

# HISTORIC AND DESIGN REVIEW COMMISSION

December 05, 2018

**HDRC CASE NO:** 2018-606  
**ADDRESS:** 622 E PARK AVE  
**LEGAL DESCRIPTION:** NCB 399 BLK 27 LOT 6  
**ZONING:** R-6 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Tobin Hill Historic District  
**APPLICANT:** Todd Worrich  
**OWNER:** T Ball Investments LLC  
**TYPE OF WORK:** Exterior modifications, window replacement, construction of a side addition, demolition of rear accessory structure, fencing, site modifications  
**APPLICATION RECEIVED:** November 16, 2018  
**60-DAY REVIEW:** January 15, 2018  
**REQUEST:**

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

1. Replace 1 non-repairable existing wood window with a new Jeld Wen one over one wood window.
2. Replace approximately 9 existing repairable wood windows with new Jeld Wen one over one wood windows.
3. Replace approximately 10 existing non-original aluminum windows with new Jeld Wen one over one wood windows.
4. Demolish a non-original single story rear addition.
5. Construct a new single story addition.
6. Replace the existing standing seam metal roof with shingles.
7. Demolish a 1-story rear accessory structure.
8. Install a new 4 foot tall wrought iron fence in the front and side yard.
9. Install a concrete driveway in the location of an existing gravel and asphalt driveway.

## APPLICABLE CITATIONS:

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

### 1. Materials: Woodwork

#### A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

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

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- 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.

### 3. Materials: Roofs

#### A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

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

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

### 4. Materials: Metal

#### A. MAINTENANCE (PRESERVATION)

i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.

ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.

iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

### 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.

### *Historic Design Guidelines, Chapter 3, Guidelines for Additions*

#### 1. Massing and Form of Residential Additions

##### A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

##### B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal facade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

#### 3. Materials and Textures

##### A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

##### B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated

stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

#### C. REUSE OF HISTORIC MATERIALS

i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

### 4. Architectural Details

#### A. GENERAL

i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

### 5. Mechanical Equipment and Roof Appurtenances

#### A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

#### B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

### *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

### 2. Fences and Walls

#### A. HISTORIC FENCES AND WALLS

i. *Preserve*—Retain historic fences and walls.

ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.

iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

#### B. NEW FENCES AND WALLS

i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the

district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

#### C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location* – Do not use privacy fences in front yards.

### 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.

#### *Unified Development Code Sec. 35-614. - Demolition.*

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

(a) **Applicability.** The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(1) **Historic Landmark.** No certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance as provided in subsection (c) in order to receive a historic and design review commission recommendation for a certificate for demolition.

(2) **Entire Historic District.** If the applicant wishes to demolish an entire designated historic district, the applicant must provide sufficient evidence to support a finding by the commission of economic hardship on the applicant if the application for a certificate is to be approved.

(3) **Property Located in Historic District and Contributing to District Although Not Designated a Landmark.** No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided in subsection (c) in order to receive a certificate for demolition of the property.

*(b) Unreasonable Economic Hardship.*

(1) Generally. The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

(2) Burden of Proof. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e., the current economic climate). When a claim of unreasonable economic hardship is made, the owner must provide sufficient evidence to support a finding by the commission that:

A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and

C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

(3) Criteria. The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.

As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

A. For all structures and property:

i. The past and current use of the structures and property;

ii. The name and legal status (e.g., partnership, corporation) of the owners;

iii. The original purchase price of the structures and property;

iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;

v. The amount of real estate taxes on the structures and property for the previous two (2) years;

vi. The date of purchase or other acquisition of the structures and property;

vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;

viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;

ix. Any listing of the structures and property for sale or rent, price asked and offers received;

x. Any consideration given by the owner to profitable adaptive uses for the structures and property;

xi. Any replacement construction plans for proposed improvements on the site;

xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, an irrevocable trust for completion of improvements, or a letter of commitment from a financial institution; and

xiii. The current fair market value of the structure and property as determined by a qualified appraiser.

xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

i. Annual gross income from the structure and property for the previous two (2) years;

ii. Itemized operating and maintenance expenses for the previous two (2) years; and

iii. Annual cash flow, if any, for the previous two (2) years.

C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.

D. Construction cost estimates for rehabilitation, restoration, or repair, which shall be broken out by design discipline and construction trade, and shall provide approximate quantities and prices for labor and materials. OHP shall review such estimates for completeness and accuracy, and shall retain outside consultants as needed to provide expert analysis to the

HDRC.

When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission may request that an appraisal be made by the city.

*(c) Loss of Significance.*

When an applicant fails to prove unreasonable economic hardship the applicant may provide to the historic and design review commission additional information which may show a loss of significance in regards to the subject of the application in order to receive historic and design review commission recommendation of approval of the demolition. If, based on the evidence presented, the historic and design review commission finds that the structure or property is no longer historically, culturally, architecturally or archeologically significant, it may make a recommendation for approval of the demolition. In making this determination, the historic and design review commission must find that the owner has provided sufficient evidence to support a finding by the commission that the structure or property has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archeological significance, qualities or features which qualified the structure or property for such designation. Additionally, the historic and design review commission must find that such changes were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect.

The historic and design review commission shall not consider or be persuaded to find loss of significance based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

For property located within a historic district, the historic and design review commission shall be guided in its decision by balancing the contribution of the property to the character of the historic district with the special merit of the proposed replacement project.

*(d) Documentation and Strategy.*

(1) Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply a set of slides or prints or provide a set of digital photographs in RGB color to the historic preservation officer. Digital photographs must have a minimum dimension of 3000 x 2000 pixels and resolution of 300 dpi.

(2) Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials deemed valuable by the historic preservation officer for other preservation and restoration activities.

(3) Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a demolition permit without additional commission action on demolition, following the commission's recommendation of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his ability to complete the project.

(4) When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan was approved as a replacement element for the demolished object or structure.

(e) Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:

0—2,500 square feet = \$2,000.00

2,501—10,000 square feet = \$5,000.00

10,001—25,000 square feet = \$10,000.00

25,001—50,000 square feet = \$20,000.00

Over 50,000 square feet = \$30,000.00

NOTE: Refer to City Code Chapter 10, Subsection 10-119(o) regarding issuance of a permit.

(f) The historic preservation officer may approve applications for demolition permits for non-contributing minor outbuildings within a historic district such as carports, detached garages, sheds, and greenhouses determined by the historic preservation officer to not possess historical or architectural significance either as a stand-alone building or structure, or as part of a complex of buildings or structures on the site.

(Ord. No. 98697 § 6) (Ord. No. 2010-06-24-0616, § 2, 6-24-10) (Ord. No. 2014-04-10-0229, § 4, 4-10-14)(Ord. No. 2015-10-29-0921 , § 2, 10-29-15)(Ord. No. 2015-12-17-1077 , § 2, 12-17-15)

## **FINDINGS:**

- a. The primary structure located at 622 E Park is a 1-story single family structure constructed in approximately 1925 in the Colonial Revival style. The home features a side gable configuration, a symmetrical façade with ganged windows, and a pedimented front entryway. The home also features multiple non-original additions, including a 1-story and 2-story addition. The structure is contributing to the Tobin Hill Historic District.

