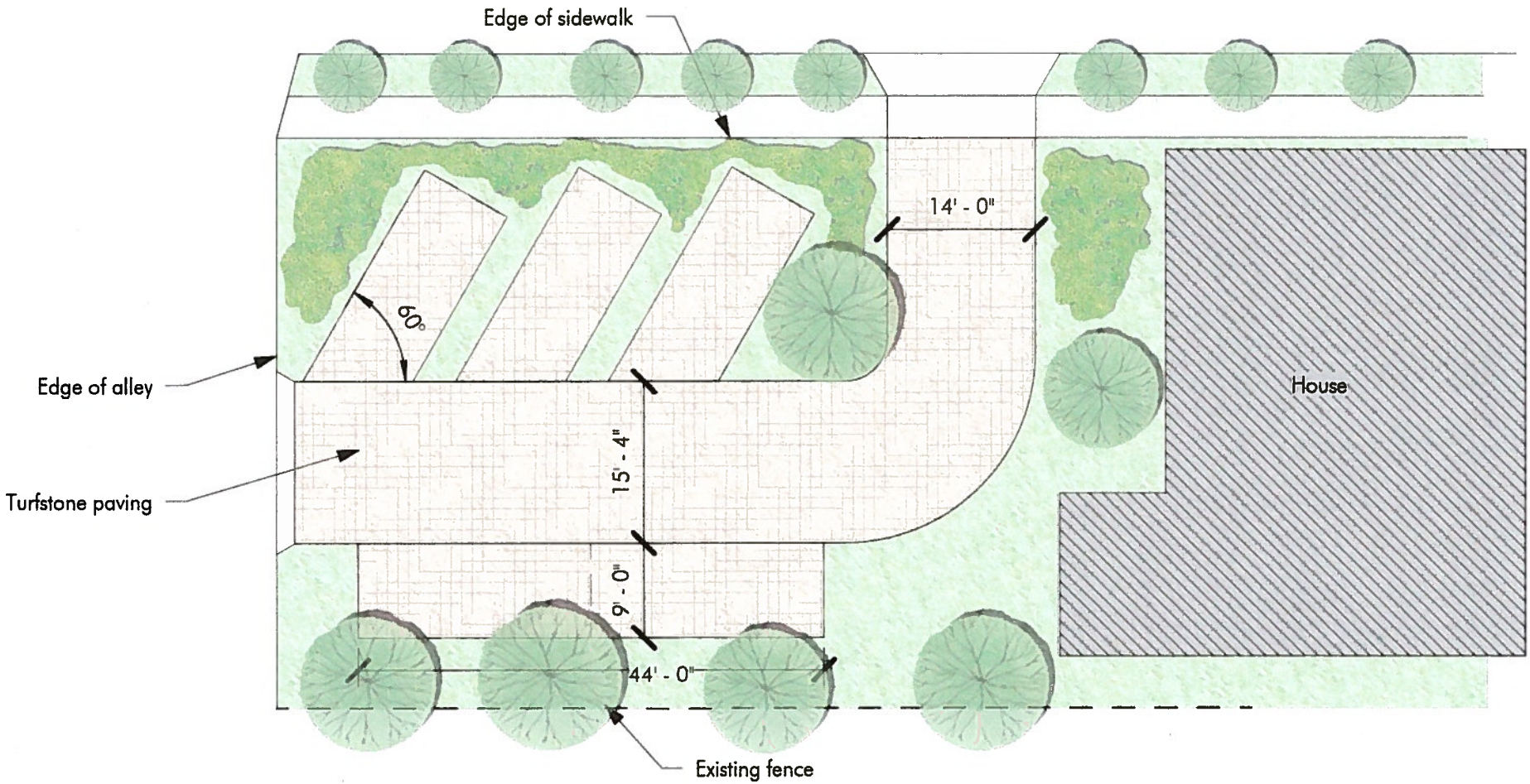


1951 SANBORN MAP



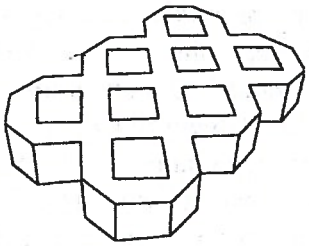
402 East Locust Site Improvements

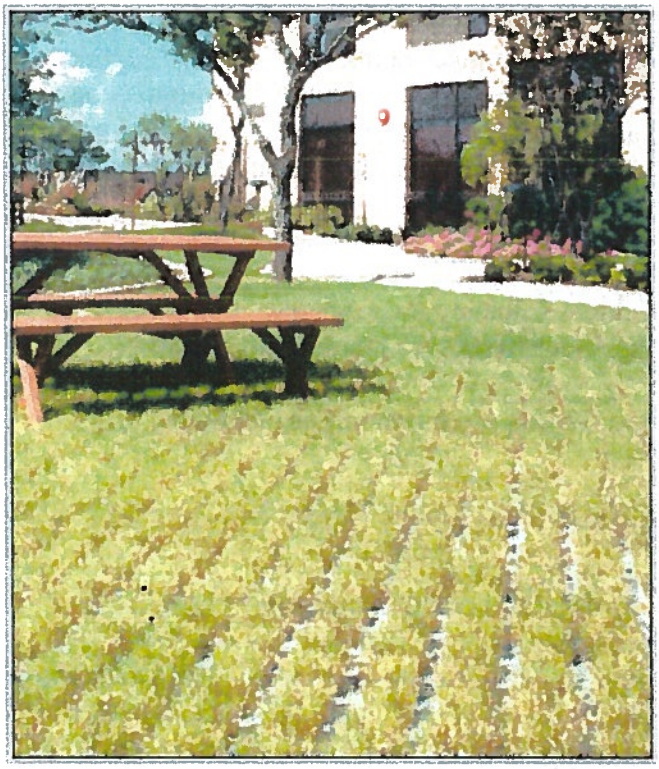
April 24, 2017

ORIGINAL SUBMISSION

Turfstone

Concrete Grid Paving Units

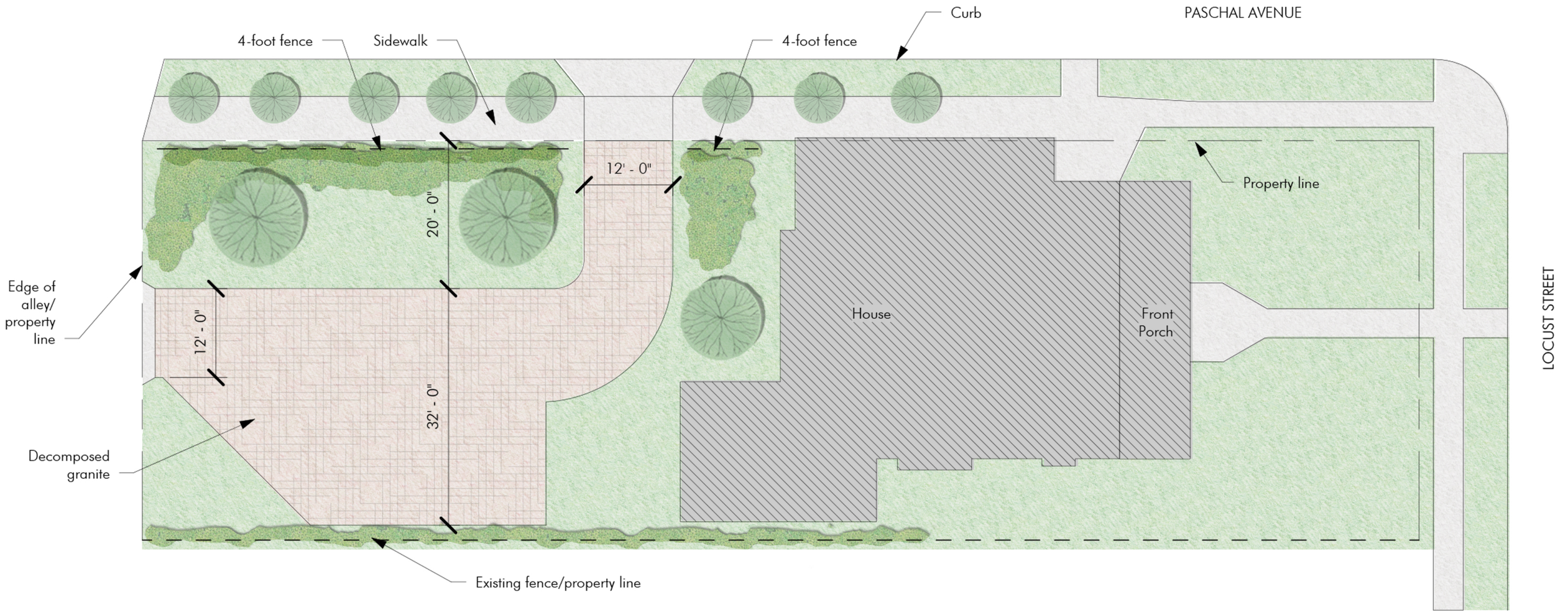




Turfstone reinforces grassy areas for occasional traffic.

Turfstone is an environmentally friendly multi-purpose concrete grid type paving unit. It allows grass to grow up through the regularly spaced openings.

Turfstone is often used in lieu of blacktop or concrete to permit rainfall to return to earth through the paved surface area; reinforcing grassy areas subject to occasional wheeled traffic for overflow parking, access roadways, emergency routes and fire lanes. It may also be used for erosion control on slopes, embankments and flow channels.



UPDATED SUBMISSION

402 East Locust Site Improvements

June 1, 2017


420 Paschal St
San Antonio, Texas
Street View - Oct 2007
Currently shown: Oct 2007
2007
2016
Paschal St
E Dewey Pl
402 East
E Myrtle St
