HISTORIC AND DESIGN REVIEW COMMISSION

April 07, 2021

HDRC CASE NO:	**2021-149**
ADDRESS:	118 LOTUS ST
LEGAL DESCRIPTION:	NCB 3097 BLK 2 LOT 7
ZONING:	RM-4
CITY COUNCIL DIST.:	1
APPLICANT:	George Torres/Architexas
OWNER:	Jennifer Gonzalez/Creative Urban Real Estate
TYPE OF WORK:	Construction of a 1-story rear addition
APPLICATION RECEIVED:	March 19, 2021
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Rachel Rettaliata

REQUEST:

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

1. Construct a 619-square-foot rear addition.
2. Reconstruct the front porch.
3. Install new aluminum-clad wood windows.
4. Perform fenestration modifications.

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 striping 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. *Façade 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.

2. Materials: Masonry and Stucco
A. MAINTENANCE (PRESERVATION)

i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

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.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

5. Architectural Features: Lighting
A. MAINTENANCE (PRESERVATION)
i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.
ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.
iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

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.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres
A. MAINTENANCE (PRESERVATION)
i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

8. Architectural Features: Foundations
A. MAINTENANCE (PRESERVATION)
i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.
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.
ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

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 façade 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.

6. Designing for Energy Efficiency
A. BUILDING DESIGN
i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.
B. SITE DESIGN
i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.
C. SOLAR COLLECTORS
i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

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.

FINDINGS:

a. The primary structure at 118 Lotus is a 1-story, single-family residence and was constructed circa 1910 in the Queen Anne style. The structure first appears on the Sanborn maps in 1912. It features a standing-seam metal pyramidal roof form with intersecting gables and a flat roof over the front and rear porches, decorative gable detailing, wood cladding, and two-over-two wood windows. The property is currently in the process of receiving individual landmark designation.
b. ADDITION: LOT COVERAGE – The applicant has proposed to construct a 1-story rear addition. The total square footage of the proposed addition is approximately 619 square feet. The existing primary structure is approximately 1,062 square feet. Staff finds that the applicant should submit the percentage of lot coverage for review.
c. ADDITION: MASSING AND FOOTPRINT – The applicant has proposed to construct a 1-story rear addition. The existing structure is currently approximately 1,062 square feet. Guideline 1.B.i for Additions stipulates that residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Guideline 2.B.iv for Additions states that 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. Staff finds the proposal consistent with the Guidelines.
d. ADDITION: ROOF – The applicant has proposed to install a standing seam metal cross gable roof form to match existing. Guideline 1.A.iii for Additions stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds the proposal appropriate.
e. ADDITION: REAR WINDOW AND DOOR REMOVAL – The existing rear elevation features one intact door and boarded door openings. There are currently no window openings on the rear elevation. The proposed rear elevation will not require the removal of any original windows. Staff finds the proposal appropriate.
f. ADDITION: NEW WINDOWS AND DOORS: SIZE AND PROPORTION – The applicant has proposed to install 3 two-over-two windows on a projected bay, 2 one-over-one windows and a set of patio doors on the rear (south) elevation of the addition. The Standard Specifications for Windows in Additions and New Construction states that windows should feature traditional dimensions and proportions as found within the district. Staff finds the proposal appropriate.
g. ADDITION: NEW WINDOWS AND DOORS: MATERIALS – The applicant has proposed to install Jeld-Wen 2500 aluminum-clad wood windows on the addition. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. 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. Window trim must feature traditional dimensions and an architecturally

appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Staff finds the proposal appropriate.

h. ADDITION: MATERIALS: FAÇADE – The applicant has proposed to install wood siding to match existing. Guideline 3.A.i for Additions stipulates that additions should 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. Staff finds that the applicant should explore an offset to distinguish the addition from the original structure.

i. ADDITION: ARCHITECTURAL DETAILS – The applicant has proposed to construct a 1-story rear addition with a rear porch to mirror the front façade. Guideline 4.A.ii for Additions states that additions should incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and complement 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. Guideline 4.A.iii for Additions states that applicants should 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. Staff finds that the proposal is appropriate but recommends that the addition incorporate architectural details that are respectful of the historic context and are consistent with the Guidelines.

j. FRONT PORCH: RECONSTRUCTION – The applicant has proposed to reconstruct the front porch. The proposal includes installing a wood spindle post, wood-framed porch, porch deck, and steps. Guideline 7.B.v for Exterior Maintenance and Alterations states that porches, balconies, and porte-cocheres should be reconstructed based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns. Staff finds the proposal appropriate.

k. WINDOW REPLACMENT – The applicant has proposed to install Jeld-Wen 2500 aluminum-clad wood windows on the original structure. The structure currently only features 2 existing two-over-two wood windows. The remaining openings on the structure do not feature windows. Wood or aluminum-clad wood windows are recommended where the windows are no longer extant and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. 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. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Faux grids are not permitted. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. While the proposed windows are appropriate for the window openings without windows, staff finds that the applicant should repair and reuse the existing windows on the structure.

l. FRONT ELEVATION: FENESTRATON MODIFICATIONS – The applicant has proposed to replace an existing window on the front façade with a door opening to match existing and to replace the side door on the front porch with a window. According to Guideline 6.A.i for Exterior Maintenance and Alterations, existing window and door openings should be preserved. Avoid enlarging or diminishing to fit stock sizes. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. Staff finds the proposal inconsistent with the Guidelines.

m. ADMINITRATIVE APPROVAL – The applicant has proposed to repair the existing siding, wood trim, and exterior doors, replace the roof and install new skirting. This scope of work is eligible for administrative approval and does not require review by the HDRC.

RECOMMENDATION:

Item 1, staff recommends approval of the construction of a 1-story rear addition based on findings a through i with the following stipulations:

i. That the applicant submits the total percentage of lot coverage to staff for review and approval.

ii. That the applicant incorporates and offset to distinguish the addition from the original structure.

iii. That the applicant submits final window specifications to staff for review and approval. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to

staff. 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Faux grids are not permitted. 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 recommends approval of the porch reconstruction based on finding j with the following stipulation:

i. That the applicant submits final material specifications for the front porch posts to staff for review and approval.

Item 3, staff recommends approval of window replacement based on finding k with the following stipulations:

i. That the applicant repairs and reuses the 2 existing windows on the structure.
ii. That the applicant submits final window specifications to staff for review and approval. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Faux grids are not permitted. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

Item 4, staff does not recommend approval of the fenestration modifications based on finding l. Staff recommends that the applicant maintains the existing fenestration pattern on the front elevation.

If the HDRC is compelled to approve the proposed fenestration modifications, staff recommends the following stipulation:

i. That the applicant submits final window and door specifications to staff for review and approval. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Faux grids are not permitted. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

