

HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2020

HDRC CASE NO: 2020-464
ADDRESS: 227 PALO BLANCO ST
LEGAL DESCRIPTION: NCB 6515 BLK 4 LOT 10
ZONING: R-4, H
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Jerry Contreras/CONTRERAS JERRY
OWNER: Jerry Contreras/CONTRERAS JERRY
TYPE OF WORK: Siding repairs, window repairs, skirting installation
APPLICATION RECEIVED: October 12, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Huy Pham
REQUEST:

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

1. Replace 5 aluminum windows and 2 wood windows with new vinyl windows.
2. Replace of areas of damaged wood siding in-kind
3. Replace skirting throughout in-kind

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

1. Materials: Woodwork

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.

6. Architectural Features: Doors, Windows, and Screens

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.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

Standard Specifications for Original Wood Window Replacement

- **SCOPE OF REPAIR:** When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- **MISSING OR PREVIOUSLY-REPLACED WINDOWS:** Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **MATERIAL:** If full window replacement is approved, the new windows must feature primed and painted wood

exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.

- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" 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.
- TRIM: Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

8. Architectural Features: Foundations

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.

FINDINGS:

- a. The primary historic structure at 227 Palo Blanco was constructed in a Shotgun floorplan and contributes to the Mission Historic District. The one-story, single-family features a combination of original and replaced wood lap siding and wood and aluminum windows. The structure was also subjected to a side addition through the length of the entire house with the original Shotgun configuration visible in the front façade of the structure.
- b. COMPLIANCE – A Stop Work Order was posted by Development Services Department for work without permits at the property at 227 Palo Blanco. Consequently, the applicant submitted an application for a Certificate of Appropriateness on October 12, 2020, to be heard at the next available hearing.
- c. WINDOWS – The applicant has proposed to replace all 7 windows on the structure with new vinyl window (PLYGEM). Staff found that the 2 wood windows remained on site that were in repairable conditions while the other 5 windows were previously replaced with non-conforming aluminum windows. Per the Guidelines for Exterior Maintenance and Alterations 6.B.iv. applicants should replace non-historic incompatible windows with windows that are typical of the architectural style of the building. Per the *Standard Specifications for Original Wood Window Replacement*, where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Staff finds the proposed new windows are inconsistent with the Standard Specifications regarding the sash profiles, faux divided lites, and nailing fin configuration. Staff finds the 2 wood windows should be restored or replaced in-kind if discarded, and that the other 5 windows should be replaced with a window product that meets the *Standard Specifications for Original Wood Window Replacement*, regardless of material.
- d. SIDING – The applicant has proposed to replace of areas of damaged wood siding in-kind. Per the Guidelines for Exterior Maintenance and Alterations 1.B.iii., applicants should replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair. Staff finds the request to be appropriate if the scope is limited to only the rotten or missing areas to feature wood lap siding with 105 profile, and excludes wholesale replacement or non-conforming materials, such as composite siding.
- e. SKIRTING – The applicant is requesting approval replace the existing skirting throughout in-kind. Per the Guidelines for Exterior Maintenance and Alterations 8.B.i., replacement skirting should consist of durable,

proven materials, and should either match the existing siding or be applied to have minimal visual impact. Staff finds that wood siding with 105 profile to be the appropriate skirting material and that the applicant may use a single member of Hardie or concealed metal flashing at grade.

RECOMMENDATION:

Staff does not recommend item 1. Window replacement as proposed based on finding b and c. Staff recommends restoration of the 2 wood windows remaining on site whereas the other 5 windows are eligible for replacement with a window product that adheres to *Standard Specifications for Original Wood Window Replacement* with the allowance of a non-wood product if all other specifications are met.