### Findings for primary structure, items #1 through #5:

- b. EXISTING WINDOWS: CONDITION – Staff conducted a site visit with the applicant on November 28, 2018. Approximately 10 windows are non-original aluminum and approximately 10 are original one over one wood windows. One window on the east façade featured ample incompatible repair techniques, particularly the application of spray foam at the top of and bottom sash. Staff finds this window to be non-repairable. Based on an exterior assessment of the other wood windows, the windows featured some joint movement, chipped paint, slipping glass, and movement within the frame, but did not exhibit severe deterioration, like significant patches of rot or separated joints. Overall, staff finds that the existing wood windows are in good condition and are fully repairable.
- c. NON-REPAIRABLE WOOD WINDOW REPLACEMENT – As noted in finding b, one existing wood window features significant, irreversible deterioration due to incompatible repair techniques. Staff finds the replacement of this window acceptable with the stipulations listed in the recommendation.
- d. REPAIRABLE WOOD WINDOW REPLACEMENT – The applicant has proposed to replace approximately 9 original and repairable one over one wood windows with new one over one Jeld Wen wood windows to match the existing in configuration, proportion, profile, and inset. According to the Guidelines for Exterior Maintenance and Alterations 6.A.iii., and 6.B.iv., in kind replacement of windows is only appropriate when the original windows are beyond repair. If the windows are deteriorated beyond repair, they should be replaced in-kind. As noted in finding a, staff finds that the existing wood windows are in good condition and fully repairable. Staff does not find the replacement of these windows consistent with the Guidelines.
- e. NON-ORIGINAL WINDOW REPLACEMENT – The applicant has proposed to replace approximately 10 non-original aluminum windows with new one over one Jeld Wen wood windows. The applicant has stated their intent to retain the existing window openings and match the configuration, proportion, profile, and inset as closely as possible. Staff finds the proposal appropriate for the historic structure with the stipulations listed in the recommendation.
- f. DEMOLITION OF NON-ORIGINAL ADDITION – The applicant has proposed to remove a non-original 1-story rear addition. The addition is not present on the 1911-1951 Sanborn Map. Based on the non-original nature of this portion of the structure, staff finds the removal appropriate with the stipulations listed in the recommendation.
- g. NEW ADDITION – The applicant has requested to construct a new 1-story addition in the same footprint and location as the existing non-original addition to be removed. The proposed siding will closely match the existing on the primary structure and the proposed openings will closely match the configurations found on the historic structure. The roof will be raised approximately 1 foot relative to the existing non-original addition height. Staff finds the proposal appropriate with the stipulations listed in the recommendation.
- h. ROOF REPLACEMENT – The applicant has requested to replace the existing standing seam metal roof on the primary structure with a new composition shingle roof. Based on visual observations of the roof, the metal

appears to be original to the structure. The 1911-1951 Sanborn Map also indicates the presence of a non-combustible roof material. According to the Guidelines for Exterior Maintenance and Alterations, shingle roofs should only be installed on structures that historically had a shingle roof or where a shingle roof is appropriate for the style or construction period. Staff finds that a shingle roof is not appropriate for this style of house, regardless of whether this application of materials is regionally popular.

Finding for the rear accessory structure, item #6:

- i. **DEMOLITION OF REAR ACCESSORY STRUCTURE** – The existing rear accessory structure is 1-story and appears on a 1911-1951 Sanborn Map in the same footprint and location. Staff conducted a site visit on November 28, 2018, to assess the structure. The facade materials match those of the primary structure, including woodlap siding and a standing seam metal roof. The structure also features similar gable and eave detailing as the primary structure, including exposed rafter tails. The accessory structure also features wood carriage doors that match the quality, texture, and profile of the woodlap siding. Based on these considerations, staff has determined that this structure is contributing to the district. In accordance with UDC Section 35-614(c), demolition may be recommended if the owner has provided sufficient evidence to support a finding that the structure has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archaeological significance, qualities or features which qualified the structure or property for such designation. Staff does not believe this criterion for demolition has been met. Additionally, in accordance with UDC Section 35-614(b), in order for the unreasonable economic hardship requirement for demolition to be met, the owner must provide sufficient evidence for the HDRC to support a finding in favor of demolition. The structure contains a substantial amount of original materials with a high quality of craftsmanship and is good condition for its age. The applicant has not provided documentation to meet the evidence criterion for UDC Section 35-614(b).

Findings for site elements, items #7 and #8:

- j. **FENCING** – The applicant has proposed to install a 4 foot tall wrought iron fence to span the width of the front and side yard of the property as indicated in the submitted site plan, including a gate spanning across the driveway. According to the Guidelines for Site Elements 2.B.ii, new front yard fences should not be introduced within historic districts that did not historically have them. While staff finds that a fence is not currently present on this property, wrought iron front and side yard fences are found on E Park Ave and within the Tobin Hill Historic District. According to the Guidelines for Site Elements 2.C.i., fences should be set back from the front façade to reduce their visual prominence. While the front yard fence at the neighboring property features a driveway gate, the primary structure contains a prominent porte cochere element. The fence was also constructed over ten years ago at the inception of the historic district. Staff finds that the fence should turn at the driveway to meet the corner of the structure, rather than spanning across the driveway as proposed. Staff finds that the driveway gate, if included, should be set back behind the front façade plane of the structure, to be more consistent with the Historic Design Guidelines.
- k. **DRIVEWAY** – The applicant has proposed to pave the existing asphalt and gravel driveway with concrete. The applicant has not requested modifications to the existing width, length, or configuration. Concrete driveways are historically common in the Tobin Hill Historic District. Staff finds the proposal appropriate with the stipulations listed in the recommendation.

**RECOMMENDATION:**

Item 1, Staff recommends approval of the non-repairable wood window based on findings b and c with the following stipulation:

- i. That the existing opening location and size be retained and that the wood window features meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

Item 2, Staff does not recommend approval of the replacement of the existing repairable wood windows based on findings b and d. Staff recommends that the windows be restored in place.

Item 2, Staff recommends approval of the replacement of the non-original aluminum windows based on finding e with the following stipulation:

- ii. That all existing opening location and sizes be retained and that the wood windows feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

Item 3, Staff recommends approval of the removal of the non-original rear addition based on finding f.

Item 4, Staff recommends approval of the rear addition based on finding g with the following stipulations:

- i. That the windows feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- ii. That the roofing material be metal or match the approved roofing for the primary structure as stipulated by the Historic and Design Review Commission. The standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish. An on-site inspection by OHP staff is required a minimum of 24 hours prior to installation.

Item 5, Staff does not recommend approval of the replacement of the standing steam metal roof with shingles based on finding h. Staff recommends that the existing roof be repaired or replaced in-kind. The repair or in-kind replacement of the roof is eligible for administrative approval.

Item 6, Staff does not recommend approval of the demolition of the existing rear accessory structure and construction of a new rear accessory structure based on finding i. The applicant may present additional materials to the HDRC that provide evidence of an unreasonable economic hardship or loss of significance of the structure.

If the HDRC approves the request, staff recommends that the following stipulation apply:

- i. That materials from the historic accessory structure, including salvageable wood siding, be salvaged and utilized in new construction on site.