City of San Antonio One Stop

March 29, 2021

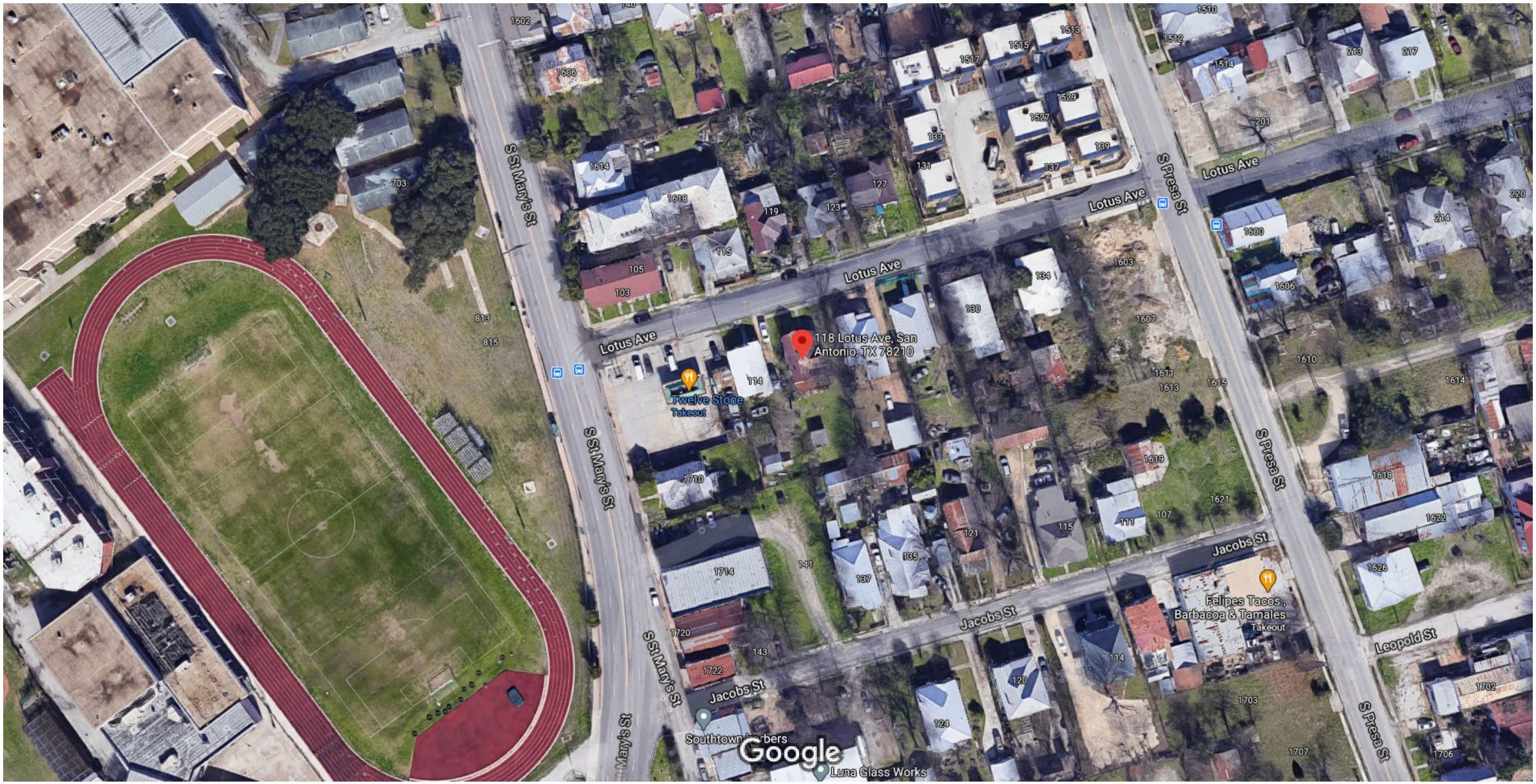
User drawn lines

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

Google Maps 118 Lotus Ave



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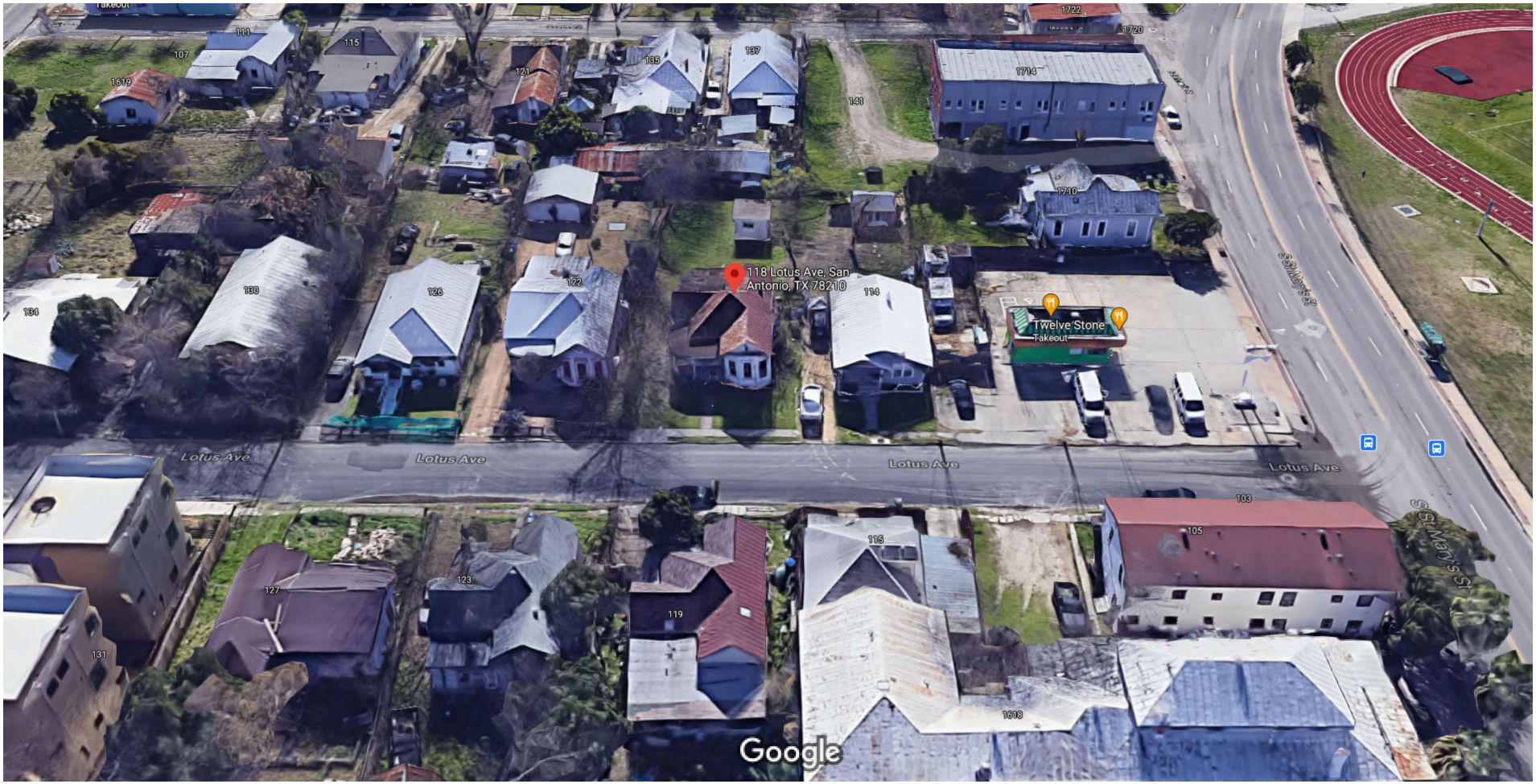

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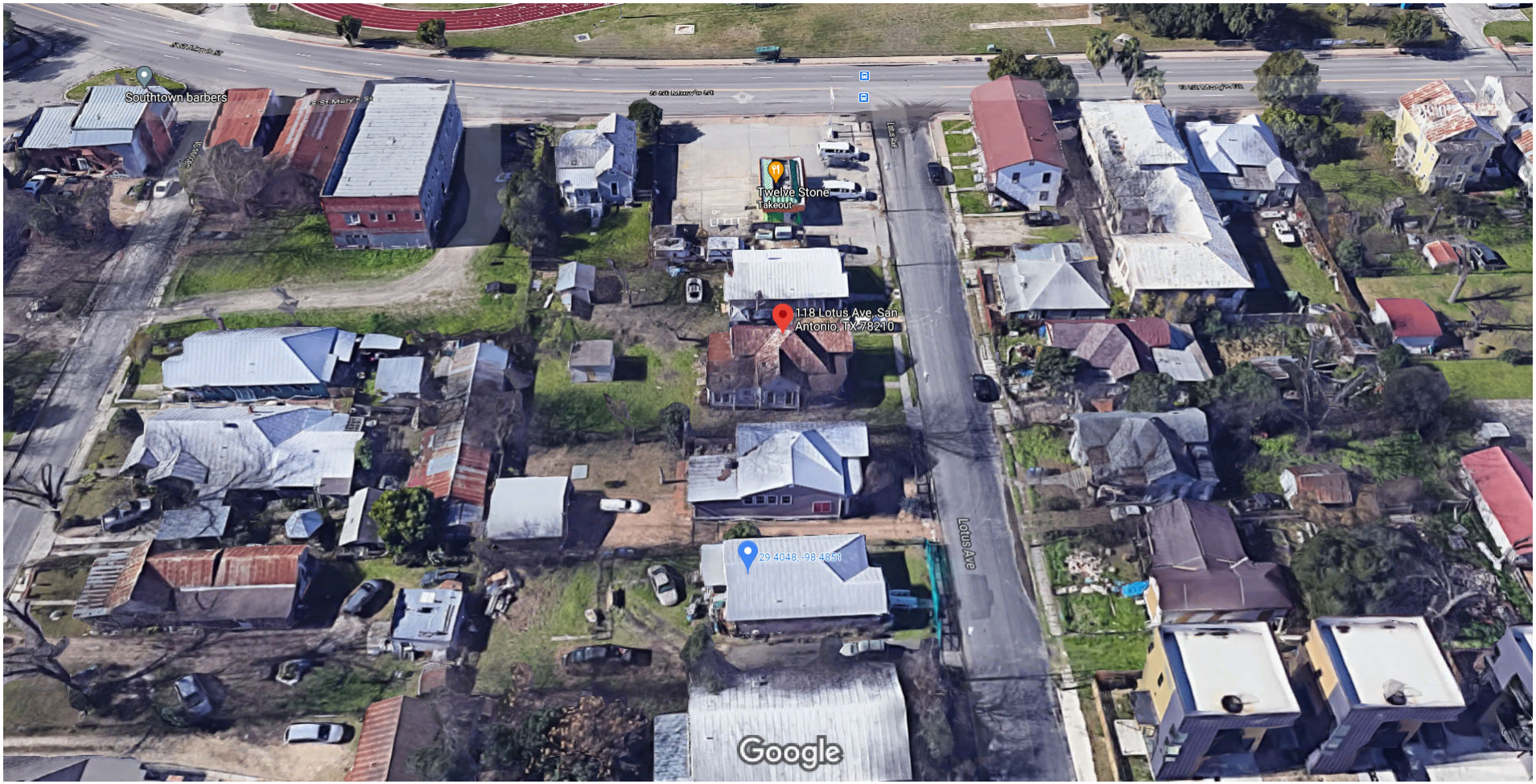

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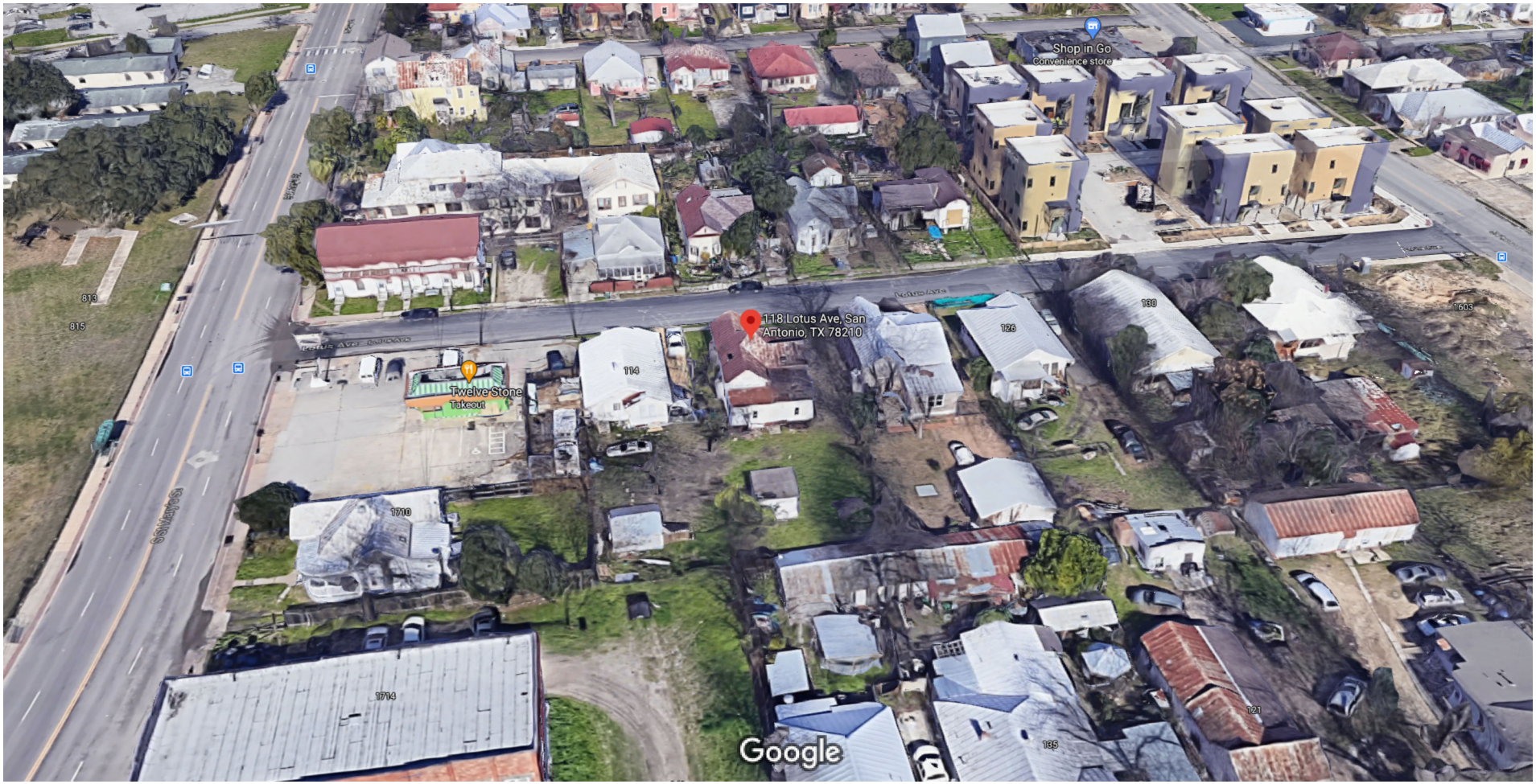

