

# HISTORIC AND DESIGN REVIEW COMMISSION

July 19, 2017

**HDRC CASE NO:** 2017-207  
**ADDRESS:** 325 W MISTLETOE  
**LEGAL DESCRIPTION:** NCB 1834 BLK 9 LOT 16 R-4  
**ZONING:** R-4 H  
**CITY COUNCIL DIST.:** Monte Vista Historic District  
**DISTRICT:** Tyler Sibley/Pursuant Ventures  
**APPLICANT:** Tyler Sibley/Pursuant Ventures  
**OWNER:** Window modifications  
**TYPE OF WORK:**  
**REQUEST:**

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

1. Remove and replace an original 6 over 1 window on the primary façade with a new 1 over 1 window.

## 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.

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

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

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.

## FINDINGS:

- a. The structure at 325 W Mistletoe a single-family home designed in the Craftsman Bungalow style and is estimated to be constructed between 1930 and 1935. The property appears on a Sanborn map in 1935.
- b. WINDOW REMOVAL – The original 6 over 1 window, located directly to the right of the property's main entrance, has been removed and replaced without approval. Administrative approval was granted to repair the original window on August 12, 2016. According to the Guidelines for Exterior Maintenance and Alterations, historic windows should be preserved unless deteriorated beyond repair. The proposed removal and reuse of the 6 over 1 window is not appropriate.
- c. HISTORIC TAX CREDIT VERIFICATION – The window was previously deemed repairable when approved for Historic Tax Credit Certification on December 7, 2016. The property is currently in violation for requirements for final Historic Tax Credit Verification and is not eligible for the incentive unless the original window or a salvaged 6 over 1 window is returned in place of the new window.

## RECOMMENDATION:

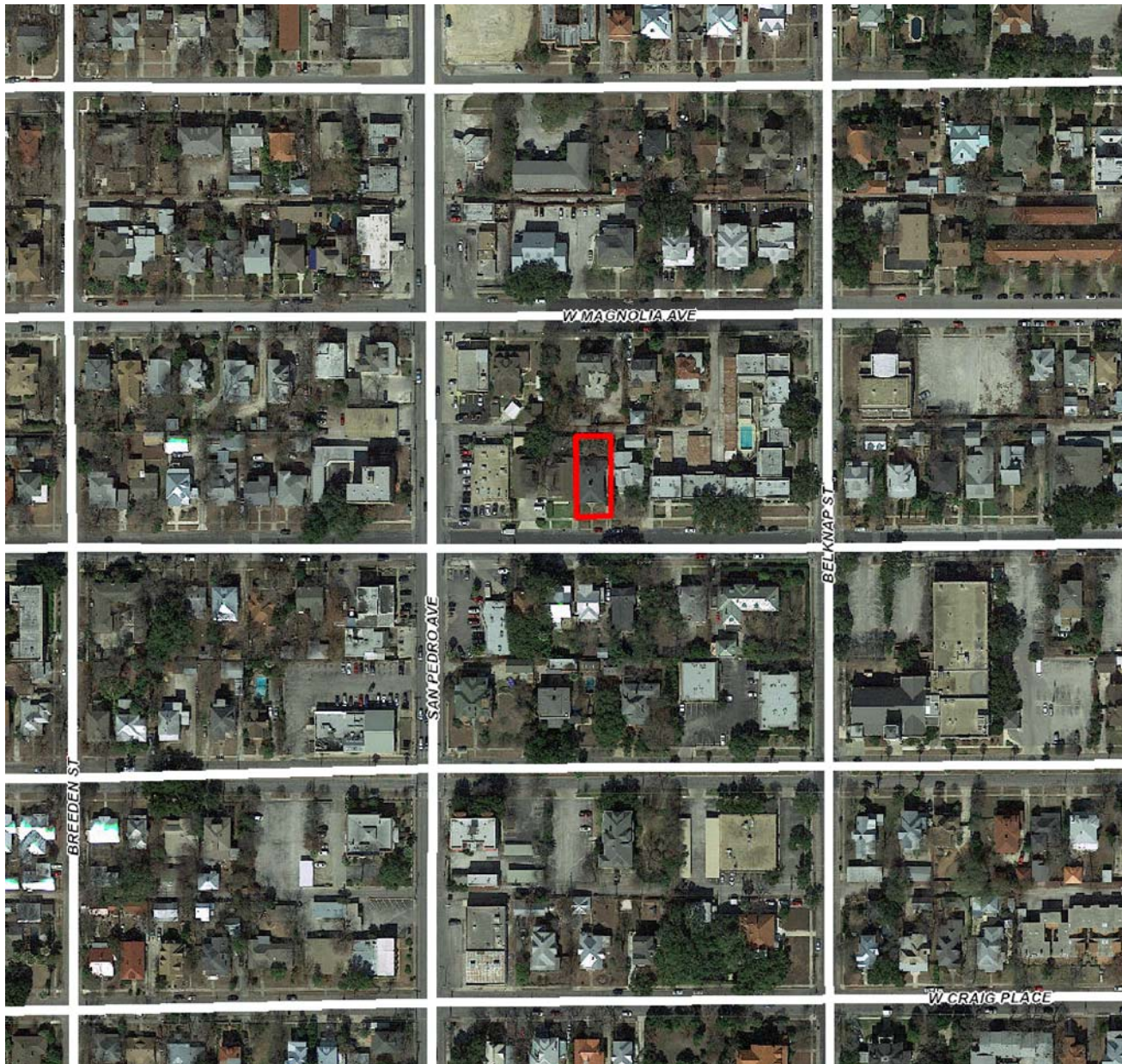
Staff does not recommend approval of the window replacement based on findings a through c.