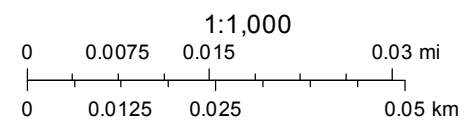
Staff recommends approval of items 2 and 3 based findings d and e with the following stipulations:

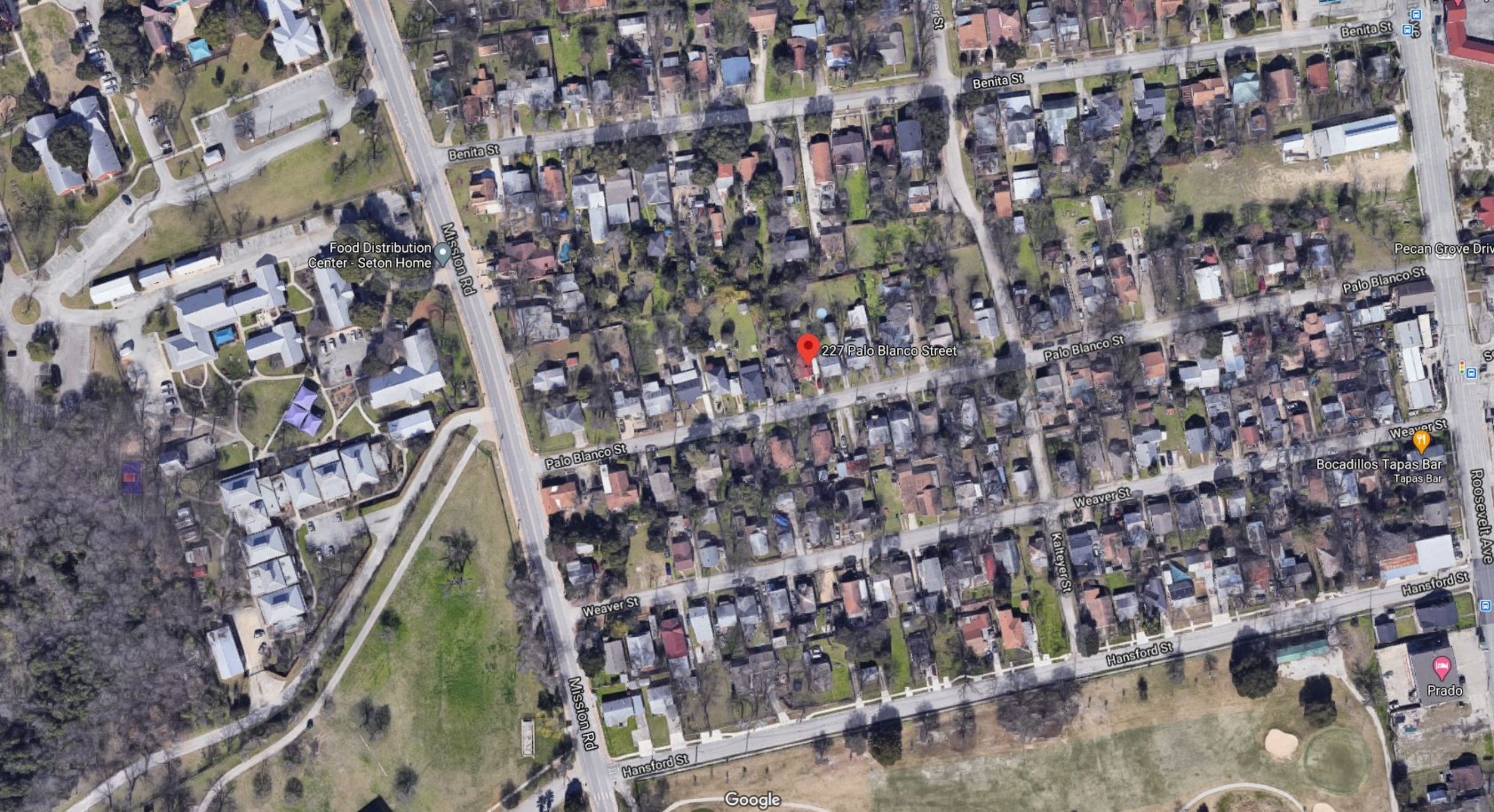
- i. That the scope of siding replacement is limited to only the identify rotten or missing areas to feature wood lap siding with 105 profile, and excludes wholesale replacement or non-conforming materials, such as composite siding.
- ii. That wood siding with 105 profile is used as skirting material and that the applicant may use a single member of Hardie or concealed metal flashing at grade.