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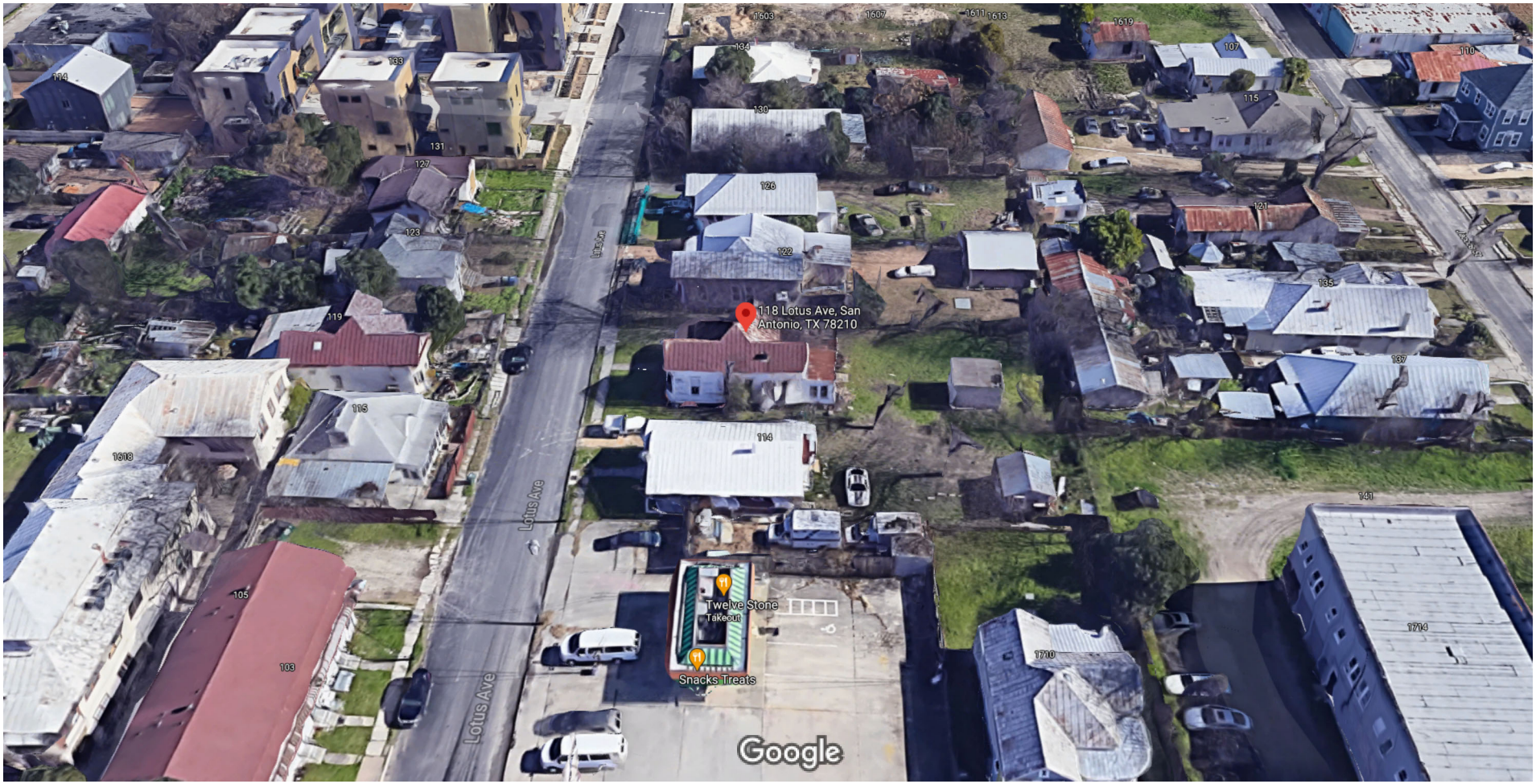

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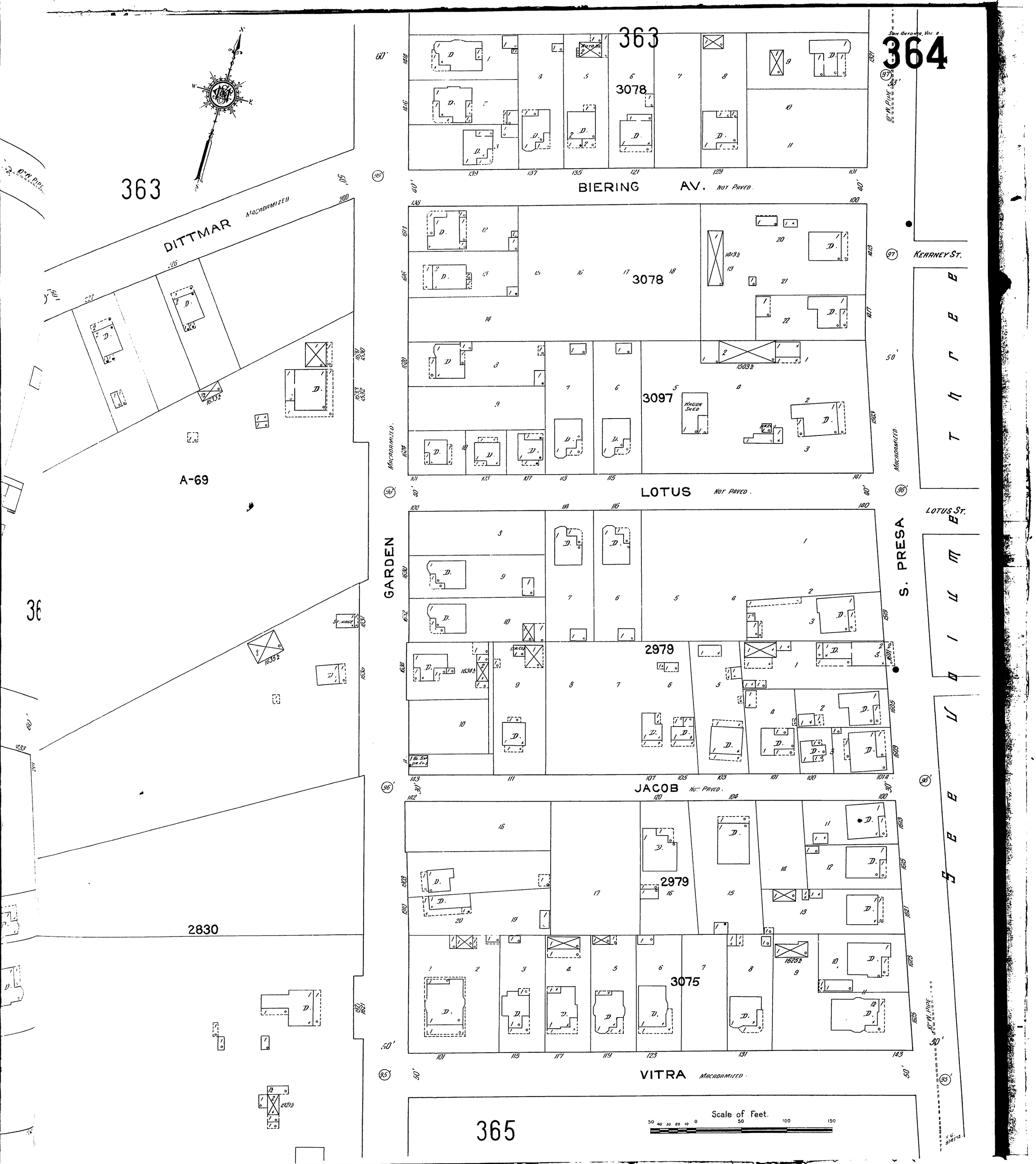

363
364
365
DITTMAR
MACADAMIZED
A-69
2830
BIERING AV.
NOT PAVED
3078
3097
LOTUS
NOT PAVED
GARDEN
S. PRESA
KEARNEY ST.
LOTUS ST.
2979
JACOB
NOT PAVED
3075
VITRA
MACADAMIZED
SAN ANTONIO, VOL. 6
10" W. PIPE
Scale of Feet.

118 Lotus Ave. Summary

The scope of work for 118 Lotus Ave. includes an exterior restoration of the existing house, an interior remodel and an approximate 619 sf single-story addition.

The restoration of the house includes repairs to existing siding, wood trim, and exterior doors, reconstruction of the front porch, new wood aluminum clad windows, replacement of the standing seam metal roof and new foundation skirting.

The one-story addition will maintain the scale and character of the original structure and will use similar materials and construction components used as part of the restoration of the original house.