## CASE MANAGER:

Stephanie Phillips

**CASE COMMENTS:**

- Staff conducted a site visit on February 18, 2017, and noted that the window had already been removed and replaced without approval.
- The applicant requested Historic Tax Certification (case no. 2016-483) and was heard by the HDRC on December 7, 2017. The requirements for Historic Tax Certification outlined in UDC Section 35-618 were met and the application was approved as submitted. Approval of Historic Tax Verification is contingent on consistency with all approvals and permits. Currently, the property is in violation and is not eligible to receive the incentive.



## Flex Viewer

Powered by ArcGIS Server

Printed: Aug 10, 2016

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.











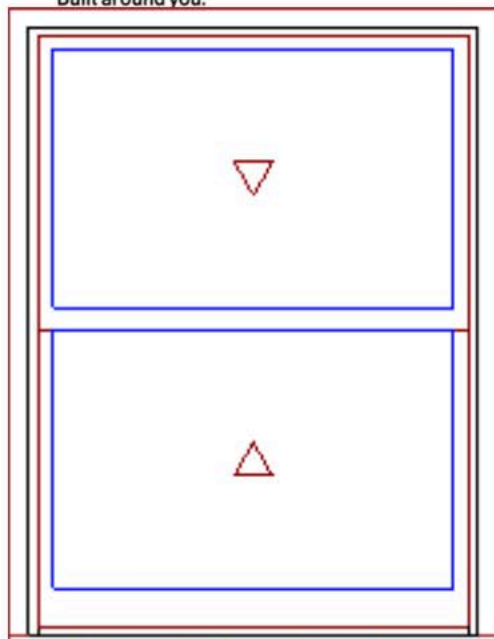








Built around you.®



As Viewed From The Exterior

**FS** 48" X 64 1/2"

**RO** 49" X 65"

**Egress Information**

Width: 44 1/2" Height: 16 9/32"

Net Clear Opening: 5.03 SqFt

**Performance Information**

U-Factor: 0.29

Solar Heat Gain Coefficient: 0.29

Visible Light Transmittance: 0.5

Condensation Resistance: 56

CPD Number: MAR-N-318-04076-00001

ENERGY STAR: NC

Primed Pine Exterior

Primed Pine Interior

Wood Ultimate Double Hung Magnum

Frame Size w/ Subsill

48" X 64 1/2"

Rough Opening w/ Subsill

49" X 65"

Top Sash

Primed Pine Sash Exterior

Primed Pine Sash Interior

IG - 1 Lite

Low E2 w/Argon

Stainless Perimeter Bar

Ovolo Exterior Glazing Profile

Ovolo Interior Glazing Profile

Bottom Sash

Primed Pine Sash Exterior

Primed Pine Sash Interior

IG - 1 Lite

Low E2 w/Argon

Stainless Perimeter Bar

Ovolo Exterior Glazing Profile

Ovolo Interior Glazing Profile

2 /Unit White Sash Lock

White Jamb Hardware

No Screen

4 9/16" Jambs

Primed Pine BMC

Primed Pine Standard Subsill

No Installation Method













## FRONT ELEVATION

SCALE: 1" = 10'-0"



## REAR ELEVATION

SCALE: 1" = 10'-0"

PURSUANT VENTURES, LLC

DRAWN BY: EMILY RYBA

DATE: Tuesday, August 09, 2016 SCALE: 1" = 10'-0"