Item 7, Staff recommends approval of the new front and side yard fencing based on finding j with the following stipulations:

- i. That the applicant sets the driveway gate behind the primary structure. The applicant is required to submit an updated site plan indicating the location of fencing prior to receiving a Certificate of Appropriateness.
- ii. That the final construction height of the fence not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

Item 8, Staff recommends approval of the concrete driveway based on finding k with the following stipulation:

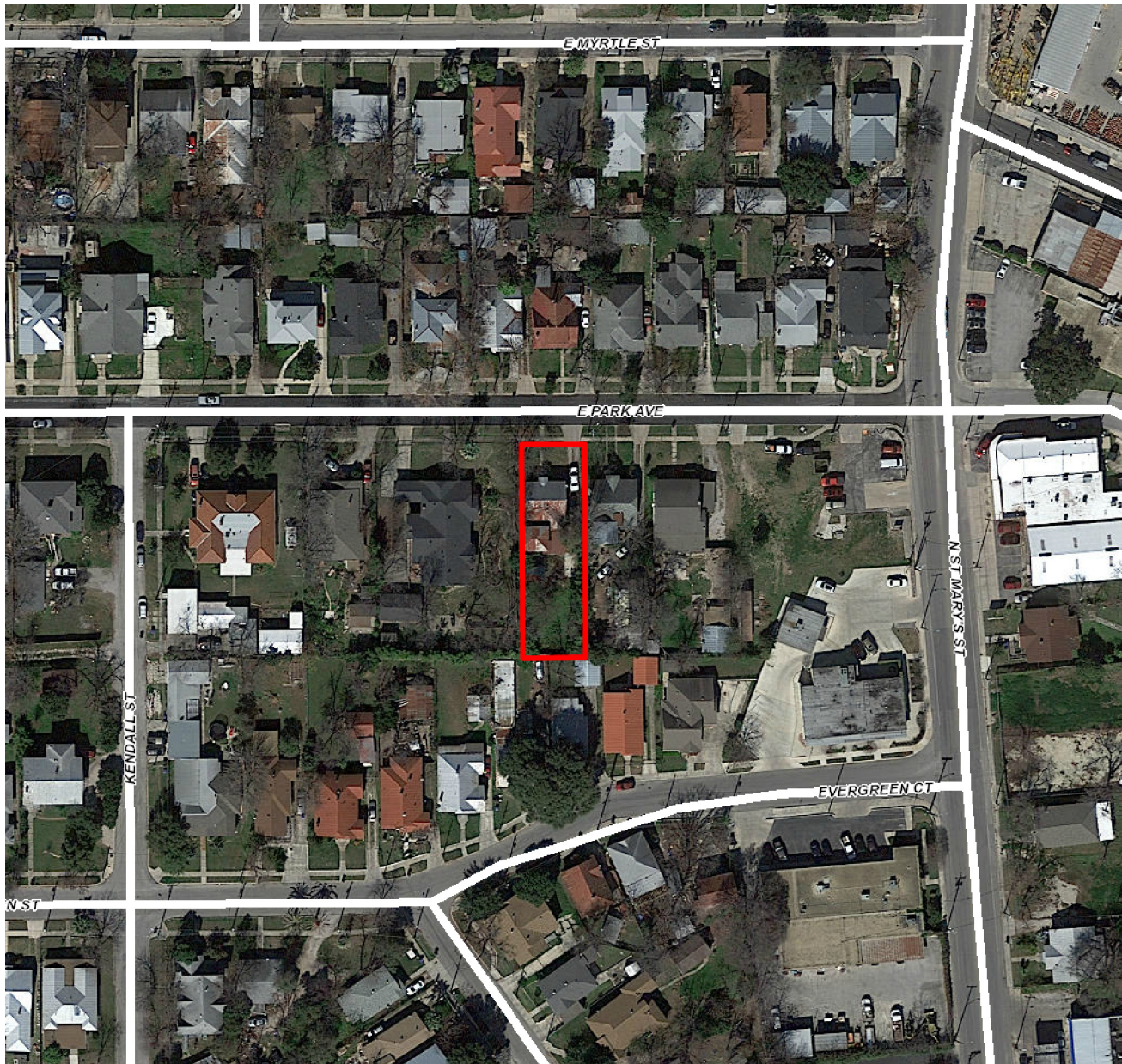
- i. That the existing width, length, and configuration of the driveway be retained. The driveway is to be a maximum width of 10 feet.

## **CASE MANAGER:**

Stephanie Phillips

## **CASE COMMENTS:**

The application documents included a request for an attached carport, which the applicant has withdrawn from consideration.



## Flex Viewer

Powered by ArcGIS Server

Printed: Nov 20, 2018

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Scale of feet.  
50 100 150

**The main structure at 622 E Park is located in the Tobin Hill historic district and believed to have been built in the 1920s (the appraisal district listing online says the home was built in 1925). There is a detached shed which was built at an unknown time. At some point there was an addition/modification to the home made at the rear of the house which is currently a covered patio with a concrete slab floor. This addition has a composition shingle roof while the remaining portion of the home has a metal roof. This covered patio addition and shed are in very poor condition.**

### **Proposed Modifications to the Property:**

- 1. Remove the addition at the rear of the home which is deteriorated beyond repair.**



- 2. Rebuild on the same footprint as the demolished addition per the attached plans and elevations to utilize the space as a master bedroom**

**for the home. See attached floorplan. Materials being utilized will be as close as possible to match the existing materials of the home.**

- 3. Remove and replace all windows with no change in dimension or profile. The current windows contain a mixture of wood windows and aluminum windows on various elevations. The new windows will be recessed within the window frame and made of wood. See attached window specifications. Below are the elevations of the house currently and pictures of some of the aluminum windows.**





4. 4' wrought iron fence will be added at front of house and sides of home that are visible from the street. The fence will be similar to the home next door at 614 E Park. The fence will include a gate at the sidewalk that leads to the front door and a sliding gate at the driveway, similar to the gates at 614 E Park.



5. Add carport towards rear of home on the left side of the home. The carport will be made of wood and of the same architectural style as the original structure. See attached floorplan.
6. Replace the existing driveway with a concrete drive at the same location as the existing rocky gravel/asphalt driveway. See attached picture of existing driveway.