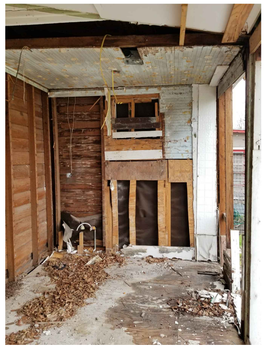
NORTH (FRONT) FACADE

WEST FACADE

EAST FACADE

SOUTH FACADE

WC ADDITION



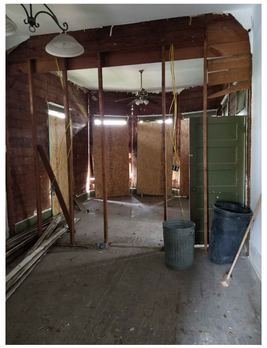
WC ADDITION

SIDING & ROOF

FRONT DOOR

PORCH ROOF

WATER HEATER

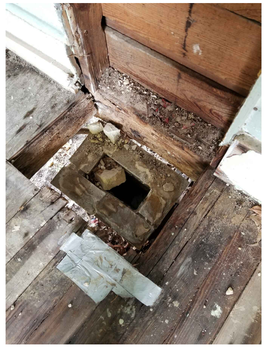


INTERIOR

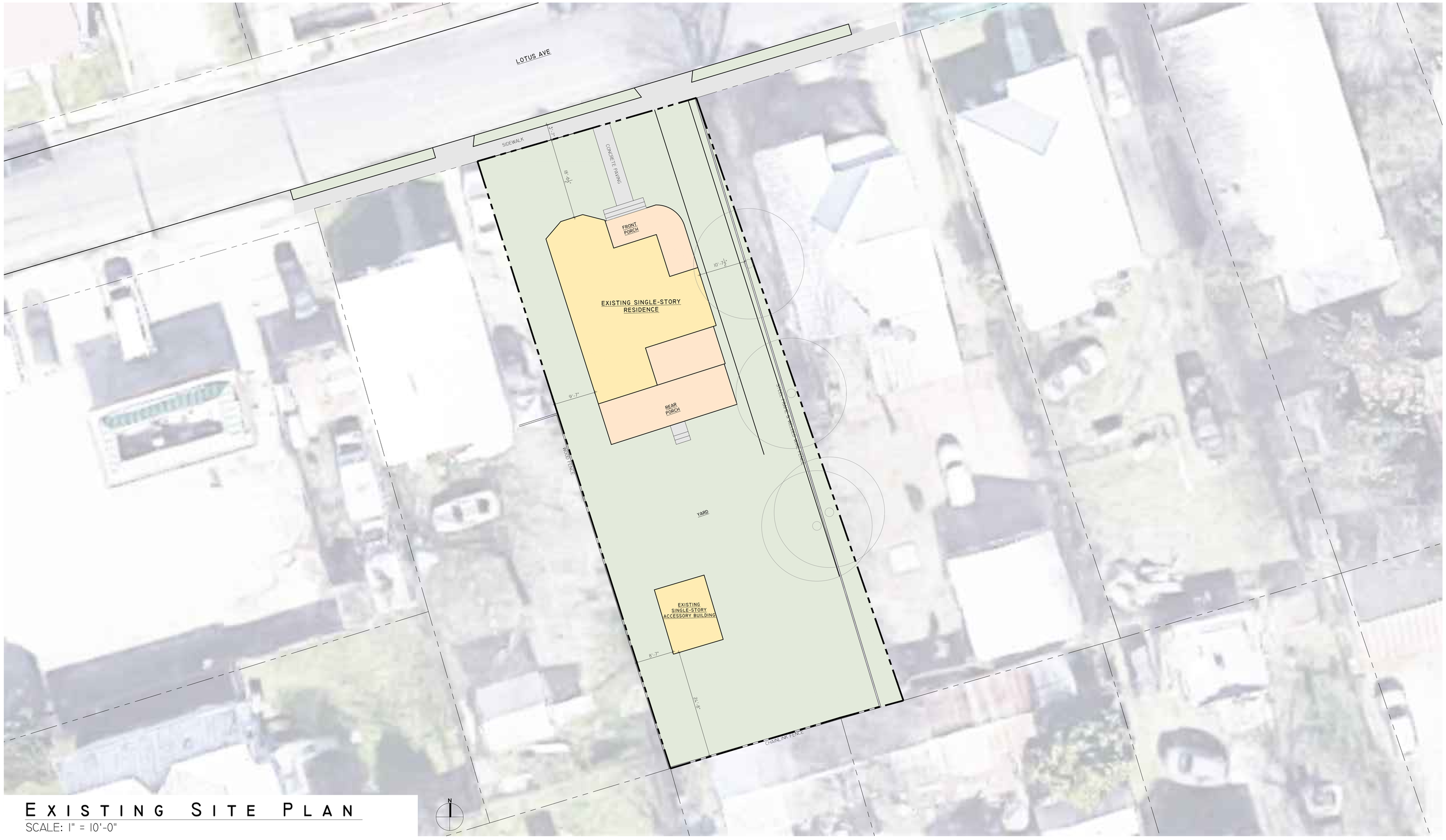
FRONT PORCH

FOUNDATION

PLUMBING



CHIMNEY BASE

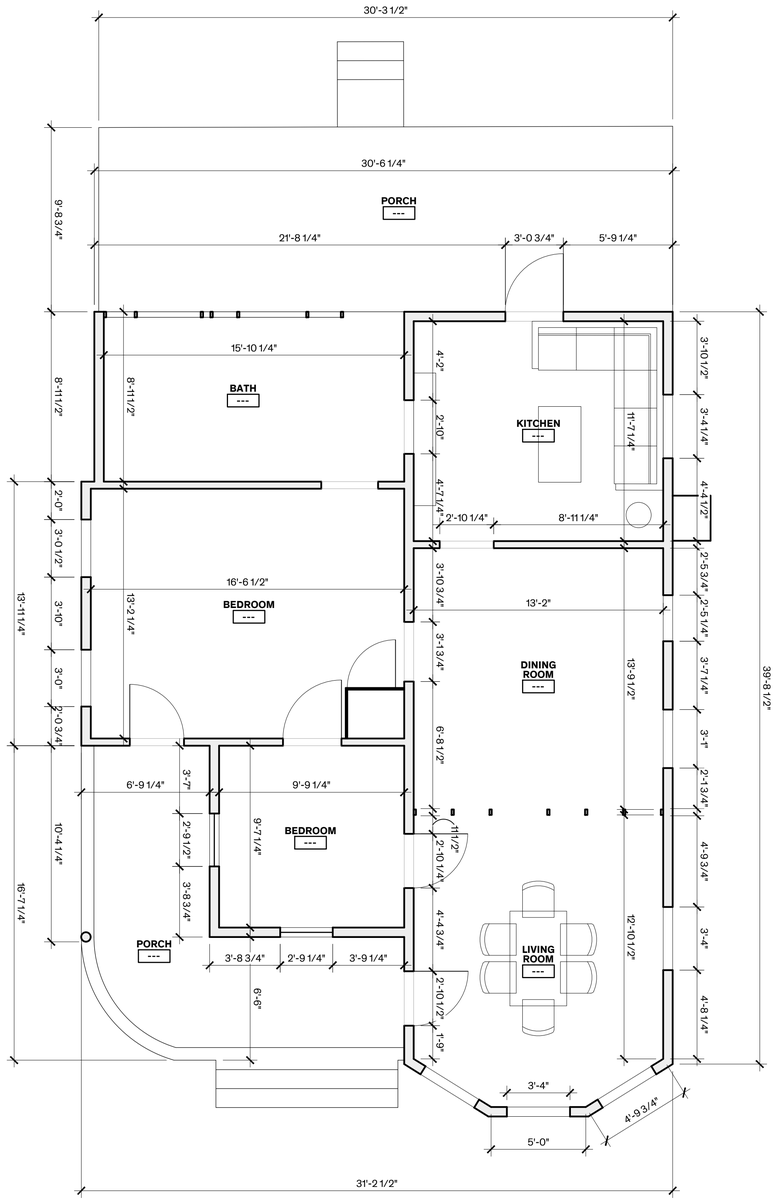


Existing Site Plan

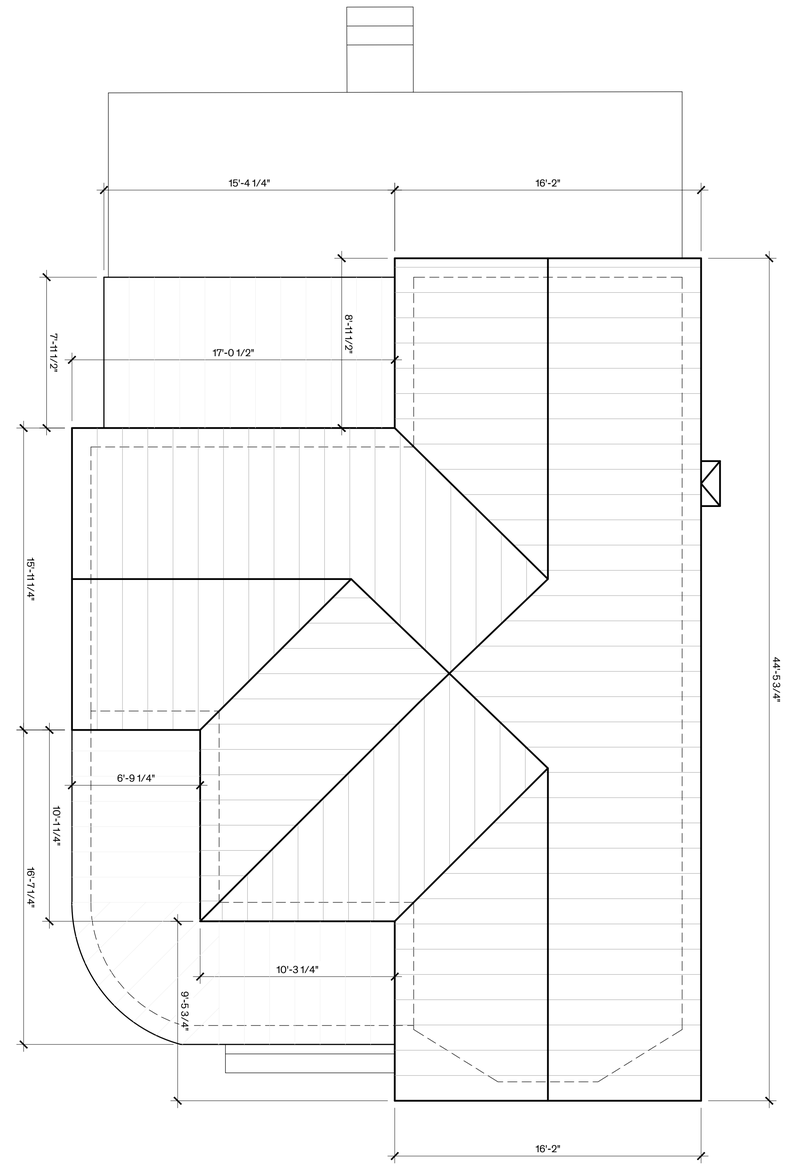
SCALE: 1" = 10'-0"

Architexas | CREATE + CONSERVE

Project:	118 Lotus Ave
Location:	San Antonio, Texas
Phase:	Schematic Design
Date:	March 19, 2021



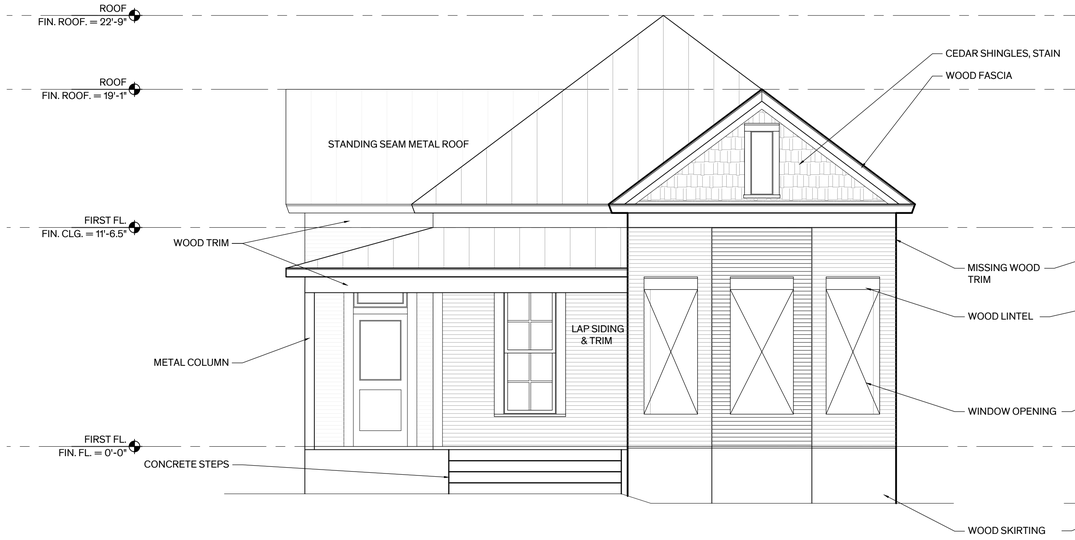
1 **Floor Plan - Existing**
1/4" = 1'-0"