227 Palo Blanco



October 28, 2020





Food Distribution
Center - Seton Home

Benita St

Mission Rd

227 Palo Blanco Street

Palo Blanco St

Weaver St

Mission Rd

Hansford St

Benita St

Palo Blanco St

Weaver St

Kalvey St

Hansford St

Benita St

Palo Blanco St

Weaver St

Bocadillos Tapas Bar
Tapas Bar

Hansford St

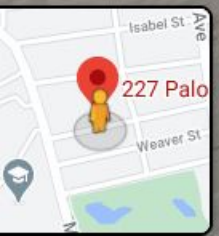
Prado

Pecan Grove Drive

Roosevelt Ave



227 Palo Blanco Street

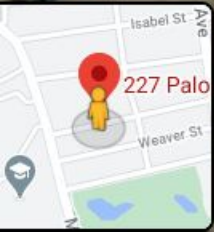


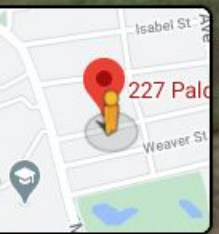


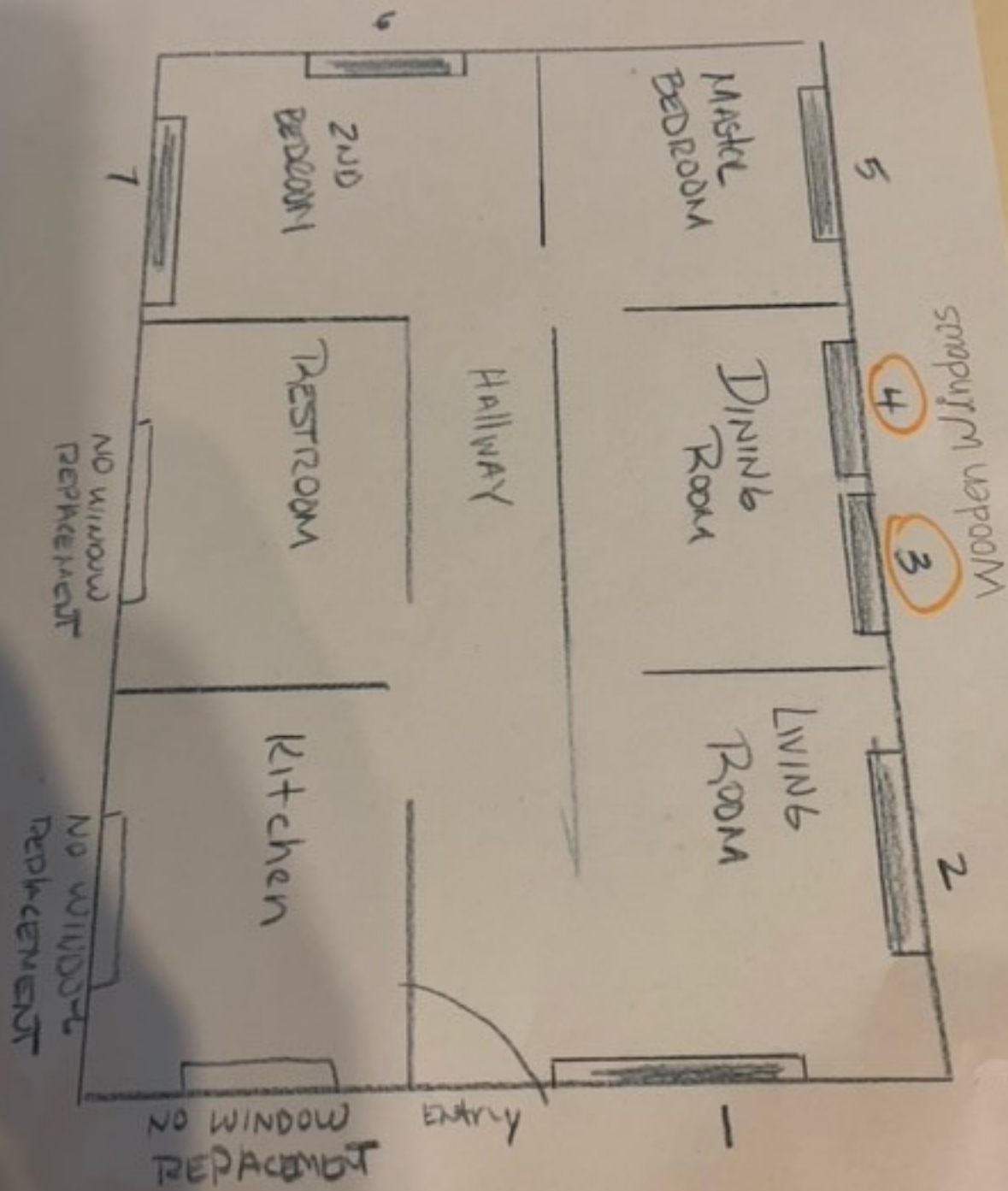
229 Palo Blanco St
San Antonio, Texas

Google

Street View







September 24, 2020 at 9:10 AM
229 Palo Blanco St
San Antonio TX 78210
United States



September 24, 2020 at 9:10 AM
221 Palo Blanco St
San Antonio TX 78210
United States



September 24, 2020 at 9:10 AM
221 Palo Blanco St
San Antonio TX 78210
United States



September 24, 2020 at 9:11 AM
221 Palo Blanco St
San Antonio TX 78210
United States