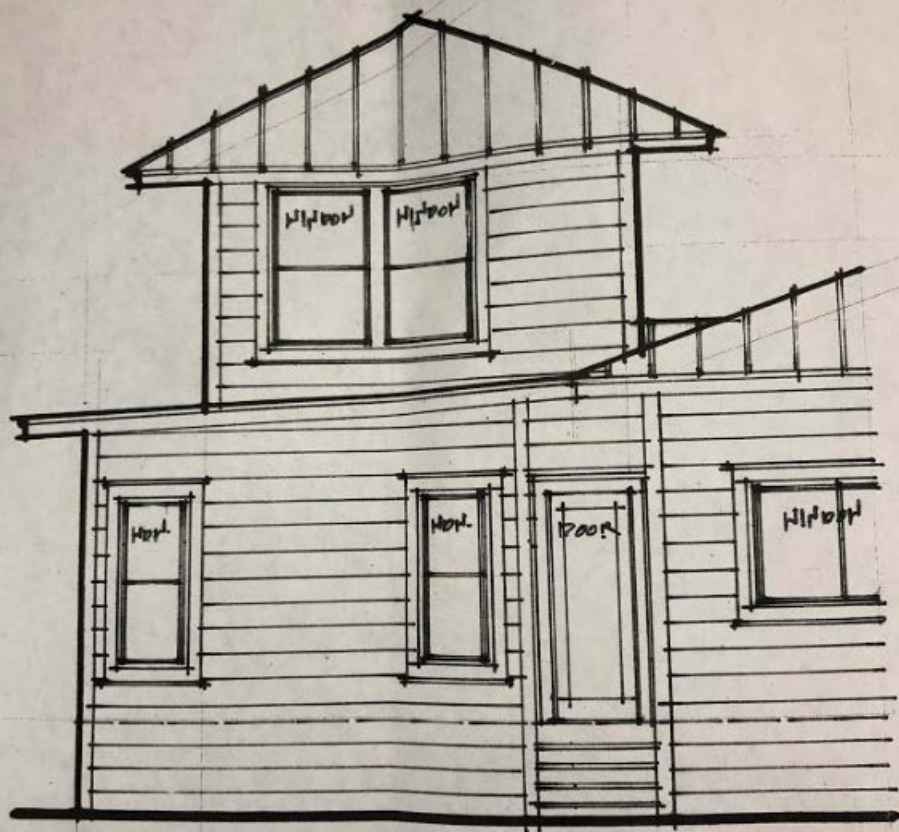


- 7. Remove the shed at rear of home which is extremely deteriorated. See attached pictures.**



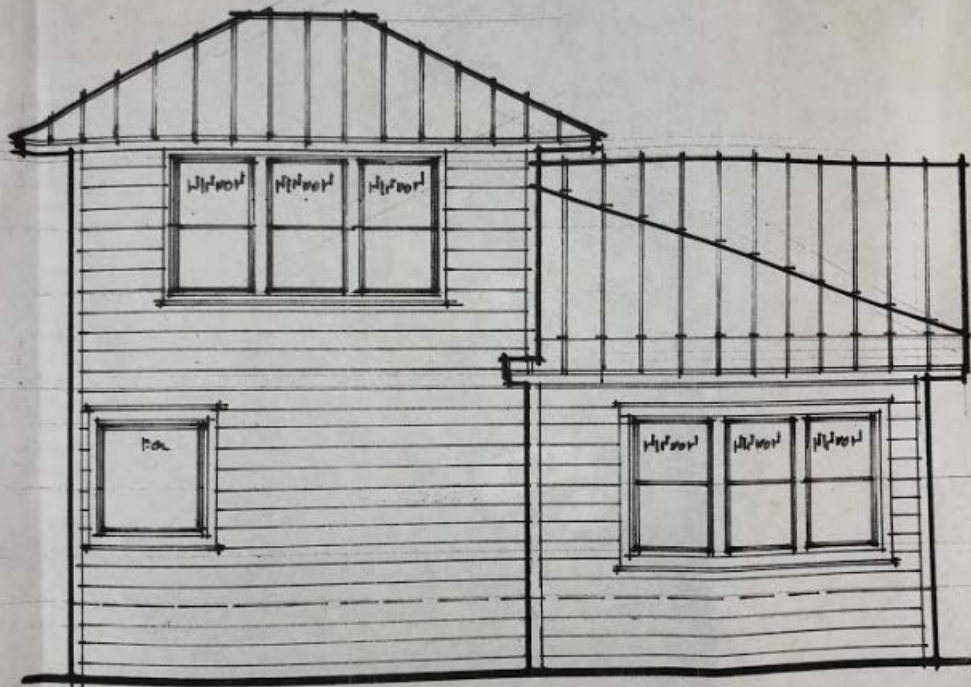
8. Reroof the entire home with composition architectural shingles. The current roof is a mix of metal and composition shingles. There are many historical homes in Tobin Hill with composition shingle roofs including the home next door at 614 E Park.





**Left Side Elevation**

SCALE:  $1/4" = 1'-0"$



**Rear Elevation** scale:  $1/4" = 1'-0"$



**STAFF PHOTO TAKEN 11.29.18**



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**STAFF PHOTO TAKEN 11.29.18**