325 W MISTLETOE  
SAN ANTONIO, TX 78212





ORIGINAL WINDOW

24

WINDOW C

2

1

PREVIOUS ADDITION

23

PREVIOUS ADDITION

FRONT





5

8

7

6

4

3

2

1

PREVIOUS ADDITION

LEFT SIDE





ORIGINAL WINDOWS

20

ae

19

18

17

16

22

21

23

24

2

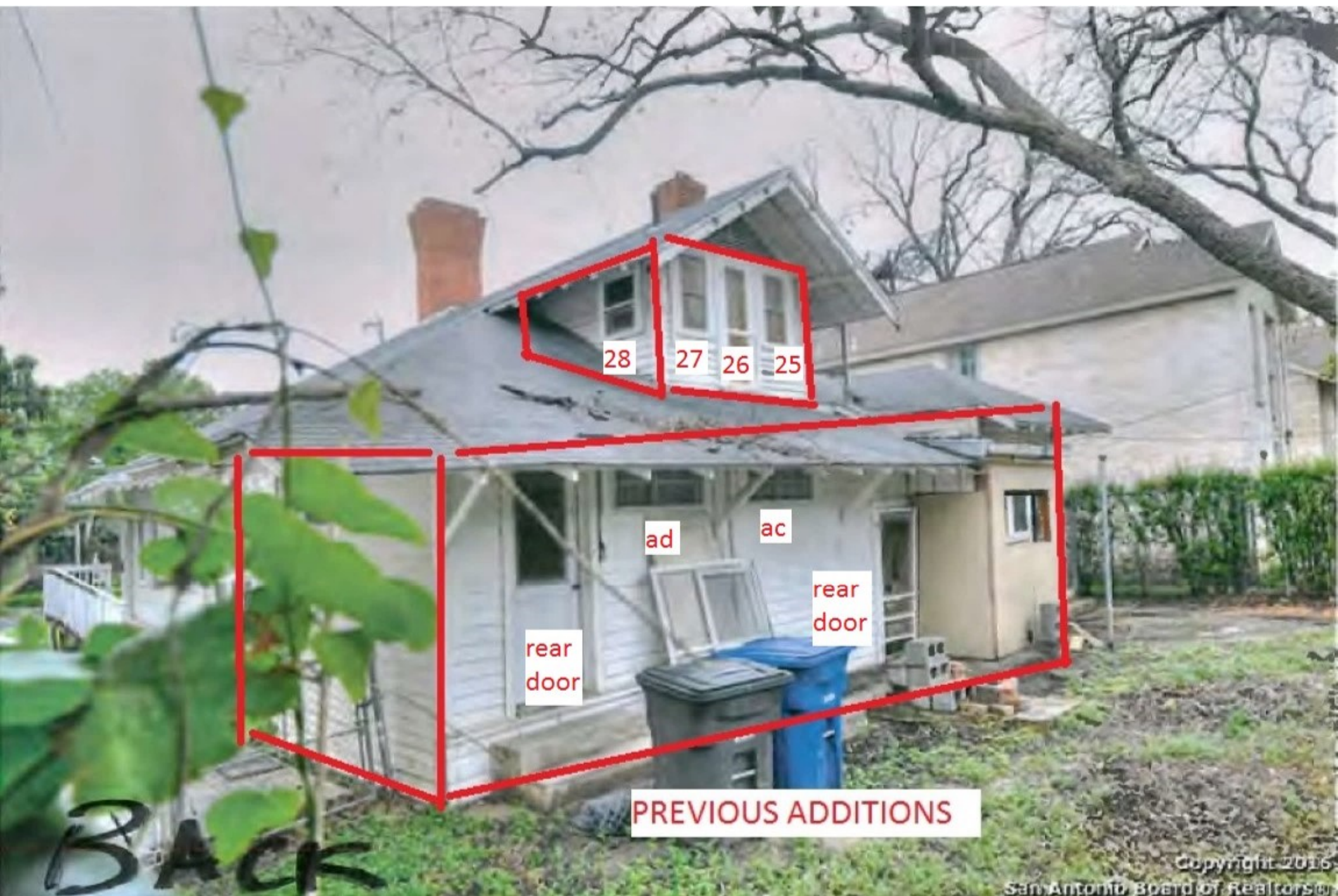
1

PREVIOUS ADDITION

PREVIOUS  
ADDITION

FRONT





28

27

26

25

ad

ac

rear  
door

rear  
door

PREVIOUS ADDITIONS

BACK





27

25

26

ad

ac

rear  
door

rear  
door

aa

ab





1

2



























16







18

17

16

ae

RIGHT SIDE

copyright 2016  
San Antonio Board of Realtors®





EXAMPLE 1

REPAIR DECKING/EAVES

19

18

ORIGINAL  
WINDOWS















20







22

21







DOOR SCHEDULE				
LABEL	TYPE	SIZE	QTY	DESCRIPTION
1	EXT ENTRY	3068	1	WOOD, STAINED
2	INT FRENCH	4068	1	WOOD, PRIMED, DIVIDED LITE
3	INT	2868	4	WOOD, PRIMED, 2 PANEL
4	INT	2668	2	WOOD, PRIMED, 2 PANEL
5	INT HINGE FOLD	5068	2	WOOD, PRIMED, 2 PANEL
6	INT HINGE FOLD	4068	2	WOOD, PRIMED, 2 PANEL
7	INT POCKET	2668	5	WOOD, PRIMED, 2 PANEL
8	INT	2068	1	WOOD, PRIMED, 2 PANEL
9	EXT ENTRY	3068	1	WOOD, PRIMED
10	EXT FRENCH	5068	1	WOOD, PRIMED, DIVIDED LITE
11	CASED OPENING	2868	1	
12	CASED OPENING	4068	1	
13	CASED OPENING	10086	1	

WINDOW SCHEDULE				
LABEL	TYPE	SIZE	QTY	DESCRIPTION
A	SINGLE HUNG	3036	3	WOOD, PRIMED, DOUBLE PANE, LOW-E, ARGON FILLED 6/1
B	SINGLE HUNG	2660	5	WOOD, PRIMED, DOUBLE PANE, LOW-E, ARGON FILLED 6/1
C	SINGLE HUNG	2951	2	WOOD, PRIMED, DOUBLE PANE, LOW-E, ARGON FILLED 4/1 (MATCH SIZE IN MASTER BEDROOM)
D	SINGLE HUNG REPLACEMENT WINDOW			WOOD, PRIMED, DOUBLE PANE, LOW-E, ARGON FILLED 4/1
E	SINGLE HUNG	2630	1	WOOD, PRIMED, DOUBLE PANE, LOW-E, ARGON FILLED 4/1