2007 - CURB CUT
Google


STOP


OP

STOP THE ROT

AuraLast® THE WOOD THAT DOES NOT ROT ™

AuraLast® Wood protects against wood rot for as long as you own and occupy your home. Guaranteed.

Guaranteed Protection Against Wood Rot

LIFETIME LIMITED WARRANTY

JELD-WEN® wood windows and patio doors made with exclusive pine AuraLast Wood are guaranteed not to rot for as long as you own and occupy your home. Wood components made from AuraLast Wood maintain their structural integrity even in the toughest climates. **Visit jeld-wen.com to view the full warranty.***

100% Surface-to-Core Protection

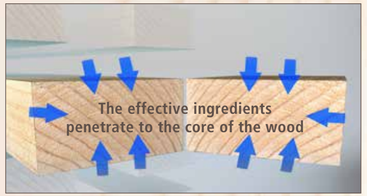
100% PROTECTION

Because of our vacuum/pressure process, AuraLast Wood provides virtually 100% penetration of the protective ingredients. Other manufacturers use submersion/dip-treatment methods, which only protect the outer surface of the wood.

100% Working With AuraLast Wood is Easy

100% WOOD

AuraLast offers the strength and beauty of real wood because it is real wood, not a composite. AuraLast Wood is colorless, stainable and odorless.



Virtually 100% Surface-to-Core Protection

100% AuraLast is Safe

100% WORRY-FREE

AuraLast Wood is made by using a water-based solution to deliver the effective ingredients to the core of the wood. Traditional dip-treatments use a solvent-based chemical bath. During production our AuraLast process releases 96% fewer volatile organic compounds than the traditional dip-treatment method.

Traditional treatments only protect the outer surface

A JELD-WEN Exclusive

Only JELD-WEN makes window and door products with natural pine AuraLast Wood that are built to last.

Protects Against Water Saturation

AuraLast Wood offers superior resistance to water saturation, which protects against swelling that causes windows and doors to stick.

Protects Against Termites

Harmful termites will eat through unprotected wood—not so with AuraLast Wood.

Visit jeld-wen.com/auralast for more information

****AuraLast Lifetime Limited Warranty Coverage for Wood Decay and Termite Damage***

JELD-WEN products made from pine AuraLast Wood will not rot.