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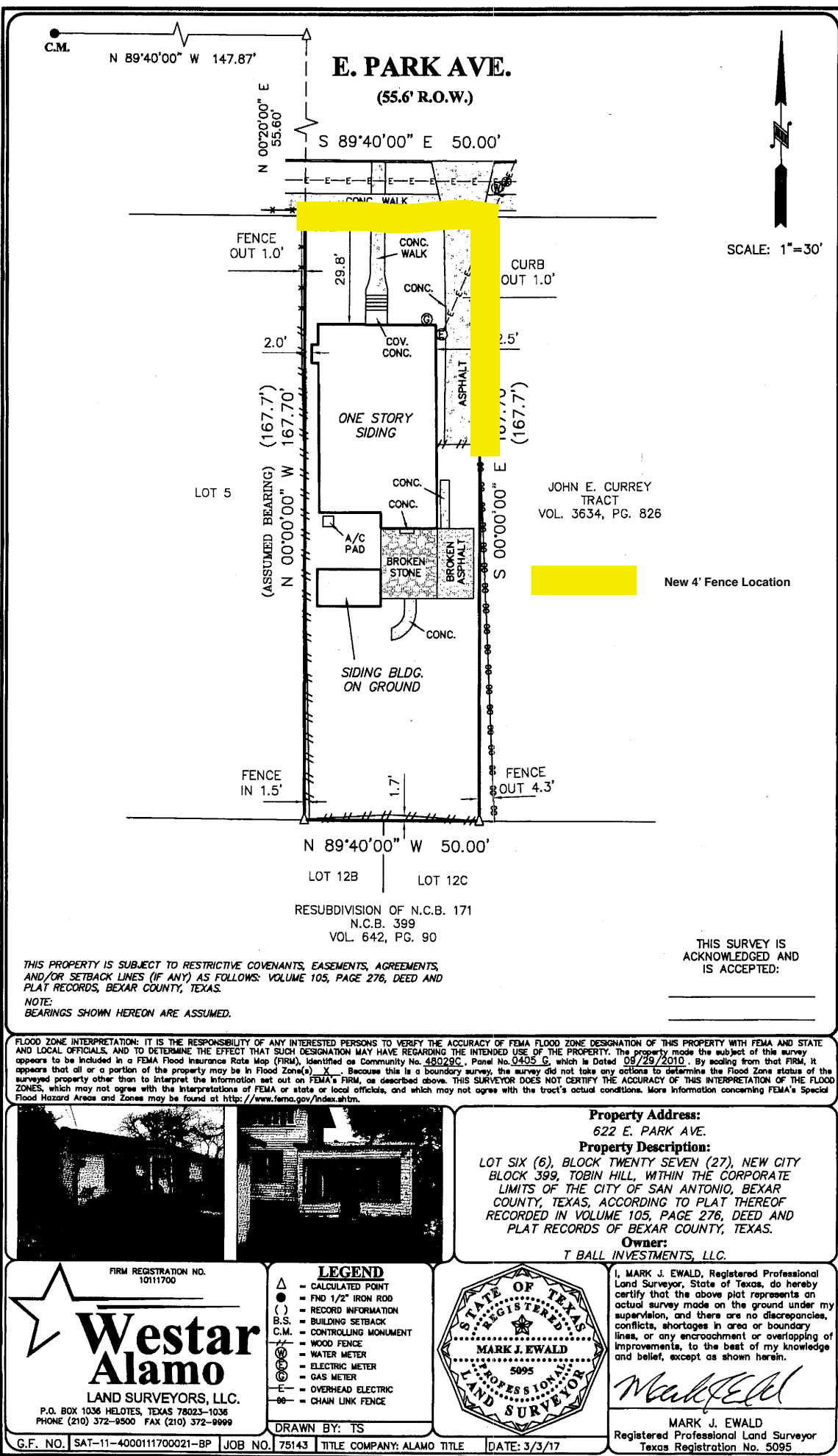
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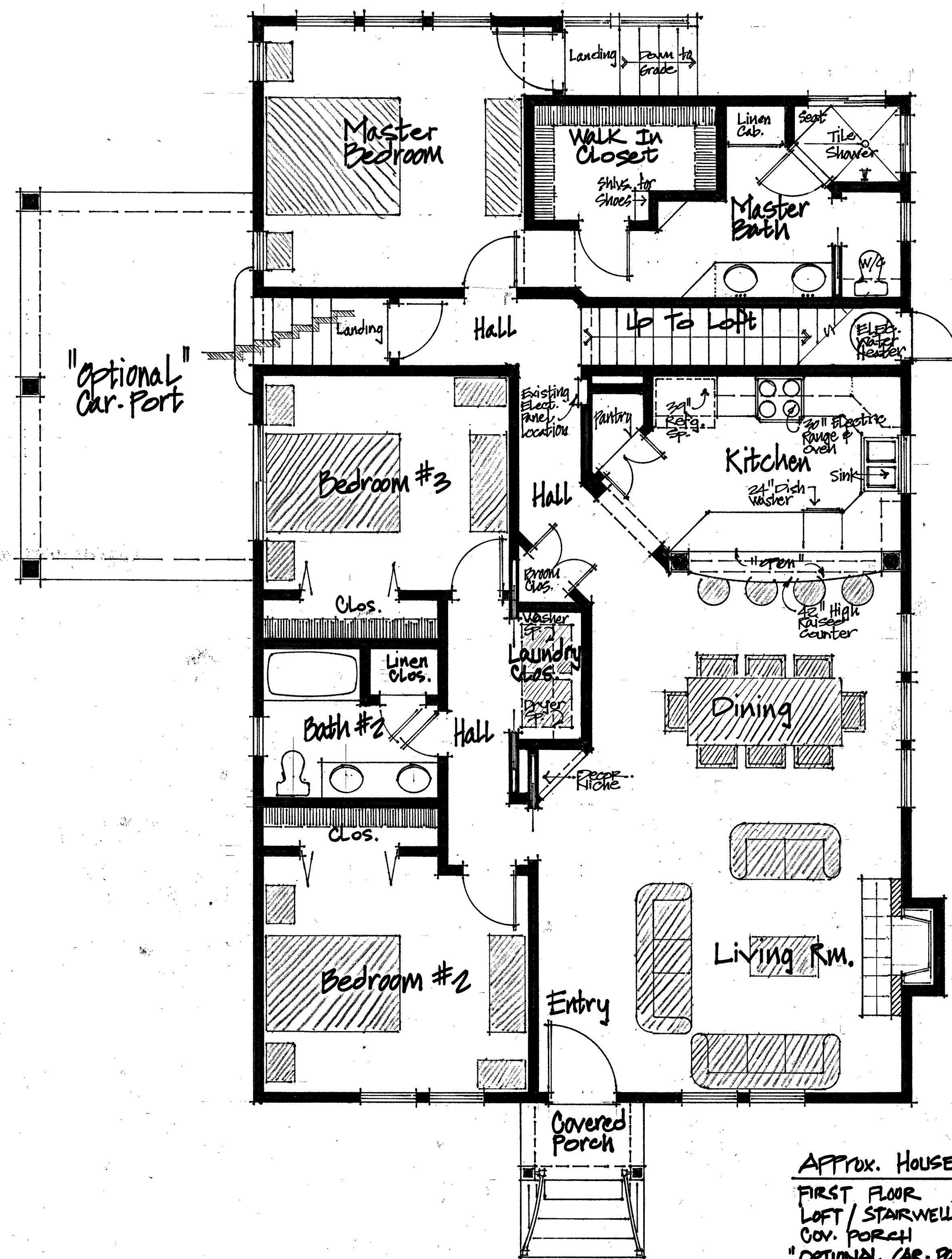