## WINDOW/DOOR SCHEDULES

PAGE: **3/7**  
SCHEDULES

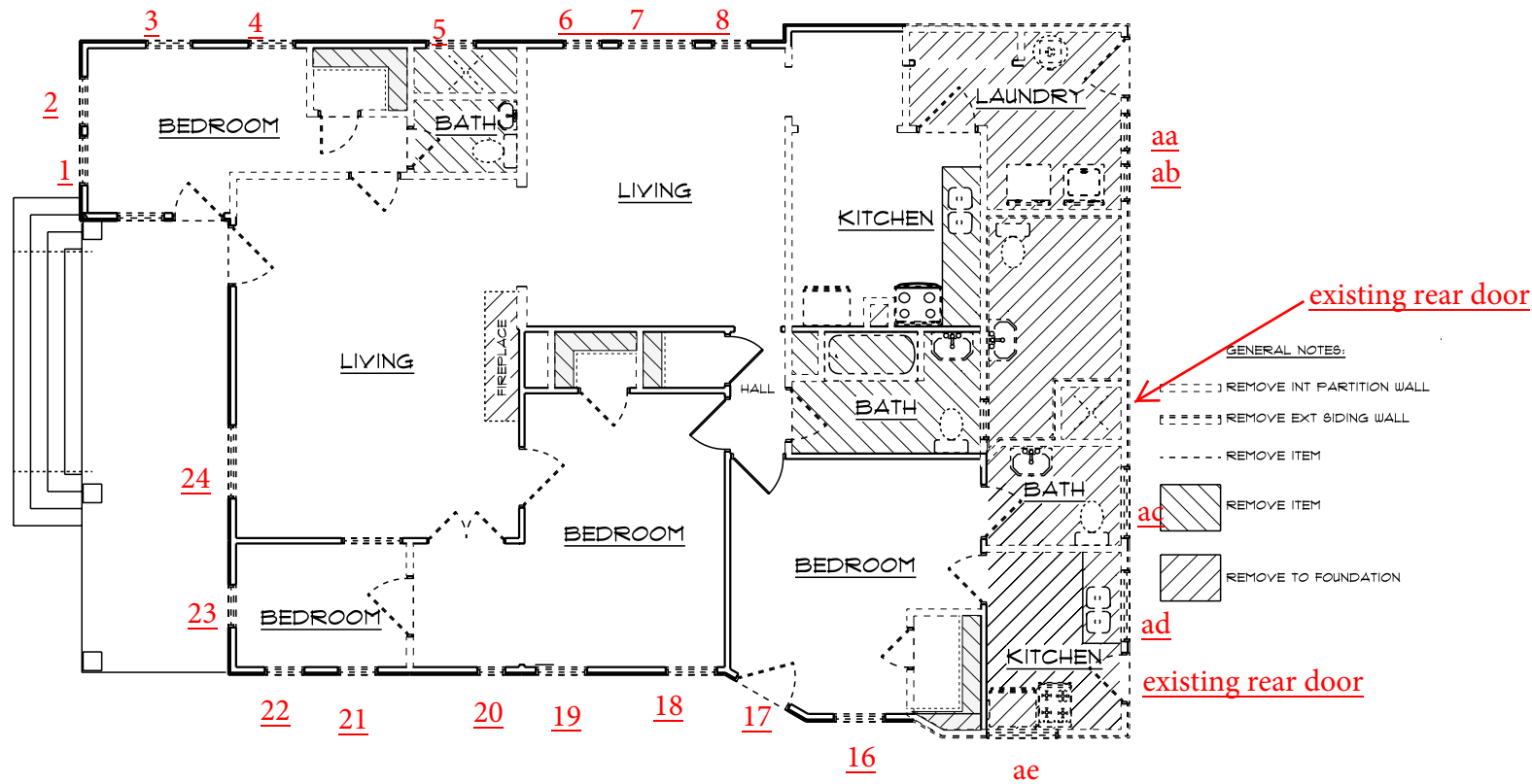
PURSUANT VENTURES, LLC

DRAWN BY: EMILY RYBA

DATE: Tuesday, August 09, 2016 SCALE: 3/16" = 1'-0"

