

HISTORIC AND DESIGN REVIEW COMMISSION

November 06, 2019

HDRC CASE NO: 2019-596
ADDRESS: 311 W MISTLETOE
LEGAL DESCRIPTION: NCB 1834 BLK 9 LOT 17 & W 4 FT OF 18
ZONING: R-4
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Tommy Richards/RICHARDS TOMMY A & SANDRA A
OWNER: Tommy Richards/RICHARDS TOMMY A & SANDRA A
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: October 02, 2019
60-DAY REVIEW: December 3, 2019
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace second-story windows.

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.

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.

FINDINGS:

- a. The house at 311 W Mistletoe is a two-story structure constructed c.1911. It first appears on the Sanborn Maps in 1911 at the address 321 W Mistletoe. The house features a twin front gable roof with overhanging eaves, asymmetrical fenestration, and a wrap-around porch. The exterior is clad in stucco. The house features original wood windows.
- b. Staff performed a site visit to the property on October 31, 2019. During the site visit, staff observed the following damage to the windows: hardware missing on some windows, cracked or missing glass on some windows, minor water damage at sills, minor rot on some sashes, paint peeling or chipping, missing cords and weights on some windows, and missing sashes on some windows. Majority of the windows are painted shut and inoperable. Staff did not observe any significant wood rot or water damage. Overall, the windows were found to be repairable.
- c. 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.

Staff does not find the original windows to be beyond repair. Replacement of any kind is not consistent with the Guidelines.

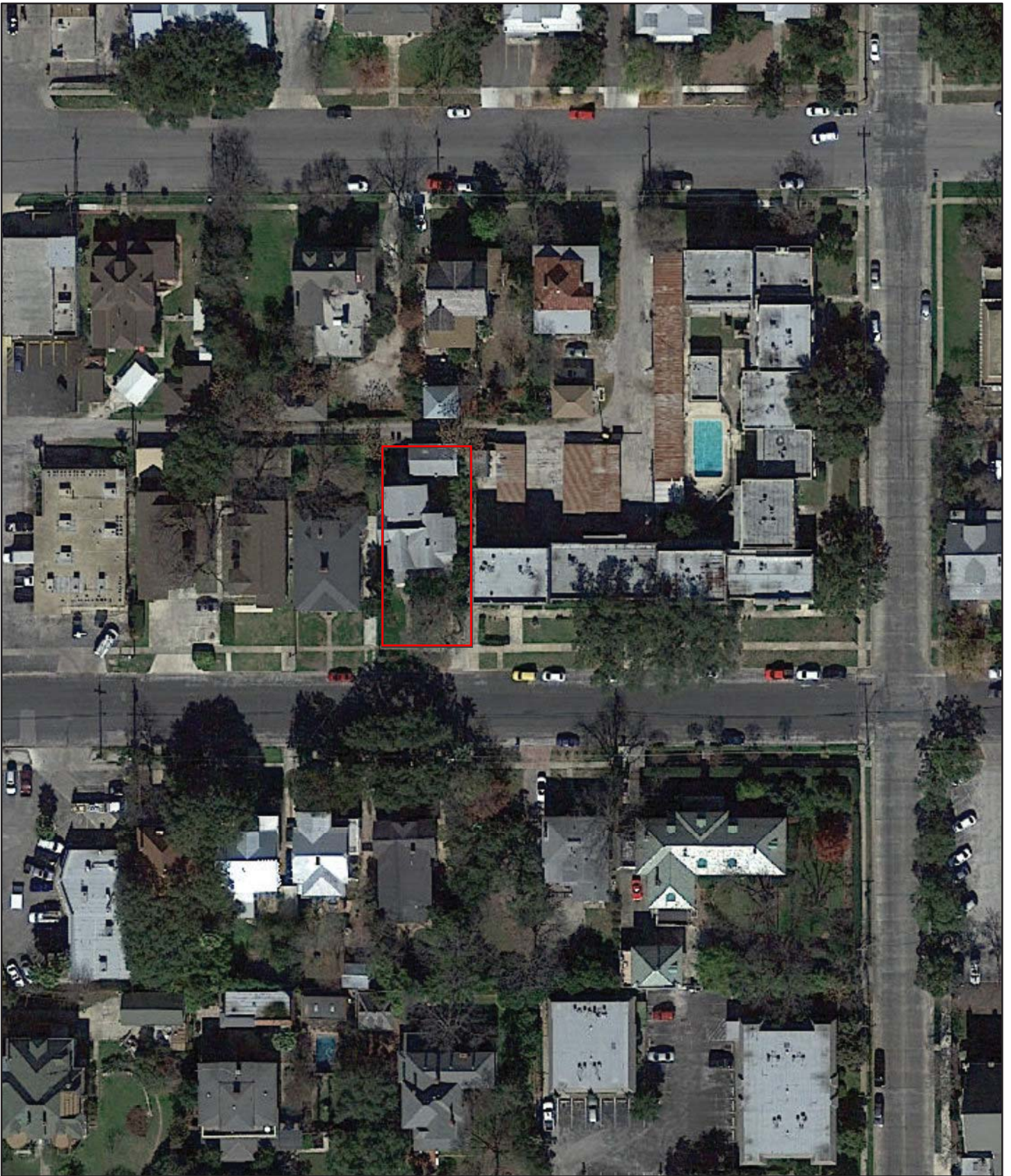
RECOMMENDATION:

Staff does not recommend approval based on findings b through c. Staff recommends that the applicant repair the existing wood windows in place.

If an assembly is deemed deteriorated beyond repair by the HDRC, staff recommends that new windows meet the following stipulation:

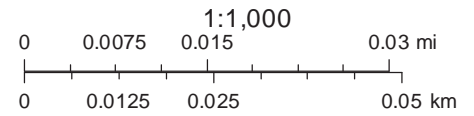
- i. That the applicant installs one-over-one fully wood windows to match the existing configuration as closely as possible. The proposed aluminum clad replacement product is not appropriate. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. The final specification should be submitted to staff for review prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop

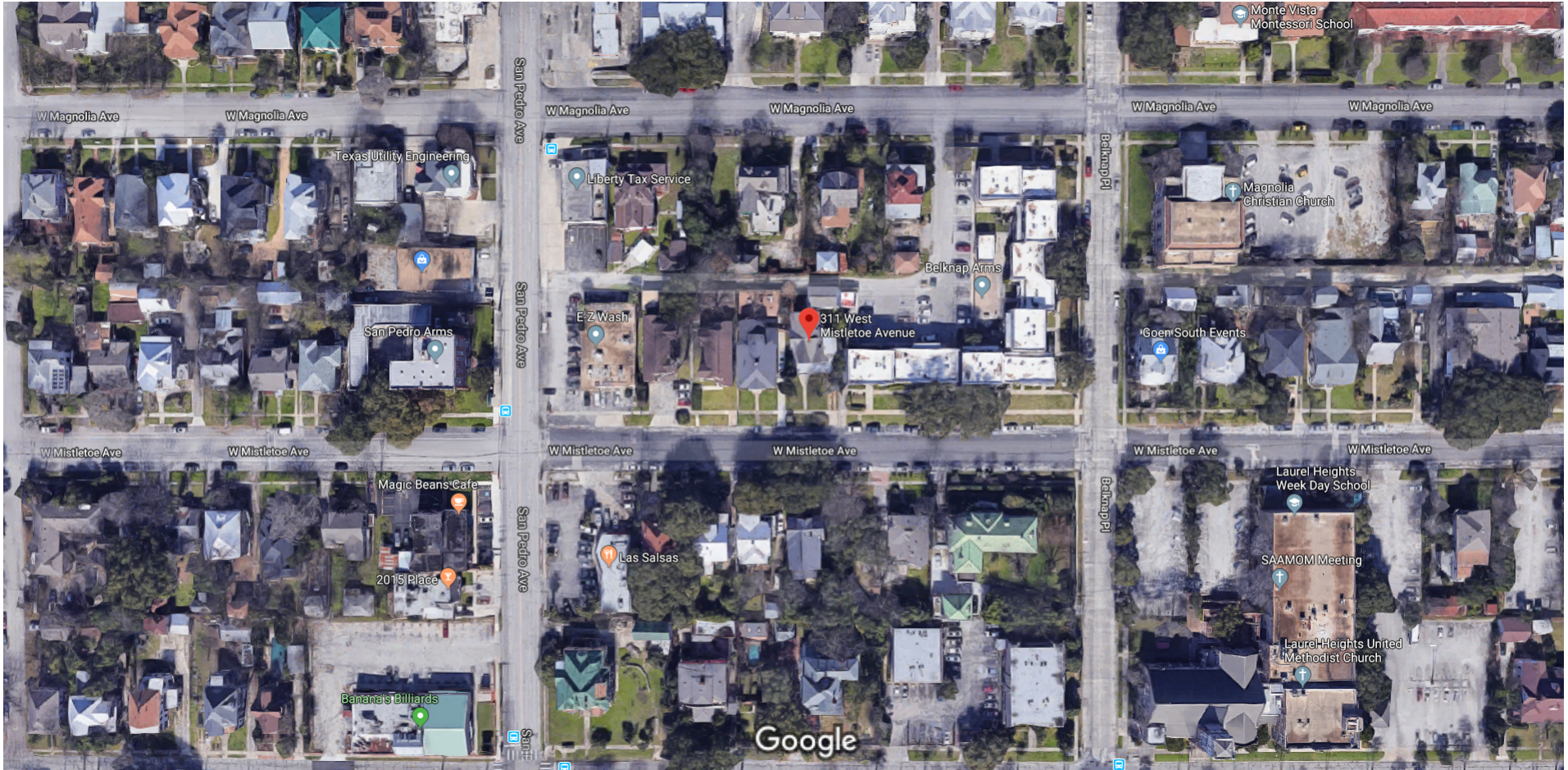