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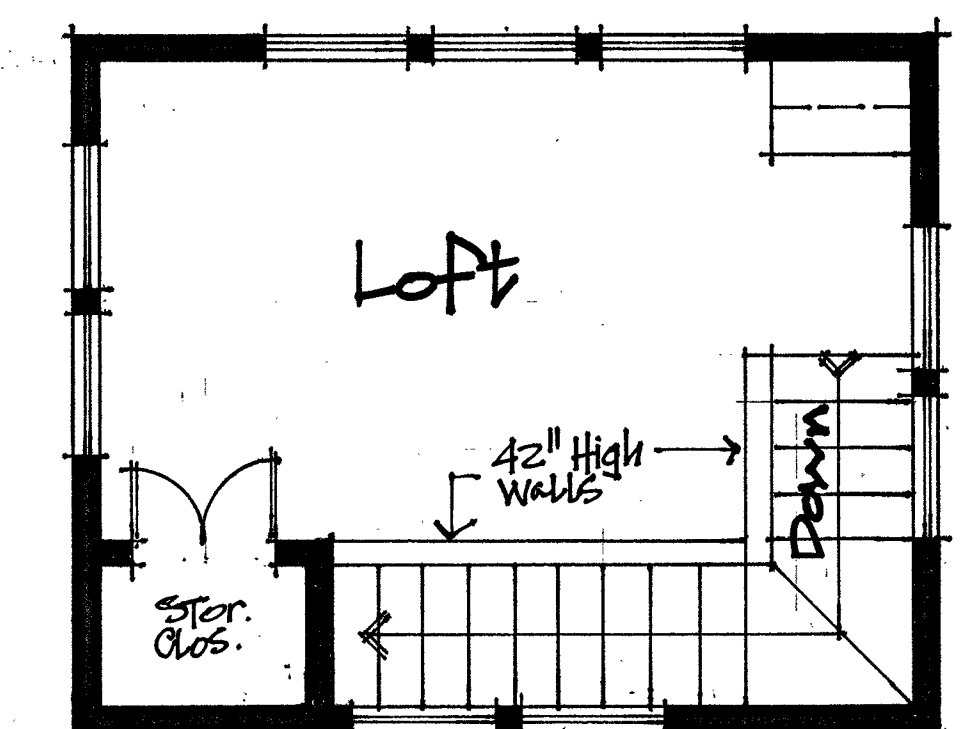
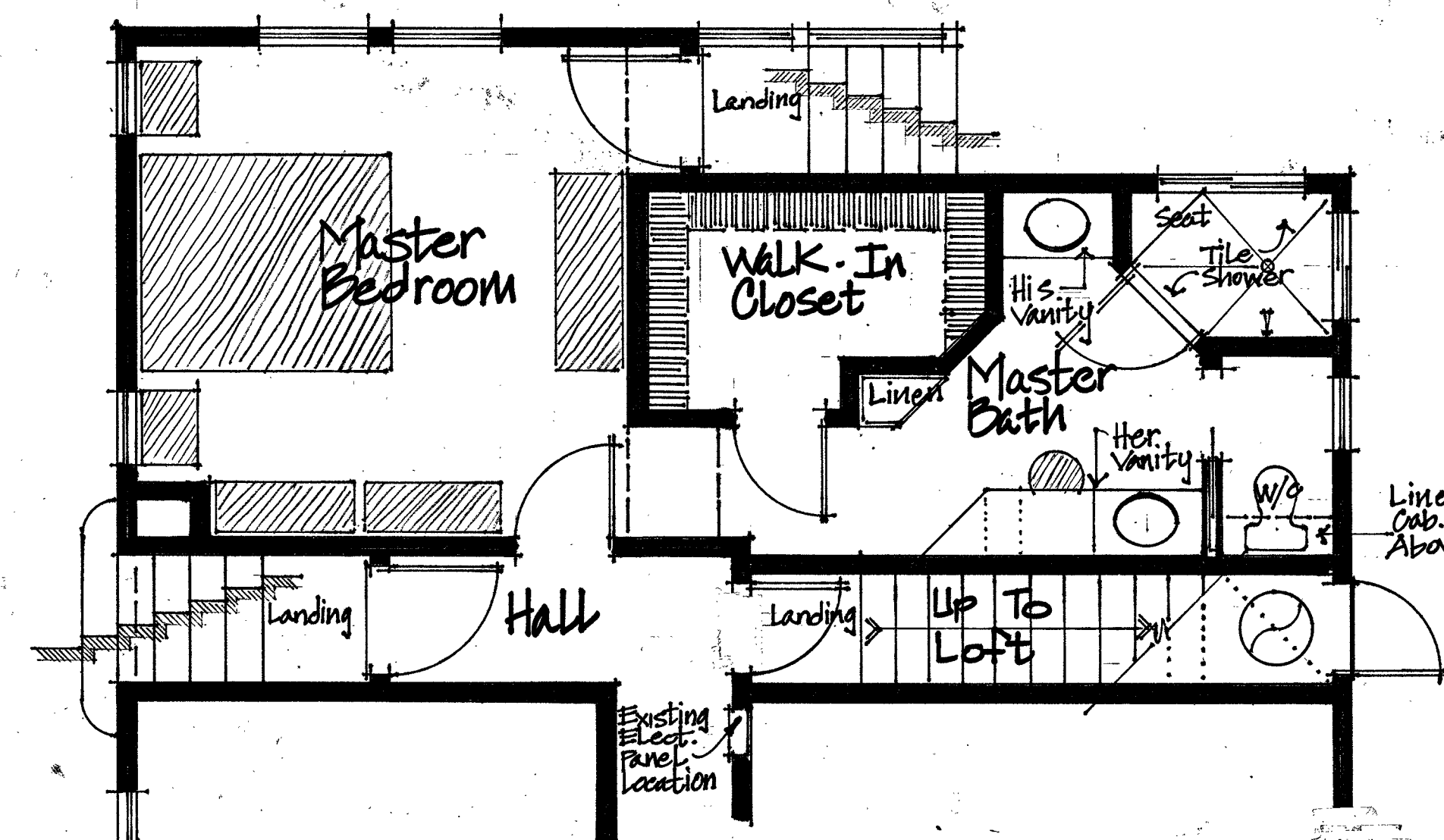
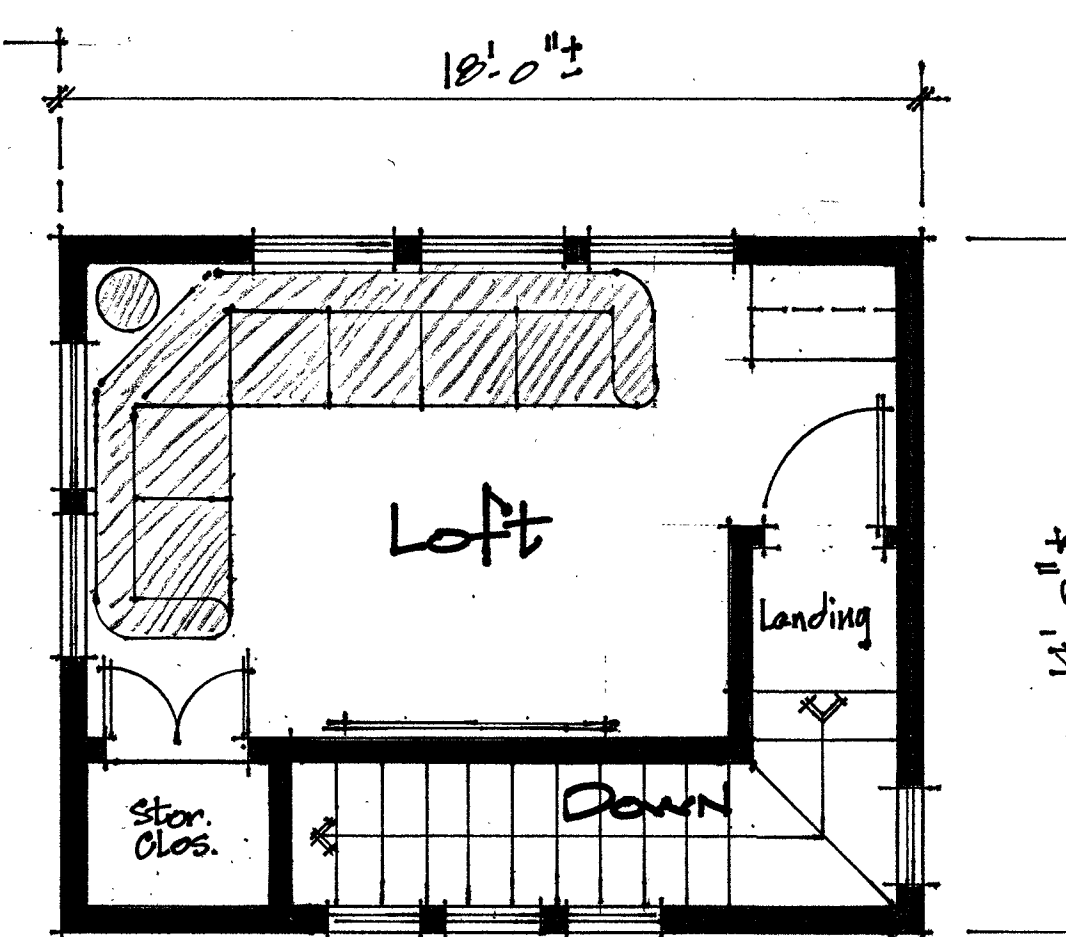
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APPROX. HOUSE AREAS:

|                      |           |
|----------------------|-----------|
| FIRST FLOOR          | 1,832.0 # |
| LOFT / STAIRWELL     | 232.0 #   |
| COV. PORCH           | 25.0 #    |
| "OPTIONAL CAR. PORT" | 240.0 #   |



"Worrich Remodel"

622 E. Park Avenue  
San Antonio, Tx. 78212

Alejandro H. Peña, Jr. • Designer  
Michael T. Medina • Designer

"Peña Design Group"



**SECTION 085200**  
**WOOD WINDOWS**  
JELD-WEN Siteline Series Double-Hung

**PART 1 GENERAL**

**1.1 SECTION INCLUDES**

- A. All Wood Windows:
  - 1. Double-hung windows.