May 13
4:09 PM

Edit



Master
13 Bedroom

7:46



May 13
4:09 PM

Edit



7:46



May 13
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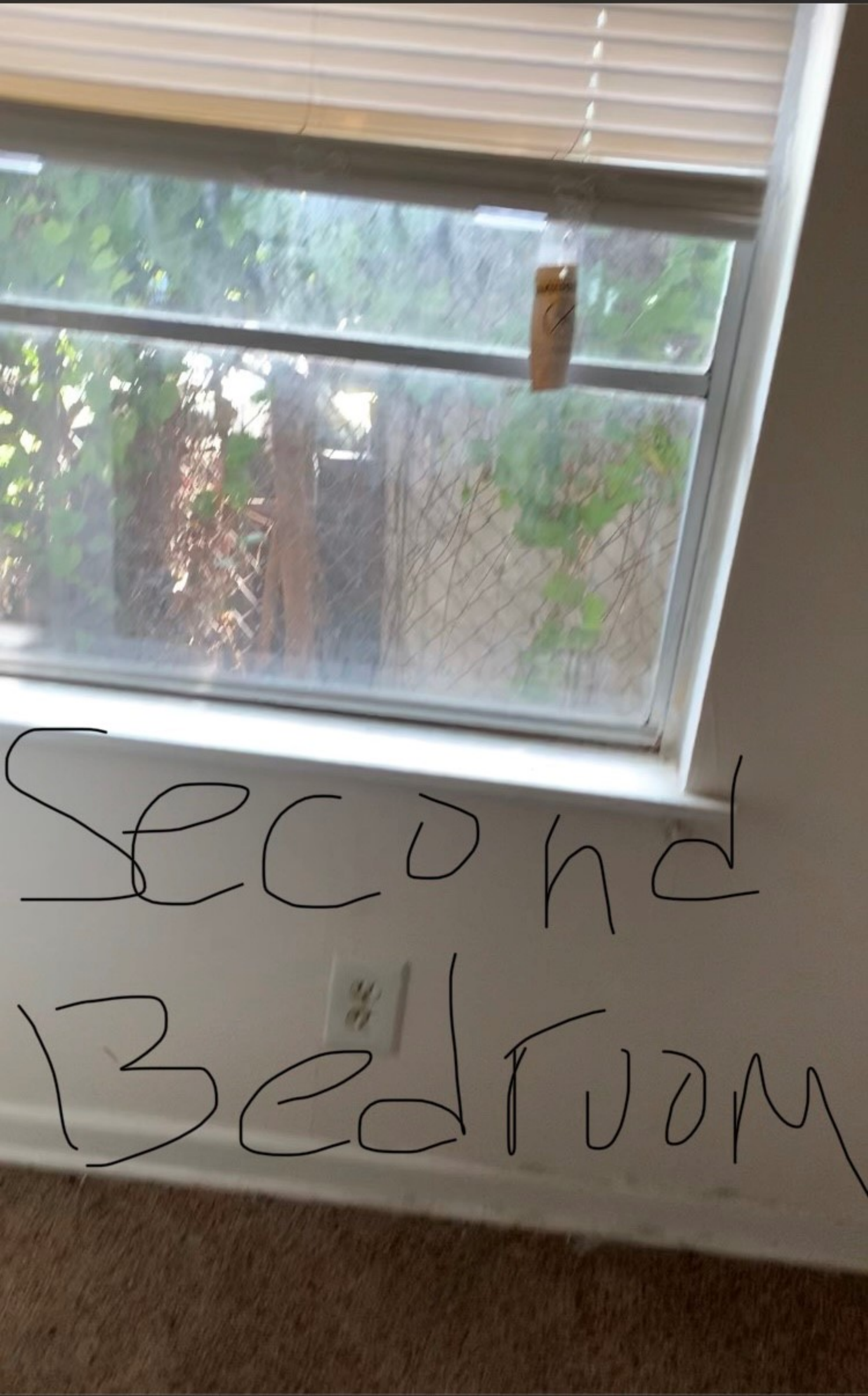
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Second
Bedroom





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National Fenestration
Rating Council®

CERTIFIED

FWU

PWG-M-9-00381-00002

Aluminum Frame

Double Glaze, LowE-Clear, Air
Fill, 0.625 OA

Vertical Slider

ENERGY PERFORMANCE RATINGS

U-Factor

0.53 3.00

(U S/I-P)

(Metric/SI)

Solar Heat Gain Coefficient

0.29

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance

0.52

Air Leakage

≤ 0.3

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 product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information.

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PLACE
NFRC
STICKER
HERE

R-PG35-H 1219 X 1025 (48 X 72) - DP + - IV -

Structural Rating **DP +35/-40**

Tested in accordance with ASTM E90/E113/E1332 for
acoustical performance:

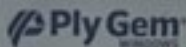
STC:

Meets or exceeds ASTM E1130 requirements.

3/32" Annular / 3/32" Annular

6/8" OA 10U

Texas Department of Insurance: WIN-435



! IMPORTANT! READ ALL INSTRUCTIONS BEFORE BEGINNING INSTALLATION.

Follow your local building codes, customs and building practices for additional installation requirements. The manufacturer will accept no responsibility for air or water leakage above, under, or around the window unit. These instructions are general in nature; for detailed installation instructions by product, contact **Fly Gem Windows at 1-888-96FLYGM**.

1. **(Required)** The Rough Opening should be level, plumb, and square, and should be sized according to **Figure 1**.
2. **(Recommended)** If a weather resistant barrier is used, follow the barrier manufacturer's recommendations for treatment of window openings.
3. **(Recommended)** If pan flashing is used, it should be installed at this time. Follow the pan flashing manufacturer's recommendations (or ASTM 292 standard), making sure that the product provides an adequate sill dam height to the interior.
4. **(Required)** A generous amount of Exterior Grade Caulk/Sealant designed for Doors and Windows must be applied at all joints of the nailing flange intersections.