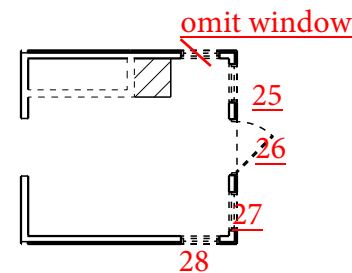
325 W MISTLETOE  
SAN ANTONIO, TX 78212





# EXISTING FLOOR PLAN

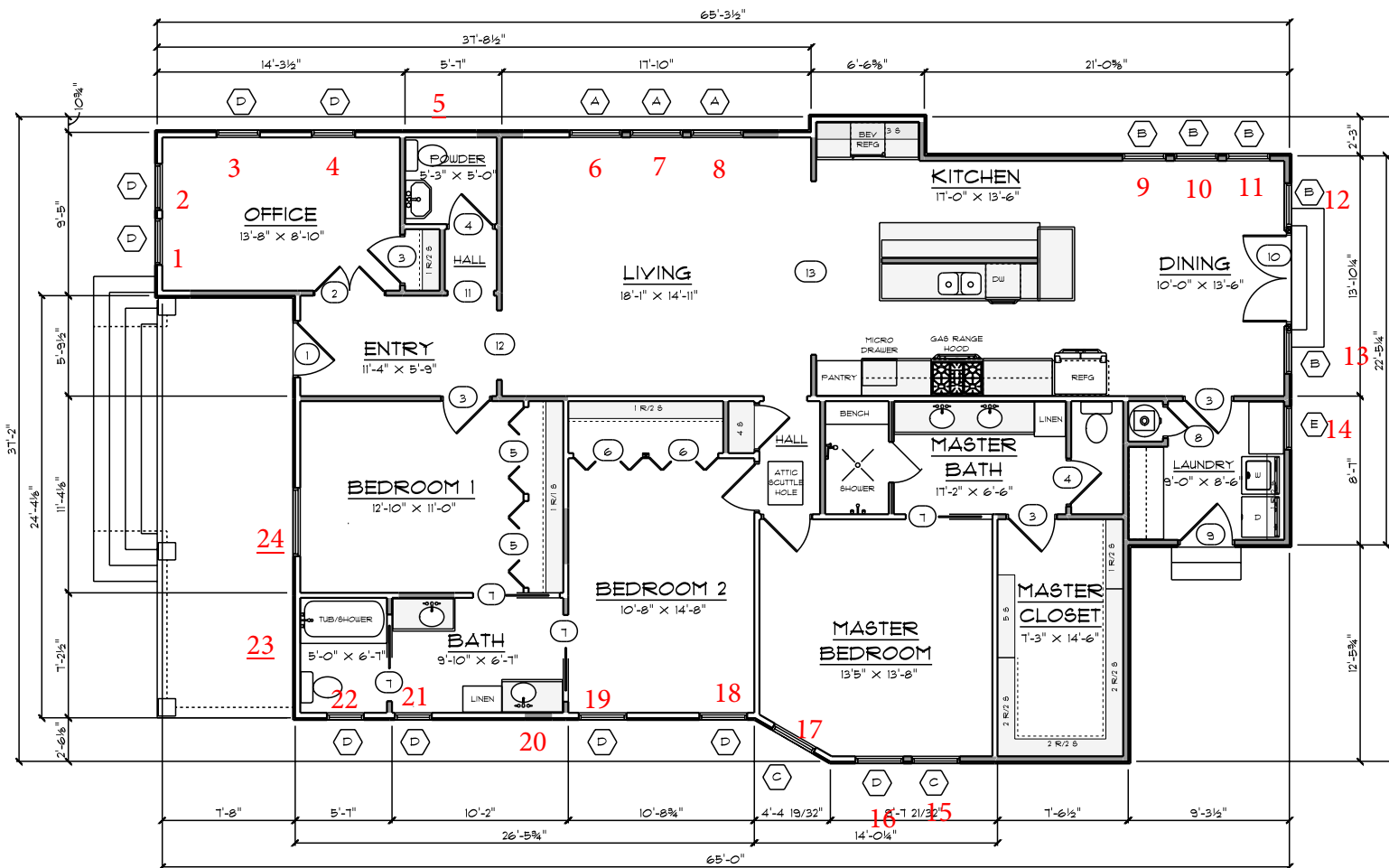
SCALE: 1" = 10'-0"



# EXISTING ATTIC

SCALE: 1" = 10'-0"





# RENOVATION

SCALE: 1" = 10'-0"

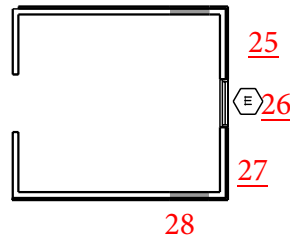
GENERAL NOTES:

FOUNDATION TO BE PIER AND BEAM TO MATCH EXISTING

ALL FLOORS TO BE LEVEL WITH EXISTING MAIN HOUSE

1851 SF EXISTING  
451 SF REMOVED  
270 SF RECONSTRUCTED  
200 SF NEW

1876 SF TOTAL



# ATTIC RENOVATION

SCALE: 1" = 10'-0"