**1.2 REFERENCES**

- A. Window and Door Manufacturers Association (WDMA):
  - 1. AAMA/WDMA/CSA 101/I.S.2/A440 - North American Fenestration Standard/Specification for windows, doors, and skylights (NAFS).
  - 2. WDMA I.S.4; Water Repellent Preservative Non-Pressure treatment for Millwork
- B. National Fenestration Rating Council (NFRC):
  - 1. NFRC 100 - Procedure for Determining Fenestration Product U-Factors.
  - 2. NFRC 200 - Procedure for Determining Fenestration Product Solar Heat Gain Coefficient and Visible Transmittance at Normal Incidence.

**1.3 SUBMITTALS**

- A. Submit under provisions of Section 0 13 00 – Administrative Requirements.
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
  - 1. Preparation instructions and recommendations.
  - 2. Storage and handling requirements and recommendations.
  - 3. Installation methods.
- C. Shop Drawings: Submit shop drawings indicating details of construction, flashings and relationship with adjacent construction.
- D. Verification Samples: For each factory-finished product specified, two samples, minimum size 6 inches (150 mm) square, representing actual finishes.
- E. Design Data, Test Reports: Provide manufacturer test reports indicating product compliance with indicated requirements.
- F. Closeout Submittals: Refer to Section 0 17 00 Execution and Closeout Requirements Closeout Submittals.

**1.4 QUALITY ASSURANCE**

- A. Installer Qualifications: Minimum 2 years installing similar assemblies.
- B. Mock-Up: Provide a mock-up for evaluation of installation techniques and workmanship.
  - 1. Mock-ups shall incorporate surrounding construction, including wall assembly fasteners, flashing, and other related accessories installed in accordance with manufacturer's approved installation methods.
  - 2. Do not proceed with remaining work until workmanship is approved by Architect.

3. Modify mock-up as required to produce acceptable work.
4. At Substantial Completion, approved mockups may become part of completed work.
5. Demolish mockups and remove from site.

- C. Pre-installation Meeting: Conduct pre-installation meeting on-site two weeks prior to commencement of installation.

## 1.5 DELIVERY, STORAGE, AND HANDLING

- A. Deliver, store and handle materials and products in strict compliance with manufacturer's instructions and recommendations and industry standards.
- B. Deliver and store assembly materials and components in manufacturer's original, unopened, undamaged containers with identification labels intact. Protect from damage.

## 1.6 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.

## 1.7 WARRANTY

- A. Manufacturer's Standard Warranty: Assemblies will be free from defects in materials and workmanship from the date of manufacture for the time periods indicated below:
  1. Window Units: 20 years.
  2. Glazing:
    - a. Insulated Glass: 20 years against seal breakage.
    - b. Laminated Glass: 5 years against delamination.
    - c. Specialty Glazing: 5 years.

## PART 2 PRODUCTS

### 2.1 MANUFACTURERS

- A. Acceptable Manufacturer: JELD-WEN, Inc., which is located at: 440 S. Church St. Suite 400; Charlotte, NC 28202; Toll Free Tel: 800-535-3936; Tel: 541-850-2606; Fax: 541-851-4333; Email: [request info \(Architectural\\_Inquiries@jeld-wen.com\)](mailto:request info (Architectural_Inquiries@jeld-wen.com)); Web: [www.jeld-wen.com](http://www.jeld-wen.com)
- B. Substitutions: Not permitted.
- C. Requests for substitutions will be considered in accordance with provisions of Section 0 16 00 – Product Requirements.

### 2.2 ALL WOOD WINDOWS - GENERAL

- A. Design Requirements:
  1. Compliance: Provide assemblies capable of complying with requirements indicated, based on testing manufacturer's units that are representative of those specified.
  2. Test Size: In compliance with requirements of AAMA/WDMA/CSA 101/I.S2/A440.
  3. Structural Requirements: Provide assemblies complying with requirements indicated:
    - a. Performance Class: As indicated on drawings.
    - b. Performance Class: \_\_\_\_\_.
    - c. Performance Grade: As indicated on drawings.
    - d. Performance Grade: \_\_\_\_\_.
  4. NFRC Requirements: Provide assemblies complying with the following total window ratings:
    - a. U-Factor: \_\_\_\_\_ in accordance with NFRC 100.

- b. Solar Heat Gain Coefficient (SHGC): \_\_\_\_\_ in accordance with NFRC 200.
  - c. Visible Transmittance (VT): \_\_\_\_\_ in accordance with NFRC 200.
- B. Installation Accessories:
  - 1. Flashing: Refer to Section 07 60 00 - Flashing and Sheet Metal.
  - 2. Sealants: OSI Sealants by Henkel Corporation.
  - 3. Sealants: Refer to Section 07 91 26 - Joint Fillers.
  - 4. Sealants: Manufacturer recommended sealants to maintain watertight conditions.
- C. Materials:
  - 1. Exterior Wood: Western Pine, preservative treated with AuraLast by JELD-WEN, Inc. in accordance with WDMA I.S.4.
  - 2. Interior Wood:
    - a. Material: Standard, Western Pine.
- D. Finishes:
  - 1. Interior Finishes for Windows:
    - a. Finish: Standard, unfinished.
    - b. Finish: Optional primed finish.
    - c. Finish: Optional pre-finished paint.
      - 1) Color: As selected by Architect.
      - 2) Color: Brilliant White.
      - 3) Color: Ivory.
      - 4) Color: Desert Sand.
    - d. Finish: Optional pre-finished stain finish.
      - 1) Color: As selected by Architect.
      - 2) Color: Cider.
      - 3) Color: Cordovan.
      - 4) Color: Fruitwood.
      - 5) Color: Walnut.
      - 6) Color: Wheat.
    - e. Finish: Optional pre-finished clear lacquer finish.
  - 2. Exterior Finishes for Windows:
    - a. Finish: Standard, unfinished.
    - b. Finish: Optional primed finish.

### 2.3 ALL WOOD WINDOW ASSEMBLIES (SITELINE)

- A. Basis of Design: Sitrine Series Wood window assemblies as manufactured by JELD-WEN, Inc.
  - 1. Window Type: Double-hung windows.
- B. Window Fabrication:
  - 1. Window Type: Double-hung windows.
    - a. Frame: Corner joints mechanically fastened.
    - b. Sash: Corner joints slot-and-tenoned, and mechanically fastened.
    - c. Glass: Mounted using silicone glazing compound and secured with interior applied profiled wood stops.
      - 1) Glazing Bead: Traditional Beveled.
      - 2) Glazing Bead: Contemporary Square
    - d. Sash Bottom Rail: Standard 2-1/4 inches (57.2 mm) .
    - e. Sash Bottom Rail Optional 3-1/2 inches (88.9 mm).
- C. Frames:
  - 1. Material: Select kiln-dried pine AuraLast treated wood.
  - 2. Double-hung Windows Base Frame: 4-9/16 inch (115 mm).
  - 3. Jamb Width: 4-9/16 inches (116 mm).