October 24, 2019

— User drawn lines



Google Maps 311 W Mistletoe Ave



Imagery ©2019 Google, Imagery ©2019 CAPCOG, Maxar Technologies, Map data ©2019 50 ft

Google Maps 311 W Mistletoe Ave



Imagery ©2019 Google, Landsat / Copernicus, Data SIO, NOAA, U.S. Navy, NGA, GEBCO, Map data ©2019, Map data ©2019 20 ft

Google Maps 311 W Mistletoe Ave



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Google Maps 311 W Mistletoe Ave



Imagery ©2019 Google, Map data ©2019, Map data ©2019 50 ft

Google Maps 311 W Mistletoe Ave



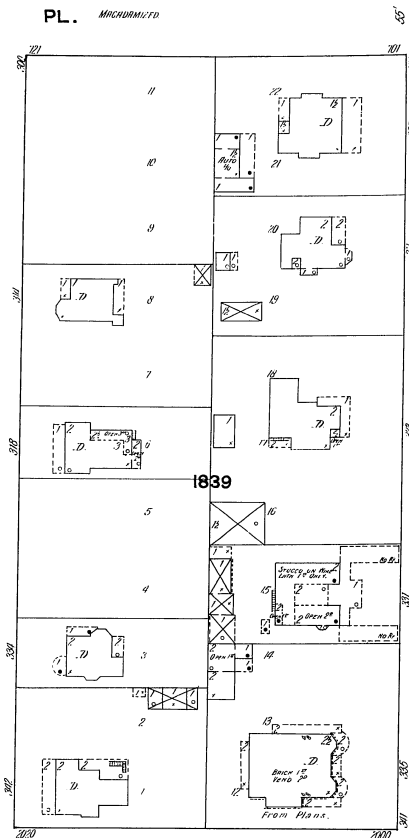
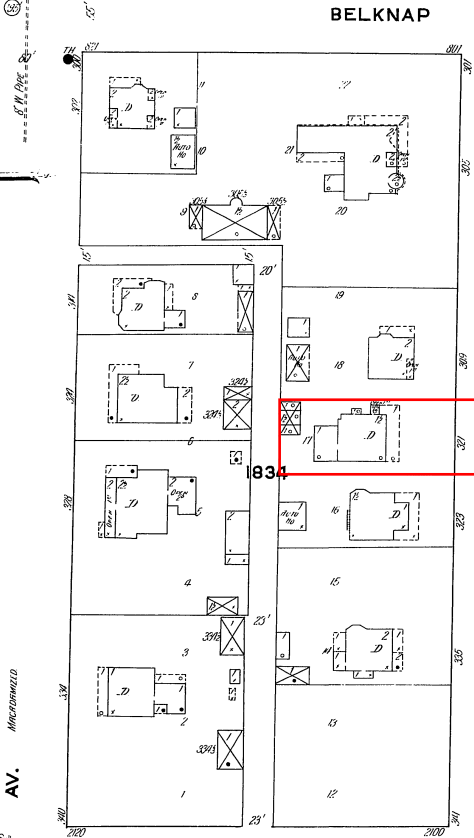
Imagery ©2019 Google, Imagery ©2019 CAPCOG, Maxar Technologies, Map data ©2019 50 ft