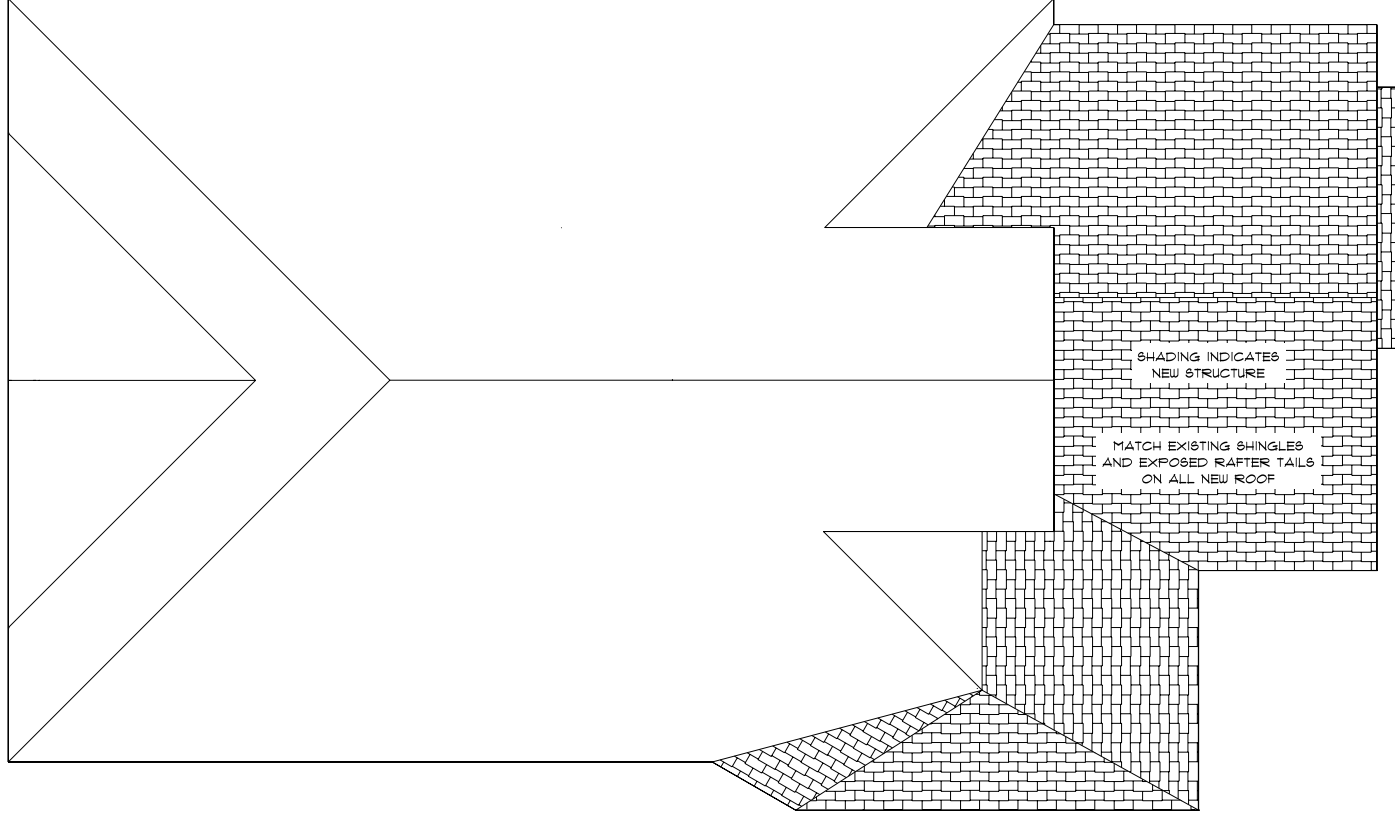


window	existing condition	proposed
1	previous addition, 1 over 1	To remain and repair, add 4 lights
2	previous addition, 1 over 1	To remain and repair, add 4 lights
3	previous addition, 1 over 1	To remain and repair, add 4 lights
4	previous addition, 1 over 1	To remain and repair, add 4 lights
5	previous addition, fixed	Remove and infill, no location to reuse, dispose - approved administratively
6	original, 2 over 1	Install new wood 4 over 1, window A, and re-center
7	original, 1 over 1	
8	original, 2 over 1	
9	Window on proposed addition	Install new wood 4 over 1
10	Window on proposed addition	
11	Window on proposed addition	
12	Window on proposed addition	
13	Window on proposed addition	
14	Window on proposed addition	Install salvaged wood square 2 over 2 from previous addition (window #20)
15	Window on proposed addition	Install new wood 4 over 1
16	original 4 over 1	To remain and repair - approved administratively
17	non-original synthetic door	Remove non-original synthetic door and install new wood 4 over 1 window
18	original 4 over 1	To remain and repair - approved administratively
19	original 4 over 1	To remain and repair - approved administratively
20	previous addition, square 2 over 2	Remove, infill, salvage and reuse in location # 14 - approved administratively
21	previous addition, 1 over 1	To remain and repair, add 4 lights
22	previous addition, 1 over 1	To remain and repair, add 4 lights
23	previous addition, 1 over 1	Remove and infill, no location to reuse, dispose - approved administratively
24	original, 6 over 1	To remain and repair - approved administratively
25	previous addition, 2 over 2	Covered by addition, no location to reuse, dispose - approved administratively
26	previous addition, door	Remove, install wood 1 over 1 from previous addition (window #28), dispose of door - administratively
27	previous addition, 2 over 2	Remove and infill, no location to reuse, dispose - approved administratively
28	previous addition, 1 over 1	Remove, infill, salvage and reuse in location #26 - approved administratively
aa	previous addition, 1 over 1	Covered by new proposed addition, no location to reuse, dispose
ab	previous addition, 1 over 1	Covered by new proposed addition, no location to reuse, dispose
existing rear door	previous addition	synthetic , poor condition, covered by proposed addition, no location to reuse, dispose
ac	previous addition, fixed with 8 lights	Covered by new proposed addition, no location to reuse, dispose
ad	previous addition, fixed with 8 lights	Covered by new proposed addition, no location to reuse, dispose
existing rear door	previous addition, 1 over 1 light	wood, poor condition, covered by new proposed addition, dispose
ae	previous addition, fixed with 8 lights	Covered by new proposed addition, no location to reuse, dispose



# ROOF PLAN

SCALE: 1" = 10'-0"