The JELD-WEN® website is your ultimate resource for learning about our reliable windows and doors. It has all the product information and design advice you need. Visit us at **jeld-wen.com** today.

JELD-WEN WINDOWS & DOORS

THE JELD-WEN PROMISE

JELD-WEN products create lasting value for your home. We are so confident that you will be pleased with our W-2500 Clad-Wood Windows, that each one carries our industry-leading warranty. Here are just some of the highlights of our warranty…

The Window & Patio Door Limited Warranty Includes:

- Lifetime limited warranty on AuraLast® Wood; protects against wood rot for as long as you own and occupy your home
- 20-year coverage against defects in material and workmanship for most product components (such as insulating glass, metal and wood components, and hardware)
- 20-year coverage on Kynar® clad finish; 10-year coverage on polyester clad finishes
- Skilled labor coverage for warranty repairs for 2 years
- Coverage is transferable for 10 years

*NOTE: The above information is a summary of key provisions of the **JELD-WEN Window & Patio Door Limited Warranty** effective February 1, 2014. For a complete copy of the current warranty, see your sales associate or refer to **www.jeld-wen.com**.*

Official window and door provider of Major League Soccer

GREEN BUILDING INITIATIVE — JELD-WEN is proud to support a better way to build

Made in the USA

11-91099 03/14 (HPS 05/14 13M)

JELD-WEN WINDOWS & DOORS

W-2500
Clad-Wood Window Features

Awning | Casement | Double-Hung | Fixed, Radius and Geometric

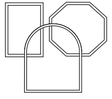
STYLES, LITES, COLORS & GLASS

Window Styles


Awning


Casement

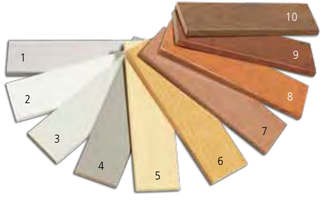

Double-Hung


Fixed, Radius & Geometric

Standard Prefinished Interiors*

1. Primed
2. Brilliant White
3. Ivory
4. Desert Sand
5. Clear Lacquer
6. Wheat
7. Cider
8. Fruitwood
9. Cordovan
10. Walnut

Colors shown may vary from final finish.



FSC® certified or SFI® certified wood available. See your JELD-WEN dealer for details.

Divided Lites


Grilles Between the Glass (GBG)


Full-Surround (FS) and Knocked-Down (KD) Removable Wood Grilles


Simulated Divided Lites (SDL)

Clad Colors*


Brilliant White | French Vanilla | Desert Sand | Hartford Green | Mesa Red | Chestnut Bronze | Black

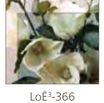
** Colors shown may vary from actual color.*

Decorative Glass Options

Tinted Glass

Reduces glare and is ideal for areas that get a lot of direct sunlight in the summer.


Low-E


LoÉ³-366

Textured Glass

Lets light in while maintaining privacy.


Obscure

HARDWARE & SCREEN OPTIONS

Double-Hung Sash Options


Standard Sash Option


Traditional Sash Option

Window Hardware


Nesting Handle


Sash Lock

Painted Finishes


White | Desert Sand | Chestnut Bronze

Plated Finishes


Polished Brass | Oil-Rubbed Bronze | Brushed Chrome | Antique Brass

Double-Hung Jamb Liner Options


Without Optional Jamb Liner Edge Cover


With Optional Jamb Liner Edge Cover

Screen Options*

These screens are designed to keep insects outside, while letting more natural light inside. They feature fine, black fiberglass mesh with a light gloss finish. BetterVue® insect screens are standard for awning, casement and double-hung windows.