Figure 1

to include applying a generous (at least 3/8") continuous bead of exterior-grade sealant to ensure an adequate seal between the back of the nailing fin and the exterior surface of the rough opening (reference Figure 3). **⚠** **⚠** using pan flashing, do not seal the lower sill nailing fin so as to provide adequate drainage.


3. **(Required)** With the window closed and locked, place it in the rough opening and center it from side to side and top to bottom.
4. **(Required)** With a single approved fastener (see Chart A), fasten the window through the nail fin near the top center of the window.
5. **(Required)** Square the window side to side (shimming if necessary - see Figure 2) to maintain square and plumb joints. Make sure the window sill and head are level and not crowned and the joints are not bowed. If your window is a horizontal sliding window make sure each meeting rail is supported.
- ▲ NOTE:** Over-shimming can cause bowing and prevent proper window operation.
6. **(Required)** After checking the operation of the window, complete the fastening by installing fasteners through the nailing fin according to **Chart A**.
7. **(Recommended)** Following the fastening manufacturer's recommendations, apply flashing to the nail fins and surrounding wall surface starting with the bottom, then the sides, and finally the top, creating a single effect (reference **Figure 4**).
- 
- Figure 2



Figure 1

NOTE: Where pan flashing is present, do not use proper drainage of the pan at the bottom.




 Consult local building codes to verify that sheathing is considered a framing member.

Figure 3 - General Installation

PRECAUTIONARY NOTES

- Store windows and doors oriented in upright position (horizontally) in a dry, well-ventilated location should be of similar size.
- Keep window and door units out of direct sunlight and remove protective films immediately after delivery.
- For trim and siding, allow 1/2"-1/4" gap at the flange to allow for expansion. If window is being gapped between the bottom sill of the window and its binding.
- Exterior wall systems like stucco and EIFS must maintain moisture around the window opening.
- Follow the siding manufacturer's requirements for siding and window flanges.
- Any low-expansion foam used should conform to manufacturer's requirements, but any binding caused by the insulation will not be covered under warranty.
- Do not block or seal weep holes.
- Do not fasten through the sill or flange.

Chart A - Fastenot Schedule for New Const

Note: Milled units may have additional instructions.



National Forest
Bulldozer

4157115

ENERGY PERFORMANCE RATINGS

| | |
|------------------|-----------------------------|
| U-Value | Solar Heat Gain Coefficient |
| 0.53 3.00 | 0.29 |
| (U.S.G.P.) | (Manufact.) |

ADDITIONAL PERFORMANCE RATINGS

PLACE
HERE

0-00000

100

134

Keywords: *workplace spirituality, organizational commitment, organizational citizenship behavior, turnover intentions, organizational trust*

[illegible]

DP +35/-40

Tested in accordance with ASTM D 1311 for
accelerated weathering.

5702

State of Illinois, 620 ILCS 5/1-2.20 requirements
of the Department of Public Health

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Source: Department of Commerce, WPA—4.25.

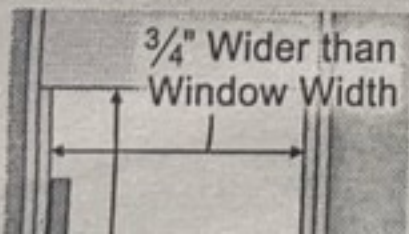
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INSTRUCTIONS INSTALLATION.

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to include applying a generous (at least 3/8") continuous bead of exterior-grade sealant to ensure an adequate seal between the back of the nailing fin and the exterior surface of the rough opening (reference Figure 3). **⚠ If using pan flashing, do not seal the lower sill nailing fin so as to provide adequate drainage.**

5. (Required) With the window closed and locked, place it in the rough opening and center it from side to side and top to bottom.
6. (Required) With a single approved fastener (see Chart A), fasten the window through the nailfin near the top center of the window.