79

75

BELKNAP

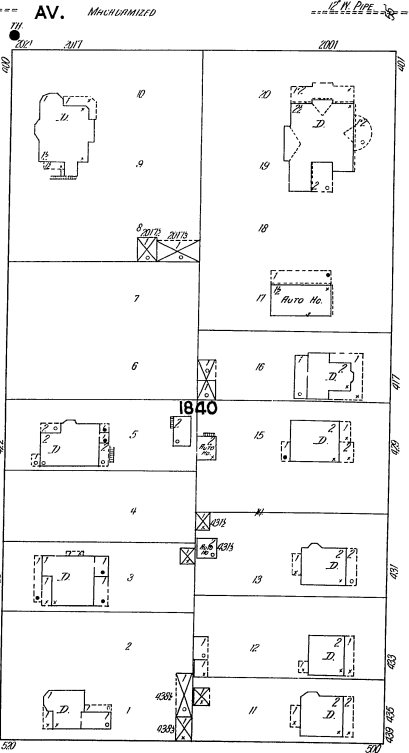
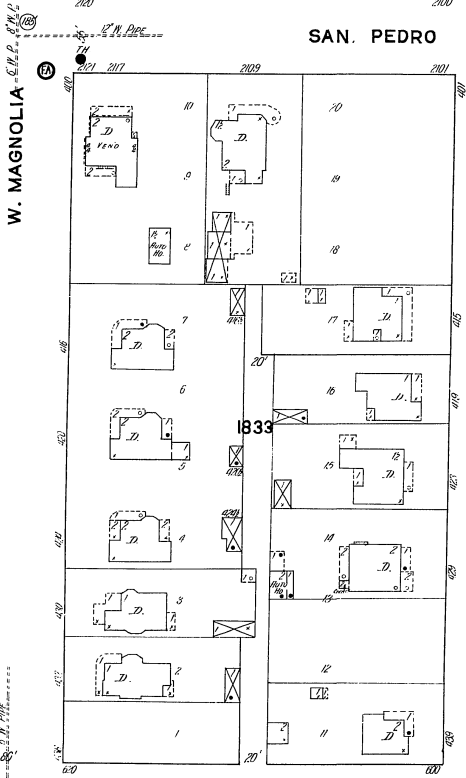
PL. MICROFILMED



78

SAN. PEDRO

AV. MICROFILMED



80

BREEDEN

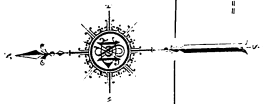
AV. Not Paved Scale of Feet. 0 20 40 60 80 100