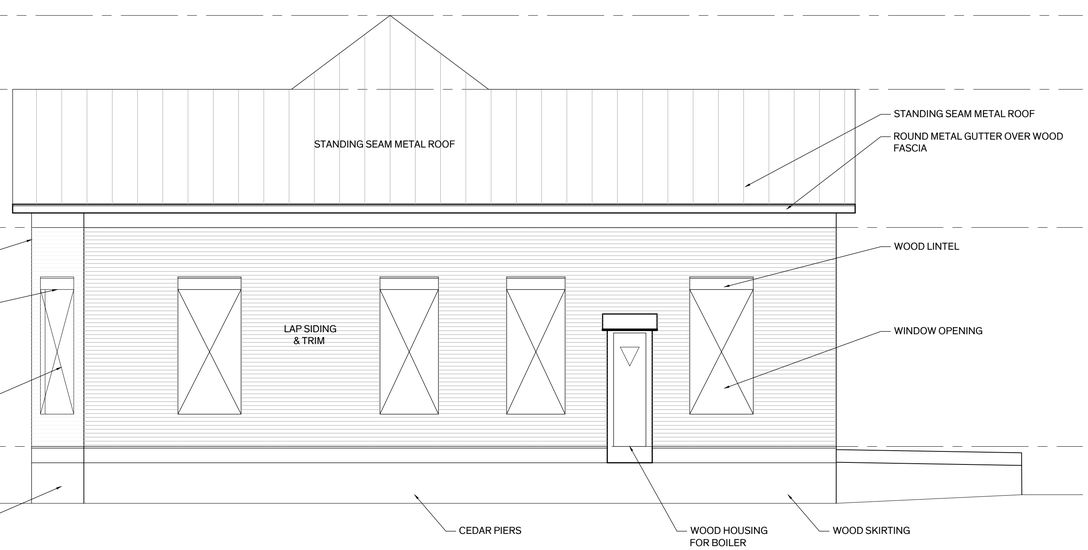
2 **Roof Plan - Existing**
1/4" = 1'-0"

Architexas | CREATE + CONSERVE

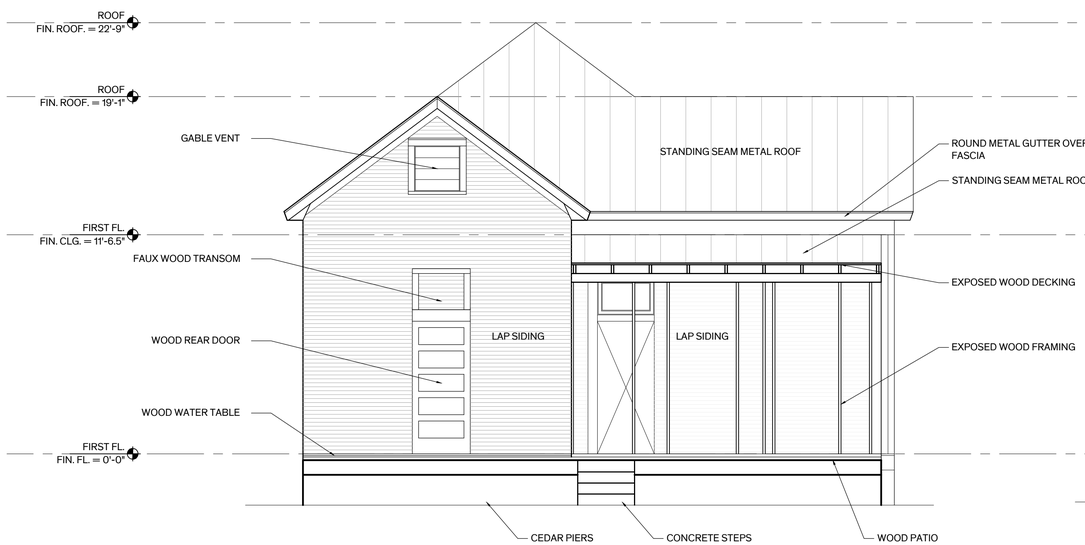
Project: 118 Lotus Ave
Location: San Antonio, Texas
Phase: Schematic Design
Date: March 19, 2021



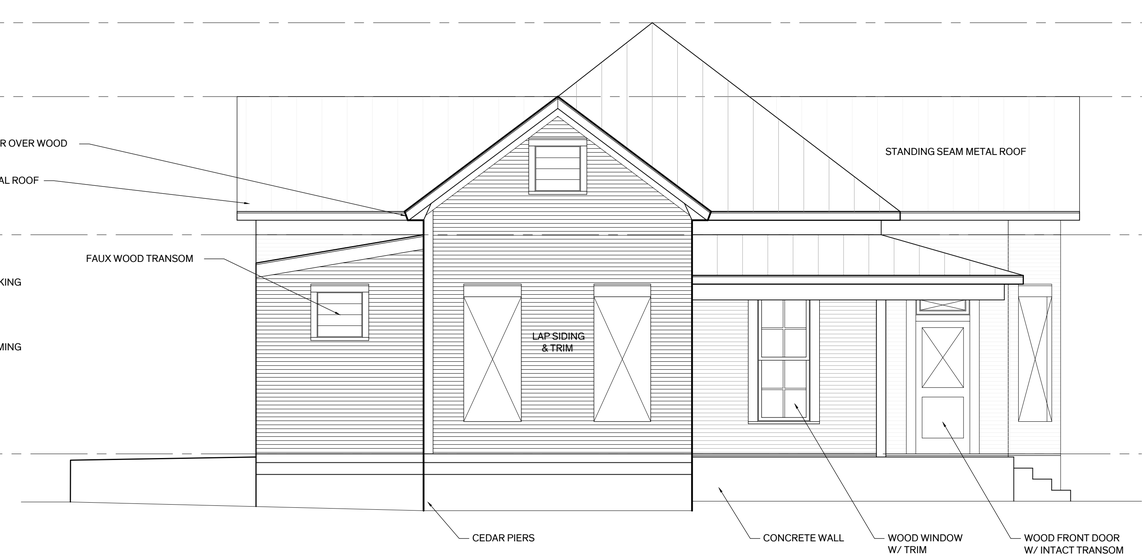
1 **Elevation - Existing North**
1/4" = 1'-0"



2 **Elevation - Existing West**
1/4" = 1'-0"



3 **Elevation - Existing South**
1/4" = 1'-0"



4 **Elevation - Existing East**
1/4" = 1'-0"

Architexas | CREATE + CONSERVE

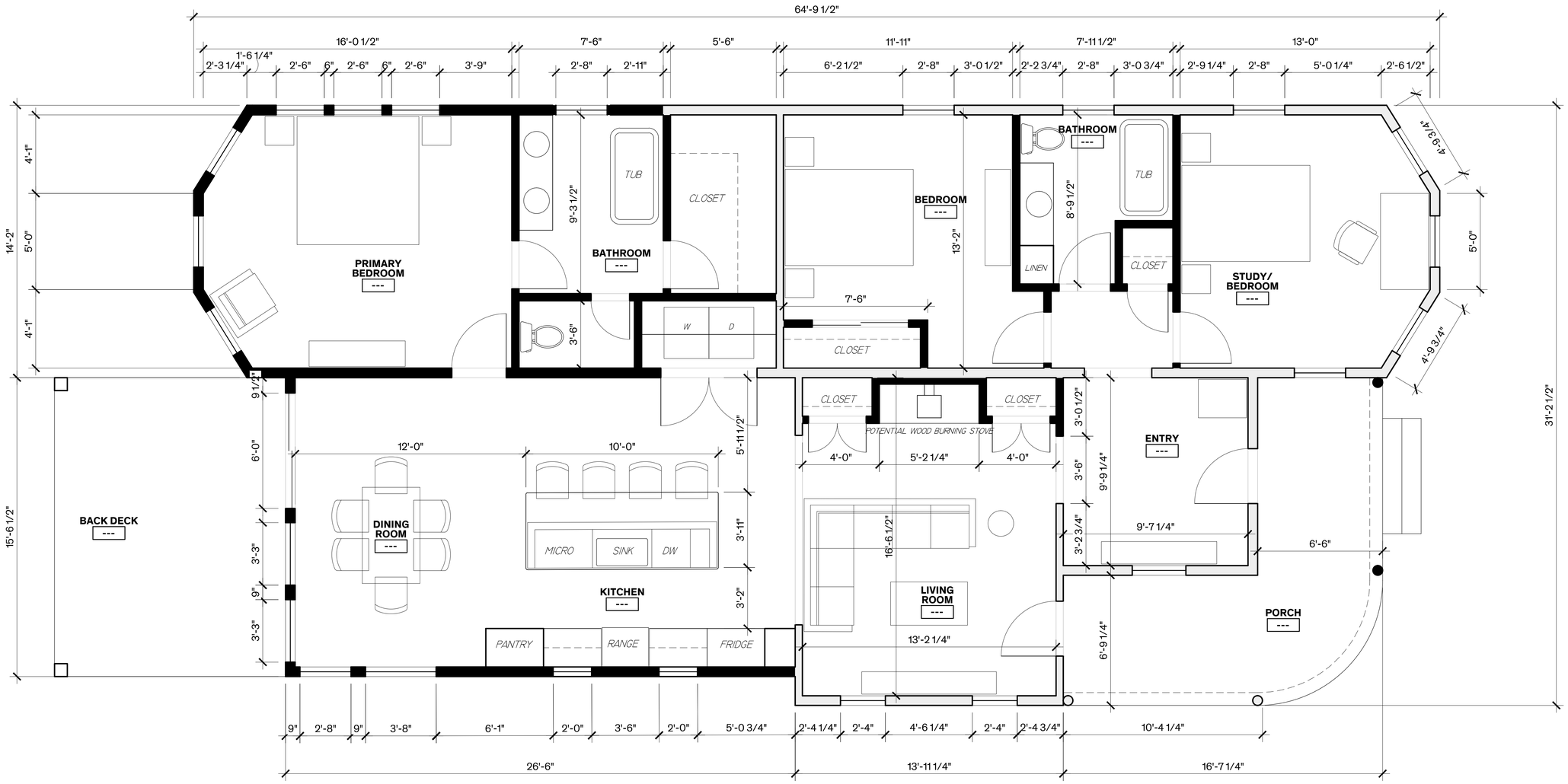
Project:	118 Lotus Ave
Location:	San Antonio, Texas
Phase:	Schematic Design
Date:	March 19, 2021

PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

Architexas | CREATE + CONSERVE

Project:	118 Lotus Ave
Location:	San Antonio, Texas
Phase:	Schematic Design
Date:	March 19, 2021



1 Proposed Floor Plan

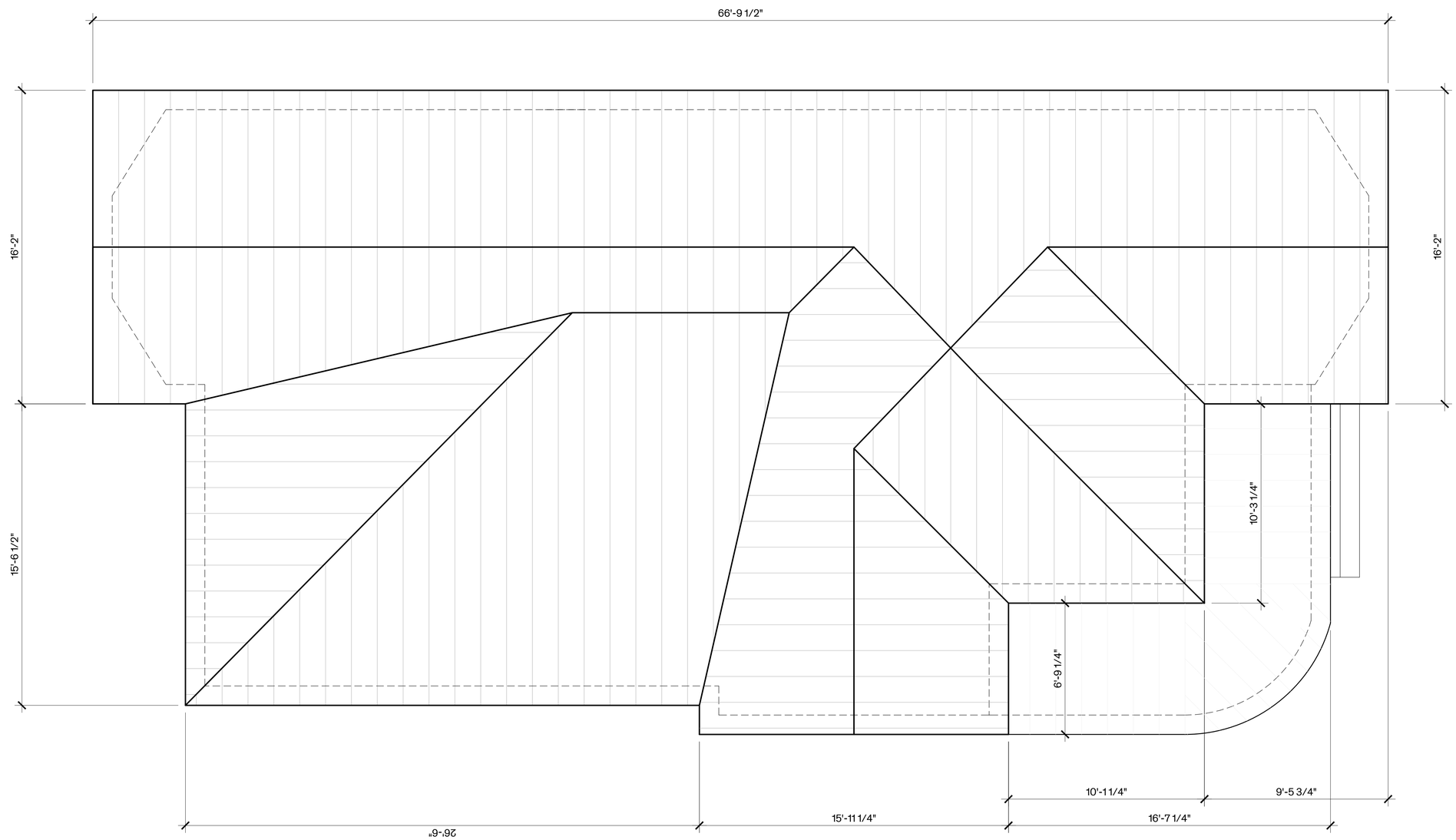
5/16" = 1'-0"

ADDITION: 619 SQ FT
TOTAL: 1700 SQ FT

EXISTING WALL
PROPOSED WALL

Architexas | CREATE + CONSERVE

Project:	118 Lotus Ave
Location:	San Antonio, Texas
Phase:	Schematic Design
Date:	March 19, 2021



1 Proposed Roof Plan

5/16" = 1'-0"

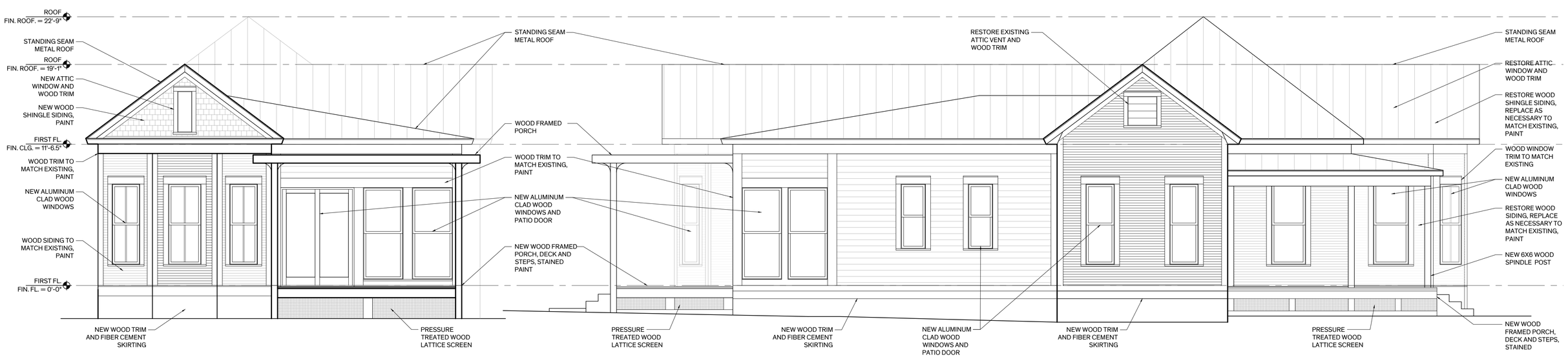
ADDITION: 619 SQ FT
TOTAL: 1700 SQ FT

Architexas | CREATE + CONSERVE

Project:	118 Lotus Ave
Location:	San Antonio, Texas
Phase:	Schematic Design
Date:	March 19, 2021

1 **Elevation - Proposed North**
1/4" = 1'-0"

2 **Elevation - Proposed West**
1/4" = 1'-0"



3 **Elevation - Proposed South**
1/4" = 1'-0"

4 **Elevation - Proposed East**
1/4" = 1'-0"

Architexas | CREATE + CONSERVE

Project:	118 Lotus Ave
Location:	San Antonio, Texas
Phase:	Schematic Design
Date:	March 19, 2021


BRUTE

JELD-WEN WINDOWS & DOORS

W-2500™

WOOD WINDOWS AND PATIO DOORS

ABOUT JELD-WEN

DEDICATION FROM DAY ONE

Since 1960, when JELD-WEN began with one millwork plant, we've been dedicated to crafting windows and doors that enhance the beauty and functionality of your home. Today we continue that tradition with products that are durable and well-designed. It's the result of innovation as the driving force in all that we do.

In addition to responsible sourcing practices, we reuse and recycle as much of our raw resources as possible. Innovation is also at the heart of our design and manufacturing process. With JELD-WEN, you can expect products that are more than just beautiful on the outside. The inner workings of our windows and doors are engineered to function reliably for years to come.

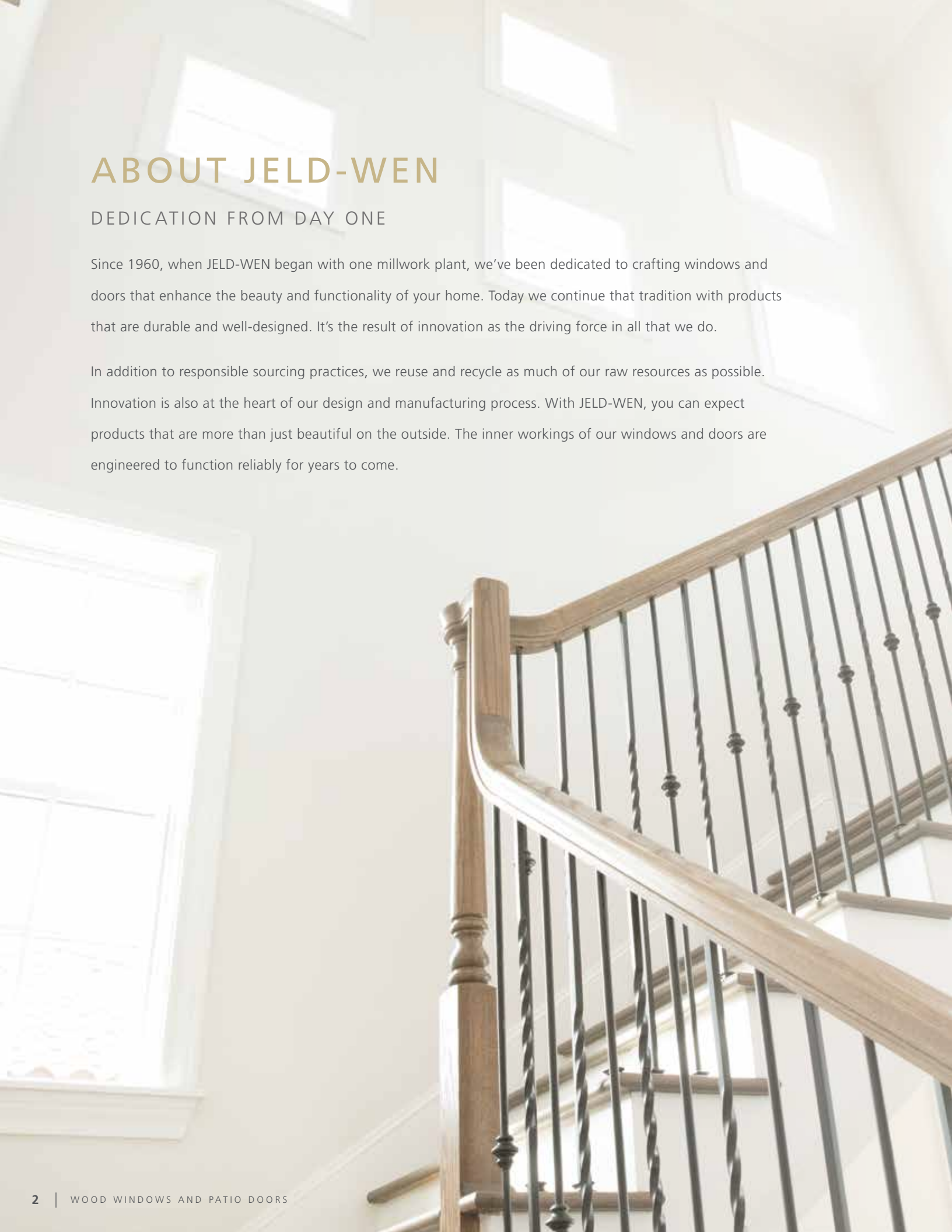
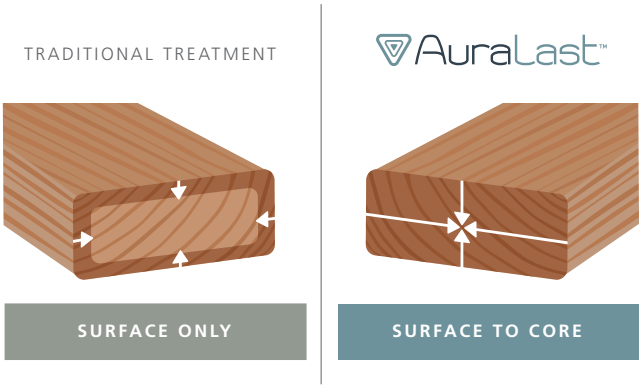