325 W MISTLETOE  
SAN ANTONIO, TX 78212

PURSUANT VENTURES, LLC

DRAWN BY: EMILY RYBA

DATE: Tuesday, August 09, 2016

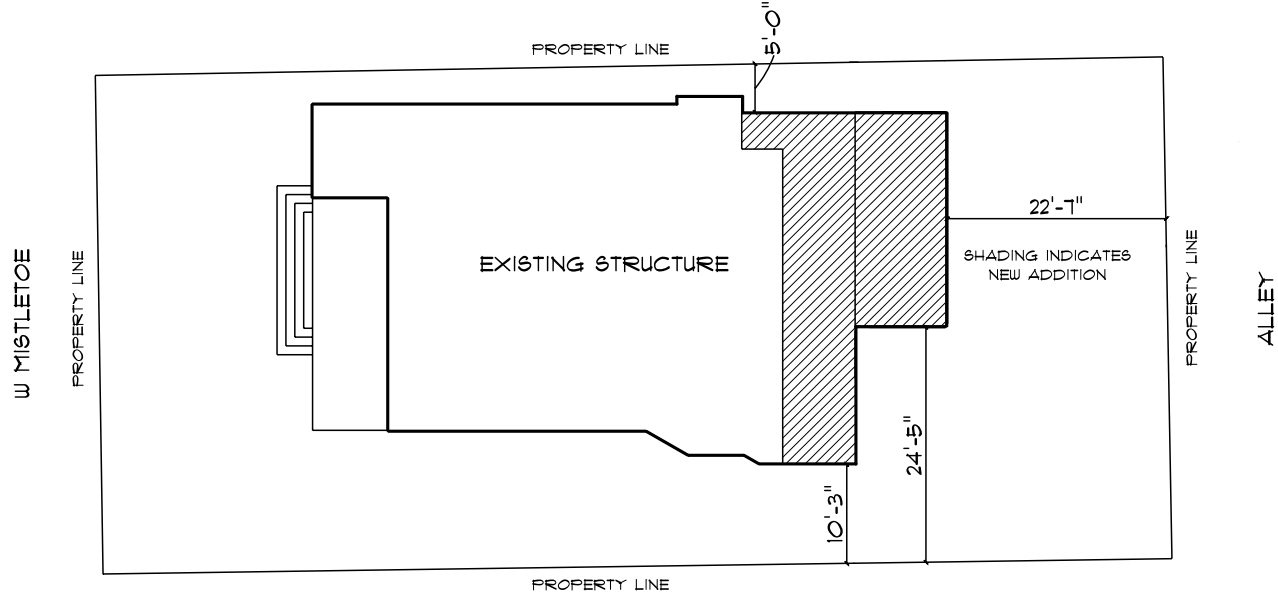
SCALE: 1" = 10'-0"

PAGE: 4/7  
ROOF PLAN



# SITE PLAN

SCALE: 1" = 20'-0"