85

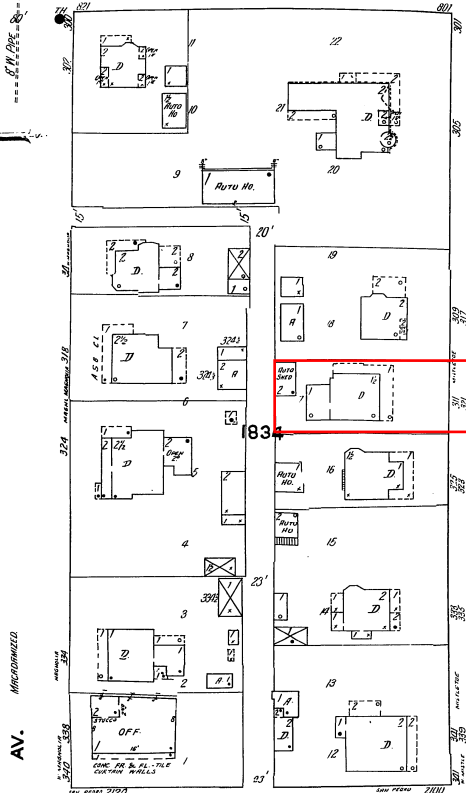
W. WOODLAWN

W. MISTLETOE

W. MAGNOLIA

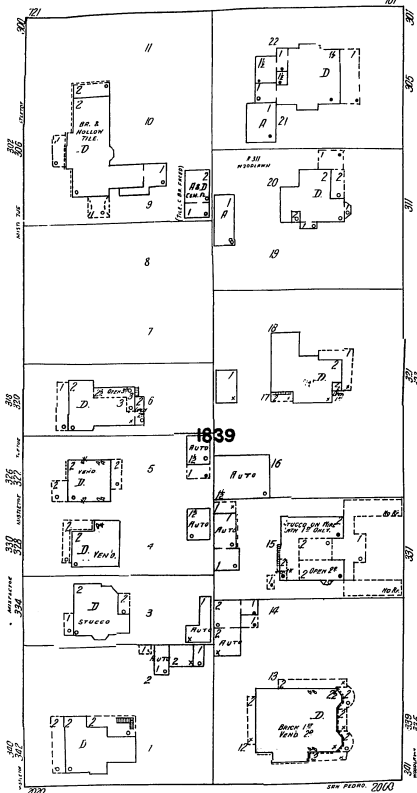


BELKNAP



AV. MACADAMIZED

PL. MACADAMIZED

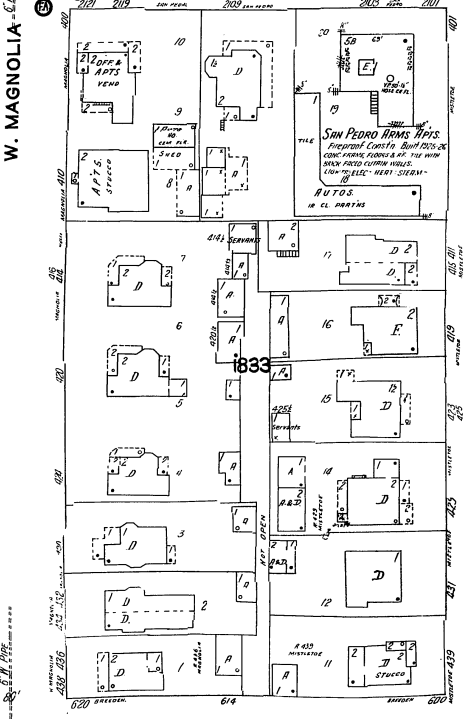


AV. G. W. COPE MACADAMIZED

AV. MACADAMIZED

W. MAGNOLIA - C.L.P. - E.W.P.

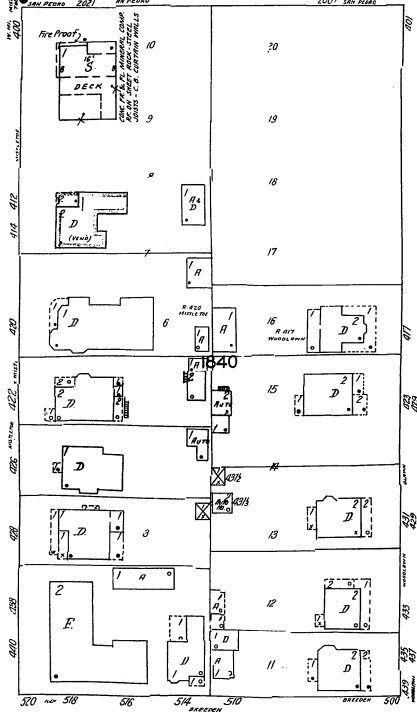
SAN PEDRO



AV. MACADAMIZED

W. MISTLETOE

AV. MACADAMIZED

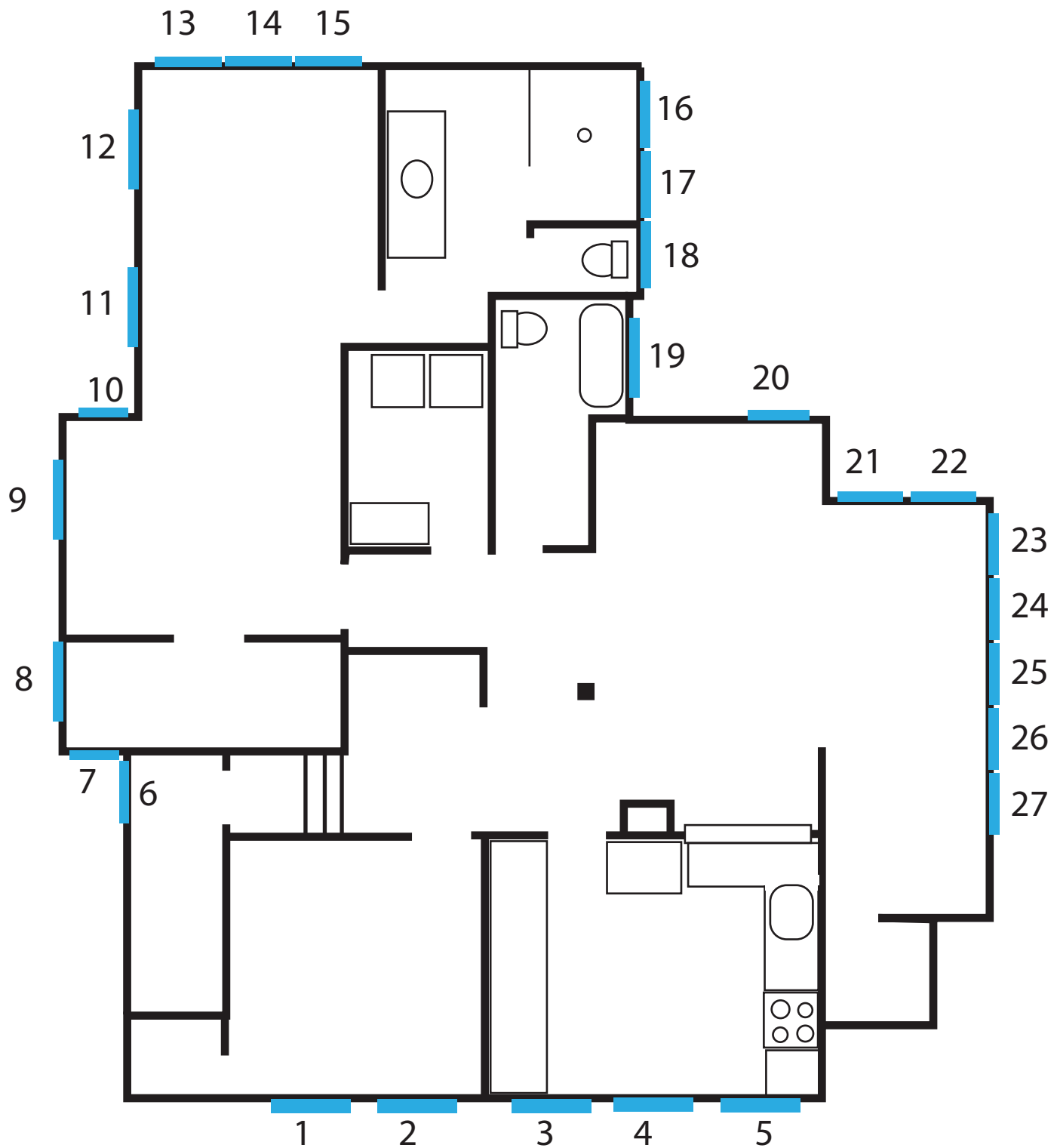


AV. NOT PAVED

W. WOODLAWN - C.L.P. - E.W.P.

BREEDEN

Scale of Feet. 0 50 100 150



FRONT OF HOUSE



WINDOWS 1 through 5 these will not be replaced



WINDOWS 6 through 9



WINDOWS 11 and 12



WINDOWS 10 and 11



WINDOWS 13, 14, 15



WINDOWS 16, 17, 18, 19



WINDOWS 20, 21, 22



WINDOWS 23, 24, 25, 26, 27



WINDOWS 1 through 5 these will not be replaced



WINDOWS 1 and 2



WINDOW 6



WINDOWS 7 and 8



WINDOW 9



WINDOW 10



WINDOW 11



WINDOW 12