TABLE OF CONTENTS

AuraLast™

AuraLast® pine is a patented wood product that provides protection against wood rot, water damage, and termites. This water-based process fortifies wood all the way to the core, providing an exclusive level of protection you'll only find through JELD-WEN.

LIMITED LIFETIME† WARRANTY



Traditional treatments cover just the surface. AuraLast penetrates to the core using a proprietary vacuum-pressure process.

†For warranty details, visit jeld-wen.com, click Support, and select JELD-WEN Warranties.

EASY ON THE ENVIRONMENT

Water-based process releases up to 96 percent fewer volatile organic compounds (VOCs) during the manufacturing process than traditional solvent-based methods.

WET WEATHER PROTECTION

Whatever the climate, AuraLast® pine protects against water damage and rot like no other. Whether it's humidity, storms, or dampness, AuraLast® pine stands up to the rigors of wet weather.

TERMITE PROTECTION

Termites can be devastating to windows and doors, but not to those built with AuraLast® pine. It safely and effectively repels termites, preserving the beauty of your investment.

A SMART SOLUTION EVERY TIME

JELD-WEN® W-2500™ wood windows and patio doors enhance homes with beauty and energy efficiency. They are engineered to provide dependable performance, backed by a 20-Year Limited Warranty. Select an aluminum-clad exterior in your choice of color, or choose an optional wood exterior for a historical look. All of our wood windows and patio doors are constructed with AuraLast® pine, which helps protect against rot, water saturation, and termites. Select styles are also ENERGY STAR® certified.

ENERGY STAR® is a registered trademark of the US Environmental Protection Agency.

W-2500™ Standard Sash

- Great style that's budget friendly
- Narrow stiles and rails provide more glass and a contemporary appearance
- Long-lasting and energy efficient
- Constructed with AuraLast® pine
- Higher-grade Low-E insulating glass standard
- Backed by a 20-Year Limited Warranty*

W-2500™ Traditional Sash

- Wider sash and stile profile
- More visible wood; a great choice for historical renovations
- Customizable in 1/8" increments
- Constructed with AuraLast® pine
- Higher-grade Low-E insulating glass standard
- Backed by a 20-Year Limited Warranty*

*For warranty details, visit jeld-wen.com, click Support, and select JELD-WEN Warranties.

W-2500™ WOOD & CLAD-WOOD WINDOWS

Stylish, durable, and efficient wood windows as affordable as they are beautiful.

Casement

- Great option in many settings including kitchens and bathrooms
- Hinged on either the left or right side and opens wide for maximum ventilation
- 1-1/4" sash rails provide maximum view
- Wider sash and stile profile available

Minimum:
20" x 24"

Maximum:
36" x 72"

Awning

- Hinged at the top to open out from the bottom in an upward swing
- Provides a breeze while keeping other elements like rain at bay
- Narrow stiles and rails
- Wider sash and stile profile available

Minimum:
20" x 17"

Maximum:
48" x 36"

Double-Hung

- Suited to many architectural styles
- Features an upper and lower sash that slide vertically past each other in a single frame
- Both sash tilt for easy cleaning
- Wider sash and stile profile available

Minimum:
19-1/4" x 35-1/4"

Maximum Width:
41-3/8" x 64"

Maximum Height:
37-3/8" x 76"

Fixed, Radius, and Geometric

- Create intriguing window arrangements with other window types
- Ideal for capturing a scenic view
- Direct-set options available
- Radius interior casing
- Wider sash and stile profile available

Minimum and maximum sizing depends on the shape and configuration of window selected.

W-2500™ WOOD & CLAD-WOOD PATIO DOORS

Beautiful and reliable patio doors that deliver a seamless connection between indoors and outdoors.

Sliding Patio Doors

- Fiberglass sill and large diameter rollers for easy rolling
- Top-hanging screen available
- Tilt-and-raise blinds between the glass (BBG) available

Minimum:
59-1/4" x 79-1/2"

Maximum:
95-1/4" x 95-1/2"

Values above are frame sizes and are based on 2-panel configurations.

Swinging Patio Doors

- Clean, simple lines
- Available in center hinge or French

Minimum:
47-1/4" x 79-1/2"

Maximum:
87-1/4" x 98-1/2"

FIND YOUR WINDOW OR PATIO DOOR: SIX EASY STEPS

There are dozens of ways to configure your windows and patio doors, with many style, color, size, and option choices. Follow these steps to create the perfect windows and doors for you.

1.

WHAT TYPE OF WINDOW OR PATIO DOOR?

Start with the basic shape and operation of the window or patio door.

Pages 16-17

2.

CHOOSE YOUR GLASS

Clear, tinted, textured, and more available.

Pages 18-19

3.

EXTERIOR AND INTERIOR OPTIONS

Choose from a variety of color and trim options.

Pages 20-22

4.

CHOOSE YOUR HARDWARE

Add security and a decorative accent with hardware.

Pages 23-25

5.

DIVIDED LITES & GRILLES

Personalize your window or patio door with these extras.

Page 26

6.

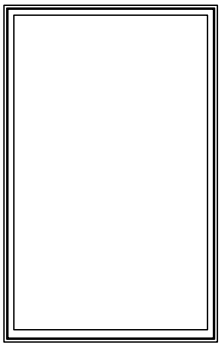
SCREEN TECHNOLOGY

Design and ventilation options, beautiful views, and no bugs.

Page 28

1

WHAT TYPE OF WINDOW OR PATIO DOOR?



CASEMENT

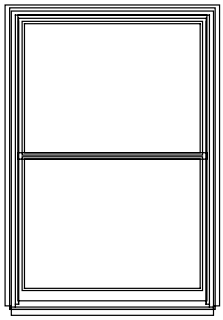
- Hinged on either the left or right
- Opens wide for maximum ventilation
- Frequently used in kitchens and bathrooms

Page 9

AWNING

- Hinged at the top to open outward
- Often placed above doors
- Great accent windows

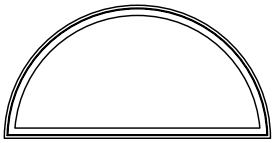
Page 9



DOUBLE-HUNG

- Two operating sash, which slide vertically past each other

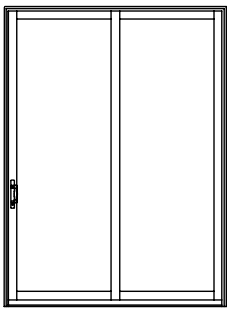
Page 10



FIXED, RADIUS, AND GEOMETRIC

- Non-operating windows create a focal point in any room
- Work well above doors, fireplaces, and more
- Available in many shapes and sizes

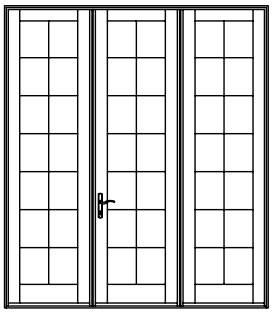
Page 10



SLIDING PATIO DOORS

- Horizontal slide for outdoor access
- Multiple options for customization

Page 13



SWINGING PATIO DOORS

- Hinged at the side with inswing or outswing doors
- Single or French doors
- Many hardware, color, and finish options

Page 13

2

CHOOSE YOUR GLASS

TEXTURED GLASS


OBSCURE*


SANDBLASTED


GLUE CHIP


RAIN

TINTED GLASS


GRAY TINTED


BRONZE TINTED


GREEN TINTED


AZURLITE TINTED

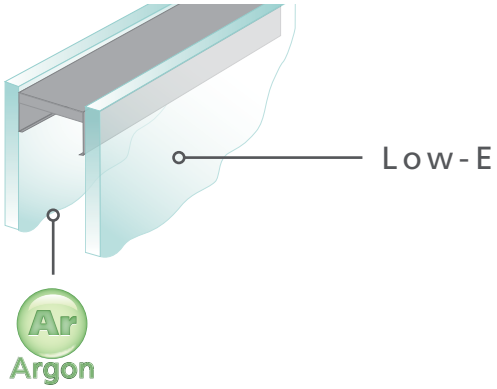

BRONZE REFLECTIVE

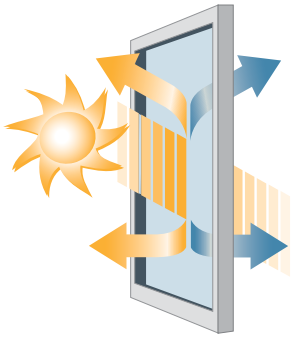

GRAY REFLECTIVE

*This is the only textured glass option available for W-2500™ standard sash windows.
Actual colors may vary from the samples displayed.

LOW-E INSULATING GLASS

Our standard high-performance Low-E insulating glass enhances energy conservation by helping homes stay cooler in the summer and warmer in the winter. Low-E provides more protection against solar heat gain, reduces condensation, and helps limit fading of interior furnishings.





In cold weather, Low-E glass reduces the amount of heat lost by reflecting it back inside.

In warm weather, Low-E glass reflects the sun's energy and prevents it from entering the home.

ENERGY STAR®

Many JELD-WEN® windows and patio doors are ENERGY STAR® certified, which means they exceed the minimum energy efficiency criteria for the climate region in which you live. JELD-WEN has been a proud ENERGY STAR® partner since 1998.

DIRT-RESISTANT GLASS

With this glass option, you gain natural cleaning convenience. By harnessing the sun's UV rays (even when the sky is cloudy) to loosen dirt from the glass, rainwater can easily rinse away grime. No manual activation is required.