- D. Sash: Select kiln-dried pine AuraLast treated wood.
  - 1. Sash Thickness: 1-7/16 inches (36.5 mm).
- E. Exterior Trim:
  - 1. As selected from Manufacturer's standard offering.
  - 2. Casing, Standard: 2 inch (51 mm) brickmould.
  - 3. Casing, Optional: 3-1/2 inches (88.9 mm) flat casing.
  - 4. Casing, Optional: Adams Casing.
  - 5. Casing, Optional: 2 inch (51 mm) beaded brickmould.
  - 6. Sill Nosing: Standard.
  - 7. Sill Nosing: 2 inches (51 mm).
  - 8. Extended Sill Horns.
- F. Factory Applied Extension Jambs:
  - 1. Configuration: On four sides of frame interior, 21/32 inch (16.7 mm).
    - a. Double Hung: up to 9-1/4 inches (235 mm).
  - 2. Configuration: On 3 sides of frame interior in preparation for stool by others.
- G. Weatherstripping:
  - 1. Double-hung Windows: Dual bulb at head and sill, thermoplastic rubber bulb at check rail, rigid vinyl water stops at sill.
    - a. Concealed Jamb Track Color: Standard, Tan.
    - b. Concealed Jamb Track Color: optional color, White.
- H. Window Hardware:
  - 1. Double-Hung Windows:
    - a. Balance: Dual block and tackle.
    - b. Lock: Standard recessed cam action.
    - c. Finish: As selected by Architect.
    - d. Finish: Chestnut Bronze.
    - e. Finish: Desert Sand.
    - f. Finish: White.
    - g. Finish: Polished Brass.
    - h. Finish: Antique Brass.
    - i. Finish: Brushed Chrome.
    - j. Finish: Oil Rubbed Bronze.
    - k. Finish: Black Powder Coat.
    - l. Finish: Satin Nickel.
- I. Glazing for Windows:
  - 1. Strength: Standard annealed glass.
  - 2. Strength: Optional tempered glass.
  - 3. Glazing Type: Insulated glass.
    - a. Description: Two panes of glass utilizing continuous roll formed stainless steel spacer and dual seal sealants.
    - b. Overall Nominal Thickness: 3/4 inch (19 mm).
    - c. Glass Coating: Standard, Low-E 366.
    - d. Glass Coating: Low-E.
    - e. Glass Coating: Low-E 180.
    - f. Glass Coating: Low-E EC.
    - g. Glass Coating: Low-E EC 366.
    - h. Glass Coating: As selected by Architect.
    - i. Glass Protection: Plastic preserve film on interior and exterior of glass.
    - j. Air Space: Standard Argon-filled airspace.
    - k. Air Space: Optional air-filled airspace with capillary tubes.
- J. Exterior Insect Screens:

1. Material: Charcoal fiberglass screen cloth (18 by 16 mesh) set in painted roll formed aluminum frame.
  2. Frame Color: As selected by Architect.
- K. Combination Storm/Screens:
1. Material: Extruded aluminum with twin storm panels and charcoal fiberglass screen cloth (18 by 16 mesh) set in painted extruded aluminum frame.
  2. Frame Color: As selected by Architect.
- L. Grilles:
1. Type: Simulated Divided Lites (SDL).
    - a. Exterior Muntins:
      - 1) Material: Extruded aluminum permanently applied to exterior of insulating glass unit.
      - 2) Profiles: Bead stop profiles.
        - a) Profile Width: 7/8 inch (22 mm).
        - b) Profile Width: 1-1/8 inches (28.5 mm).
        - c) Profile Width: 1-3/8 inches (34.9 mm).
        - d) Profile Width: 2-5/16 inches (59 mm) (for simulated double-hung checkrail).
      - 3) Profiles: Putty profiles.
        - a) Profile Width: 5/8 inch (16 mm).
        - b) Profile Width: 7/8 inch (22 mm).
        - c) Profile Width: 1-1/8 inches (28.5 mm).
      - 4) Pattern: As scheduled and indicated on Drawings.
      - 5) Finish: As selected by Architect.
    - b. Internal Shadow Bar:
      - 1) Standard: Light Bronze.
      - 2) Optional: Silver.
    - c. Interior Spacer Bars:
      - 1) Standard: Steel.
      - 2) Optional: Black.
      - 3) Optional: Grey.
    - d. Interior Muntins:
      - 1) Material: Clear pine permanently bonded to interior of insulating glass unit.
      - 2) Profile: Beaded profile.
      - 3) Profile: Putty profile.
  2. Type: Full Surround Wood Grilles.
    - a. Material: Unfinished clear pine.
    - b. Profile: Modified OGEE.
    - c. Pattern: As scheduled and indicated on Drawings.
    - d. Size: 7/8 inch (22 mm).
    - e. Size: 1-1/8 inches (28.5 mm).
    - f. Size: 1-3/8 inches (34.9 mm).
  3. Type: Grilles Between the Glass (GBG).
    - a. Material: Made of roll formed aluminum suspended within the air cavity.
    - b. Profile: Flat.
      - 1) Flat Profile Width: 5/8 inch (15.9 mm).
    - c. Profile: Contour.
      - 1) Contour Profile Width: 23/32 inch (18.25 mm).
      - 2) Contour Profile Width: 1 inch (25.4 mm).
    - d. Pattern: As scheduled and indicated on Drawings.
    - e. Finish: As selected by Architect.
    - f. Finish: Brilliant White.
    - g. Finish: Chestnut Bronze.

- h. Finish: Desert Sand.
- i. Finish: French Vanilla.
- j. Finish: Hartford Green.
- k. Finish: Mesa Red.
- l. Finish: Arctic Silver.
- m. Finish: Dark Chocolate.
- n. Finish: Black.
- o. Finish: Split Finish of White and Desert Sand

## PART 3 EXECUTION

### 3.1 EXAMINATION AND PREPARATION

- A. Inspect and prepare openings and substrates using the methods recommended by the manufacturer for achieving best result for the substrates under project conditions.
  - 1. Inspect assembly components prior to installation.
  - 2. Verify rough opening conditions are within recommended tolerances.
  - 3. Form sheet metal sill pan in accordance with manufacturer's recommendations.
  - 4. Prepare assembly components for installation in accordance with manufacturer's recommendations.
- B. Do not proceed with installation until openings and substrates have been prepared using the methods recommended by the manufacturer and deviations from manufacturer's recommended tolerances are corrected. Commencement of installation constitutes acceptance of conditions.
- C. If preparation is the responsibility of another installer, notify Architect in writing of deviations from manufacturer's recommended installation tolerances and conditions.

### 3.2 INSTALLATION

- A. Install assemblies in accordance with manufacturer's installation guidelines and recommendations including the following.
- B. Installation of Windows With Nailing Fins: Insert windows into rough opening.
  - 1. Shim side jambs straight.
  - 2. Inspect window for square, level and plumb.
  - 3. Fasten window through nailing fins around entire window.
  - 4. Test and adjust for smooth operation of window.
  - 5. Set all nails below wood surface.

### 3.3 FIELD QUALITY CONTROL

- A. Manufacturers' Field Services: Perform field inspections as recommended by manufacturer.

### 3.4 CLEANING AND PROTECTION

- A. Clean the exterior surface and glass with mild soap and water.
- B. Protect installed windows from damage.
- C. Remove and dispose of protective film from glass; touch-up, repair or replace damaged components and assemblies before Substantial Completion.

END OF SECTION