WINDOWS 13, 14, 15



WINDOWS 16, 17, 18



WINDOW 19



WINDOW 20



WINDOWS 21, 22



WINDOWS 23, 24, 25, 26, 27













































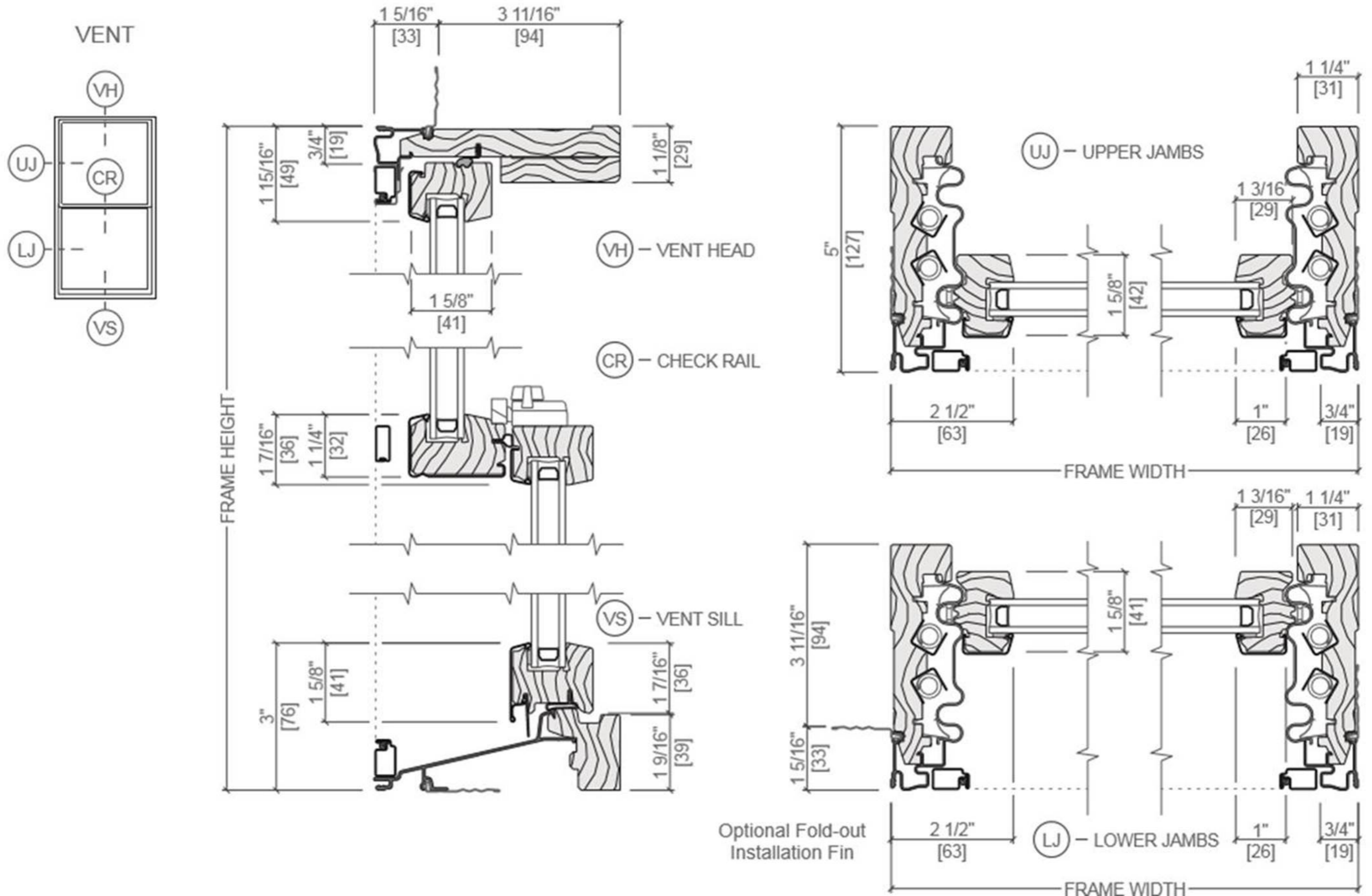






Lifestyle Series Double-Hung

Unit Sections





Proposal - Detailed

ProSource Wholesale #0823
 12919 Flagship
 San Antonio, TX 78247
 Phone: (210) 829-8290 Fax:

Sales Rep Name: Williams, Desiree
Sales Rep Phone: 210-610-9861
Sales Rep E-Mail: dwilliams@prosourcetexas.com
Sales Rep Fax:

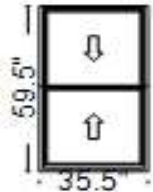
Customer Information	Project/Delivery Address	Order Information
ProSource of San Antonio - 0823 ProSource Dallas Market Center Attn: Scott Eschenbach HALTOM CITY, TX 76117-5905 Primary Phone: (210) 8298290 Mobile Phone: Fax Number: (0) 0000000 E-Mail: Contact Name: Great Plains #: 8100823 Customer Number: 1008963033 Customer Account: 8100823	Donna Rula 0823 - PROSOURCE OF SAN ANTONI 12919 