325 W MISTLETOE  
SAN ANTONIO, TX 78212

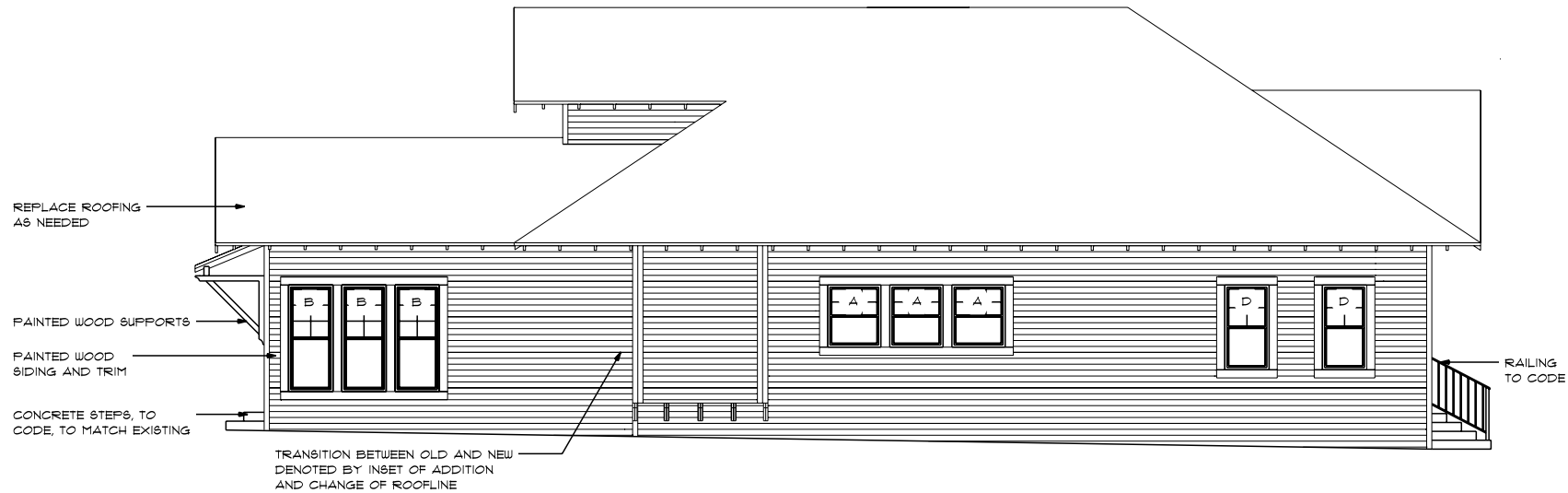
PURSUANT VENTURES, LLC

DRAWN BY: EMILY RYBA

DATE: Tuesday, August 09, 2016

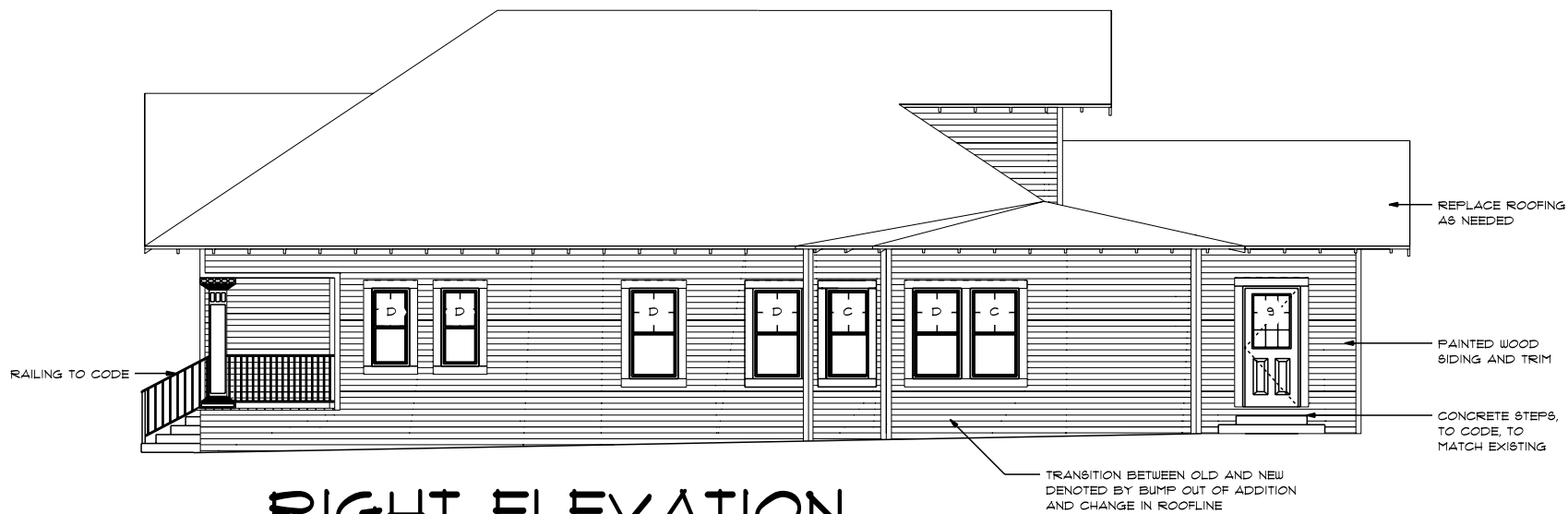
SCALE: 1" = 20'-0"





## LEFT ELEVATION

SCALE: 1" = 10'-0"



## RIGHT ELEVATION

SCALE: 1" = 10'-0"

PURSUANT VENTURES, LLC

DRAWN BY: EMILY RYBA

DATE: Tuesday, August 09, 2016 SCALE: As Noted

325 W MISTLETOE  
SAN ANTONIO, TX 78212





LAUNDRY  
ROOM  
DOOR





REAR FRENCH DOORS



LINE ITEM	FINAL BUDGET
Foundation	\$1,000.00
Concrete	\$2,500.00
Demo/Rehab Prep	\$3,000.00
Dumpster Hauls	\$3,000.00
Roof	\$5,000.00
Mechanical	\$9,000.00
Electrical	\$8,000.00
Plumbing	\$9,000.00
Landscaping	\$1,500.00
Flooring	\$6,000.00
Framing	\$6,000.00
Drywall	\$4,000.00
Cabinets	\$5,000.00
Painting	\$10,000.00
Appliances	\$7,500.00
Countertops	\$10,000.00
Wall Tile	\$3,500.00
Floor Tile	\$3,500.00
Kitchen Faucet	\$250.00
Kitchen Sink	\$200.00
Vanity Sinks	\$400.00
Vanity Faucets	\$400.00
Bathtubs	\$500.00
Pedestal Bath	\$0.00
Seemless Glass Shower	\$3,000.00
Shower/Bath Combos	\$500.00
Toilets	\$400.00
Master Shower Fixture	\$300.00
Master Tub Fixture	\$0.00
French Doors	\$2,750.00
Closet Millwork	\$3,000.00
Baseboard Trim	\$1,000.00
Disposal	\$100.00
Water Heater	\$1,500.00
Condensing Unit	\$2,500.00
Ceiling Fans	\$800.00
Exhaust Fans	\$50.00
Vanity Sconces	\$1,500.00
Flush Mount Lights	\$1,000.00
Doors	\$3,000.00
Door Hardware	\$500.00
Cabinet Hardware	\$500.00
Trim/Casing	\$1,000.00
Crown Moulding	\$500.00
Shoe Moulding	\$250.00
Additional Doors	\$1,000.00
Bathroom Accessories	\$500.00
Insulation	\$3,000.00
Backsplash	\$2,500.00
Fireplace	\$3,000.00
Garage Door	\$0.00
Carport/Garage	\$0.00
Fencing	\$0.00
Pressure Washing	\$1,000.00
	\$134,400.00