Regular Screen | **BetterVue® Screen** | **UltraVue® Screen**


View through regular fiberglass insect screen | View through BetterVue insect screen (standard) | View through optional UltraVue insect screen

** These images are for illustration purposes only. Insect screens are intended to allow air and light in, while keeping insects out. They are not intended to stop children from falling through an open door or window. For safety screens and other security devices, contact your local building supply retailer.*

PERFORMANCE GLASS OPTIONS

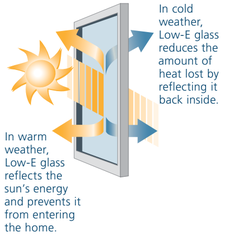
Low-E, LoÉ³-366 and Low-E EC Insulating Glass

High-performance Low-E insulating glass comes standard to help lower energy costs, allows homes to stay cooler in the summer and warmer in the winter, prevents fading of interior furnishings, and reduces condensation. It also delivers greater visible light transmittance than tinted glass. We also offer optional LoÉ³-366, which provides even more protection against heat loss and fading, as well as greater energy savings.

Most windows and patio doors with Low-E glass are ENERGY STAR® qualified. ENERGY STAR products help Americans save energy, save money, and reduce their carbon footprints. ENERGY STAR criteria for windows are based on the U-factor and SHGC combinations that provide significant energy efficiency for a given climate zone. Just tell your JELD-WEN® dealer you want JELD-WEN windows that are ENERGY STAR qualified for your climate zone.

For even more protection, choose Low-E EC for an "extra coating" that improves the thermal performance of our windows and is the optimal solution for meeting ENERGY STAR criteria in certain regions of the country.

For more information, visit **www.jeld-wen.com/energyefficiency**.



ENERGY STAR®

The W-2500 line meets ENERGY STAR criteria in all four climate zones in the United States. ENERGY STAR criteria are achieved in North, North Central, and South Central climate zones with the standard glass package of LoÉ²-270 with argon, and in the Southern zone when grilles are used. Without grilles, Southern zone ENERGY STAR criteria are achieved with LoÉ³-366 and argon.

Tax Credits, Rebates and Incentives

The JELD-WEN website is a great source of information for Tax Credits, Rebates and Incentives on energy efficient products. Visit **www.jeld-wen.com** for more information. Because the windows in our W-2500 window line are so energy efficient, replacing old windows can mean money in your pocket.

2016 - PRIOR TO MODIFICATIONS

2016 - PRIOR TO MODIFICATIONS

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: May 30, 2017 HDRC Case#

ADDRESS: 402 E Locust Meeting Location: 1901 S Alamo

APPLICANT: Cody Doege

DRC Members present: Laffoon, Guarino, Grube

Staff present: Stephanie Phillips

Others present:

REQUEST: New parking, driveway, window replacement

COMMENTS/CONCERNS:

AMG: lots of concrete/coverage - why not green space?

JL: grass pavers of this type will not survive. Appropriate for emergency fire lanes. Compaction of earth, grass burning, etc. Go with decomposed granite for true impervious nature.

AMG: decomposed granite all along existing privacy fence, with green along Paschal = landscape buffer.

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

Committee Chair Signature (or representative)

5/30/17
Date

JL: Existing layout is actually ~~be~~ better. Keeps radius and width functional.

Planting interstially would have to be tough, durable. More like a ground cover.

Move entire driveway back to privacy fence. Leaves more space for landscaping.

AMG: need detail. from order. Consider replacement. Front windows.

Cody: Setback issues with property lines?

MG: Fence could be screening. What is precedent in TH? Green wall could help mitigate that. Agrees with JL in terms of pushing it back, but 1.5 for unit gets to 5 (code). What's reversable? Screening w/ fence. Change Turf~~stone~~ to decomposed granite = highly reversible. Could make parking more informal. Could ~~like~~ look like parking similar in other grand homes. Need to lay it out... field of decomposed granite.

AMG: Jasmine is a great idea. Low maintenance.

JL: Depth of planting behind screen wall.

AMG: Need more dimensions for Commission. 3 feet too minimal between parking spaces.

MG: fence closer to sidewalk AMG: in line with the house.

MG: headers? New wood headers. Divided lites = false. Fabricated divided lite windows, as possible ~~[illegible]~~ mitigation. 4 on the front. AMG: Right thing = previous cafes have put in new windows. Need window ~~[illegible]~~ plan. ~~AMG~~ MG: 6TH + ALAMO = example. Profile matched. Thinness is the giveaway.