FLAGSHIP Lot # SAN ANTONIO, TX 78247 County: BEXAR Owner Name: ProSource of San Antonio - 0823 Owner Phone: (210) 8298290	Quote Name: donna rula Order Number: S81 Quote Number: 11943669 Order Type: Non-Installed Sales Wall Depth: Payment Terms: Tax Code: Cust Delivery Date: 10/31/2019 Quoted Date: 10/10/2019 Contracted Date: Booked Date: Customer PO #:

Line #	Location:	Attributes
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10 None Assigned

Lifestyle, Double Hung, 35.5 X 59.5, White

Item Price	Qty	Ext'd Price
\$468.71	28	\$13,123.88



PK #
2046

1: 35.559.5 Double Hung, Equal

Frame Size: 35 1/2 X 59 1/2

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, White

Interior Color / Finish: Unfinished Interior

Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

Screen: Full Screen, White, InView™

Performance Information: U-Factor 0.30, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00386-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, TDI WIN-694, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)

Grille: No Grille,

Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 4 5/16", 5 5/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 190".

Viewed From Exterior

Rough Opening: 36 - 1/4" X 60 - 1/4"

Thank You For Your Interest In Pella® Products

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at Insynctive.pella.com. By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

ARBITRATION AND CLASS ACTION WAIVER (" ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS. You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC). Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Note: These totals DO NOT include tax

Order Totals	
Taxable Subtotal	\$13,123.88
Sales Tax @ 0%	\$0.00
Non-taxable Subtotal	\$0.00
Total	\$13,123.88
Deposit Received	
Amount Due	\$13,123.88