DUAL-PANE GLASS

Energy efficiency is built into every JELD-WEN® window and patio door, starting with the dual-pane option. It's a tremendous value in insulating glass, with argon gas between panes as well as higher grade Low-E glass with triple layers of Low-E coating.

PROTECTIVE FILM

Optional protective film can be factory-applied to both the interior and exterior surfaces of the glass. This means the glass surfaces will be reliably protected from debris and scratches that can occur during shipping and handling or at a construction site. So you won't need to spend extra time cleaning your new windows. What's more, it's easy to remove.

3

EXTERIOR OPTIONS

CLADDING COLORS

BRILLIANT WHITE
FRENCH VANILLA
DESERT SAND
SILVER
HARTFORD GREEN
MESA RED
DARK CHOCOLATE
CHESTNUT BRONZE
BLACK

Color selections will be a deferred submittal

EXTERIOR WOOD OPTIONS*

AURALAST® PINE
PRIMED AURALAST® PINE

EXTERIOR WOOD TRIM

ADAMS
FLAT
BRICKMOULD
PENDLETON
HERITAGE
BACKBAND

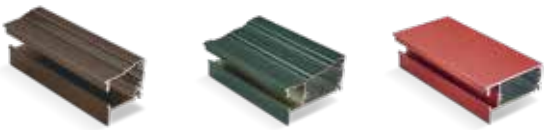
*Option available with W-2500™ traditional sash windows only. Please see your JELD-WEN representative.
Actual colors may vary from the samples displayed.

TRIM AVAILABLE IN WOOD OR PRIMED WOOD

2" FLAT | 3-1/2" FLAT | 4-1/2" AND 5-1/2" FLAT | BRICKMOULD | RB-3 | ADAMS

HERITAGE | 1" X 4" BACKBAND | 2" HISTORICALLY ACCURATE SILL NOSING

ALUMINUM BRICKMOULD



BRICKMOULD | ADAMS | FLAT

3

INTERIOR OPTIONS

INTERIOR WOOD OPTIONS

AURALAST® PINE

STANDARD INTERIOR FINISHES

BRILLIANT WHITE
IVORY
DESERT SAND
DOVE
GUNMETAL
BLACK
CLEAR LACQUER
WALNUT
FRUITWOOD
CORDOVAN
KODIAK
CHARCOAL
AMERICANO

INTERIOR TRIM (AVAILABLE ONLY ON RADIUS UNITS)

456
WM-445
356
RANCH
366
PF-1027
444
PINE CORNER BLOCK

Actual colors may vary from the samples displayed.

4

CHOOSE YOUR WINDOW HARDWARE

CASEMENT AND AWNING

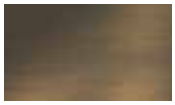
DOUBLE-HUNG

WINDOW HARDWARE FINISHES

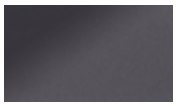

WHITE


BRUSHED CHROME


POLISHED BRASS


ANTIQUE BRASS


OIL-RUBBED BRONZE


CHESTNUT BRONZE


POWDER-COAT BLACK

4

CHOOSE YOUR PATIO DOOR HARDWARE

OLYMPUS SLIDING HANDLE

Available in keyed and keyed-alike

Available in Powder-coat White, Powder-coat Black, Brushed Chrome, Polished Brass, Satin Nickel, and Oil-Rubbed Bronze

LEGACY SLIDING HANDLE

Available in keyless, keyed and keyed-alike

Available in Powder-coat White, Powder-coat Black, Brushed Chrome, Polished Brass, Satin Nickel, and Oil-Rubbed Bronze

Actual colors may vary from the samples displayed.

LIDO SWINGING HANDLE

Available in keyed and keyed-alike

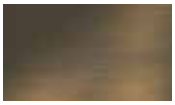
Available in Polished Brass

PATIO DOOR HARDWARE FINISHES

POWDER-COAT WHITE

BRUSHED CHROME

POLISHED BRASS



ANTIQUE BRASS

SATIN NICKEL

OIL-RUBBED BRONZE

POWDER-COAT BLACK

5

DIVIDED LITES & GRILLES

SIMULATED DIVIDED LITES (SDL)

- Grilles are adhered to the interior glass
- Exterior grille options include aluminum for clad-wood or wood for primed wood
- Optional light brown or silver shadow bars are placed between the two panes of insulating glass to complete the effect
- Interior and exterior SDLs are available in decorative beaded or subtle putty profiles (shown to the right)

GRILLES BETWEEN THE GLASS (GBG)

- Select 5/8" flat or 23/32" or 1" contour metal grilles in many of our clad colors
- Low-maintenance option

FULL-SURROUND (FS) WOOD GRILLES

- Easily removed for cleaning
- Choose from 7/8", 1-1/8" or 1-3/8" grilles
- Positioned on the interior glass surface

Divided lites are also available in woodgrain finishes.

2-5/16" BEAD

1-3/8" BEAD

1-1/8" BEAD

7/8" BEAD

5/8" BEAD

1-1/8" PUTTY

7/8" PUTTY

5/8" PUTTY

Some options are limited to a particular line.
Actual colors may vary from the samples displayed.

6

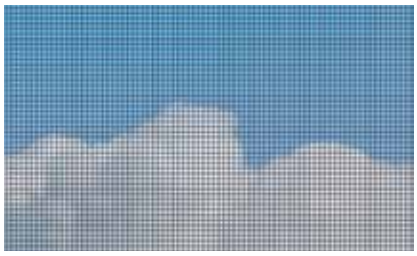
SCREEN TECHNOLOGY

SCREEN OPTIONS

Let light and air flow in while keeping insects at bay. With a fine, black fiberglass mesh and light gloss finish, BetterVue® insect screens are now standard for awning, casement, and double-hung windows. UltraVue® fiberglass and aluminum mesh screens are available in charcoal or silver finishes.

View through regular fiberglass insect screen

View through BetterVue® insect screen



View through UltraVue® insect screen

PATIO DOOR SCREENS

As on our windows, BetterVue® screens are standard on patio doors. However, you can also choose from bottom-rolling extruded (both regular and heavy duty) screens or a top-hanging screen.

ALUMINUM FRAME SCREENS

Choose from any clad colors that let your screen frames stand out or blend in.

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

BetterVue® and UltraVue® are registered trademarks of Phifer Inc.

WINDOW OPTIONS

Some options include additional costs. Check with a JELD-WEN representative to learn more.

Textured Glass

	W-2500™ STANDARD	W-2500™ TRADITIONAL
OBSCURE	●	●
RAIN		●
GLUE CHIP		●
SANDBLASTED		●

Tinted Glass

	W-2500™ STANDARD	W-2500™ TRADITIONAL
OPTIONS AVAILABLE		●

Low-E Options

	W-2500™ STANDARD	W-2500™ TRADITIONAL
OPTIONS AVAILABLE	●	●

Glass Options

	W-2500™ STANDARD	W-2500™ TRADITIONAL
DUAL-PANE	●	●

Other Options

	W-2500™ STANDARD	W-2500™ TRADITIONAL
DIRT-RESISTANT GLASS	●	●
PROTECTIVE FILM	●	●

Exterior Options

	W-2500™ STANDARD	W-2500™ TRADITIONAL
9 BASIC COLORS	●	●
WOOD EXTERIOR		●

Interior Wood Species

	W-2500™ STANDARD	W-2500™ TRADITIONAL
AURALAST® PINE	●	●

Interior Finish Options

	W-2500™ STANDARD	W-2500™ TRADITIONAL
PRIMED	●	●
WHITE VINYL SASH WRAP PAINTED WHITE FRAME	●	
WHITE VINYL SASH WRAP UNFINISHED FRAME	●	
CLEAR LACQUER	●	●
WALNUT STAIN	●	●
FRUITWOOD STAIN	●	●
CORDOVAN STAIN	●	●
KODIAK STAIN	●	●
CHARCOAL STAIN	●	●
AMERICANO STAIN	●	●
BRILLIANT WHITE PAINT	●	●
IVORY PAINT	●	●
DESERT SAND PAINT	●	●
DOVE PAINT	●	●
GUNMETAL PAINT	●	●
BLACK PAINT	●	●

Interior Trim

	W-2500™ STANDARD	W-2500™ TRADITIONAL
OPTIONS AVAILABLE	●	●

Exterior Trim

	W-2500™ STANDARD	W-2500™ TRADITIONAL
OPTIONS AVAILABLE	●	●

Hardware Finishes

	W-2500™ STANDARD	W-2500™ TRADITIONAL
WHITE	●	●
CHESTNUT BRONZE	●	●
POLISHED BRASS	●	●
ANTIQUE BRASS	●	●
BRUSHED CHROME	●	●
OIL-RUBBED BRONZE	●	●
POWDER-COAT BLACK	●	●

Decorative Glass

	W-2500™ STANDARD	W-2500™ TRADITIONAL
OPTIONS AVAILABLE	●	●

Grille Options

	W-2500™ STANDARD	W-2500™ TRADITIONAL
OPTIONS AVAILABLE	●	●

Screens

	W-2500™ STANDARD	W-2500™ TRADITIONAL
OPTIONS AVAILABLE	●	●

PATIO DOOR OPTIONS

Some options include additional costs. Check with a JELD-WEN representative to learn more.

Textured Glass

OBSCURE	●

Low-E Options

OPTIONS AVAILABLE	●

Glass Options

DUAL-PANE	●

Other Options

DIRT-RESISTANT GLASS	●
PROTECTIVE FILM	●

Exterior Options

9 BASIC COLORS	●

Wood Species

AURALAST® PINE	●

Interior Finish Options

PRIMED	●
CLEAR LACQUER	●
WALNUT STAIN	●
FRUITWOOD STAIN	●
CORDOVAN STAIN	●
KODIAK STAIN	●
CHARCOAL STAIN	●
AMERICANO STAIN	●
BRILLIANT WHITE PAINT	●
IVORY PAINT	●
DESERT SAND PAINT	●
DOVE PAINT	●
GUNMETAL PAINT	●
BLACK PAINT	●

Interior Trim

OPTIONS AVAILABLE	●

Exterior Trim

OPTIONS AVAILABLE	●

Hardware Finishes

POWDER-COAT WHITE	●
POWDER-COAT BLACK	●
SATIN NICKEL	●
POLISHED BRASS	●
ANTIQUE BRASS	●
OIL-RUBBED BRONZE	●
BRUSHED CHROME	●

Grille Options

OPTIONS AVAILABLE	●

Screens

OPTIONS AVAILABLE	●

JELD-WEN WINDOWS & DOORS

LIMITED WARRANTY

For additional information, including a complete copy of JELD-WEN's Limited Warranty and care and maintenance information, please visit **jeld-wen.com** or **jeld-wen.ca** or contact JELD-WEN at 1-888-JWHelpU (1-888-594-3578).

11-95998 06/19