HISTORIC AND DESIGN REVIEW COMMISSION

June 02, 2021

HDRC CASE NO:	**2021-232**
ADDRESS:	209 W MARIPOSA
LEGAL DESCRIPTION:	NCB 9012 BLK 6 LOT 52 & 53
ZONING:	R-4, H
CITY COUNCIL DIST.:	1
DISTRICT:	Olmos Park Terrace Historic District
APPLICANT:	Marcus Tober/Marica Realestate Holdings, LLC
OWNER:	Marica Realestate Holdings, LLC
TYPE OF WORK:	Construction of a 400-square-foot rear addition, window replacement
APPLICATION RECEIVED:	May 07, 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. Replace 4 existing wood windows with a vinyl replacement product.
2. Replace 1 existing vinyl window with a new vinyl window.
3. Construct an approximately 400-square-foot rear addition.

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.

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.

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.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.

ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.

iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.

iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.

v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.

ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

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 Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- 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: 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: 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: Wood 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: Wood 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 structure located at 209 W Mariposa is a 1-story, single-family residence constructed circa 1940 in the Tudor Revival style. The structure features a high-pitch sloping front gable roof with composition shingles and overhanging eaves, a prominent stucco-clad chimney on the front façade, lap siding, an arched entry door, one-over-one wood windows and vinyl replacement windows, and wood shutters on the front façade. The property is contributing to the Olmos Park Terrace Historic District.
b. SITE VISIT – Staff conducted a site visit on May 25, 2021, to assess the condition of the existing windows proposed for replacement. The applicant is proposing to replace windows #3, 4, 5, and 6 on the west elevation. The existing windows on the west elevation appear to be original wood windows. The existing wood windows featured broken or missing cords, signs of wood rot, chipped paint, painted glass or film application, and most of the windows are nailed shut. While the windows show signs of deterioration, the existing windows are repairable. The applicant is additionally requesting to replace window #8 on the north (rear) elevation. Window #8 is a ganged window that was previously replaced with a vinyl window product featuring faux divided lites. Staff finds the replacement of window #8 appropriate.
c. WINDOW REPLACEMENT: WEST ELEVATION – The applicant has proposed to replace four (4) original wood windows on the west elevation with a PlyGem vinyl window product. According to Guideline 6.B.iv for Exterior Maintenance and Alterations, new windows should match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. Staff finds that the existing wood windows are not deteriorated beyond repair and are repairable. Staff finds the proposal to replace windows #3, 4, 5, and 6 inconsistent with the Guidelines.
d. WINDOW REPLACEMENT: NORTH ELEVATION – The applicant has proposed to replace one (1) ganged vinyl replacement window on the north (rear) elevation with a PlyGem vinyl window product. The existing windows on the east side of the property have been previously replaced with vinyl windows by a previous property owner. According to Guideline 6.B.iv for Exterior Maintenance and Alterations, new windows should match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. Guideline 6.B.vii for Exterior Maintenance and Alterations states that non-historic incompatible windows should be replaced with windows that are typical of the architectural style of the building. Staff finds that the existing vinyl replacement window (#8) is eligible for replacement and that the proposed replacement product is appropriate and an improvement upon the existing vinyl window in window #8 on the rear elevation.
e. ADDITION: MASSING AND FOOTPRINT – The applicant has proposed to construct a 1-story rear addition. The rear addition will be approximately 400 square feet. The proposed addition will remain within the footprint of the existing structure and will not be visible from the public right-of-way. Guideline 1.A.i for Additions states that residential additions should be sited at the 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. Guidelines 1.A.ii. for Additions states that new residential additions should be designed 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. According to Guideline 1.B.v, the 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. The Guidelines stipulate that 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.
f. ADDITION: ROOF – The applicant has proposed to install a front gable composition shingle roof to match existing. Guideline 3.A.i for Additions states that materials should match in type, color, and texture. 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. Staff finds that the proposed roof form and material are appropriate.

g. ADDITION: WINDOW AND DOOR REMOVAL – The proposed addition will require the removal of one window and one door on the west side of the north (rear) elevation. The existing window on the west side of the rear elevation appears to be an original one-over-one wood window. The window cords are intact, and the window appears to be in repairable condition. The wood window on the rear elevation should be salvaged and stored on the property for future use or incorporated into the design for the new addition. The proposed addition will also require the removal of one wood door from the north (rear) elevation. The door may be original to the structure but is in a deteriorated state and features modifications, such as a pet door, and is missing glass and hardware. Staff finds the removal of the window and door to accommodate the rear addition appropriate.

h. ADDITION: NEW WINDOWS: SIZE AND PROPORTION – The applicant has proposed to install 3 ganged windows of traditional proportions on the north (rear) elevation and one smaller window on the west side of the rear addition. Staff's standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. The primary structure features a small wood window on the west elevation. Staff finds that the applicant should install a small window on the west elevation of the rear addition to match the size and proportion of the existing window.

i. ADDITION: NEW WINDOWS AND DOORS: MATERIALS – The applicant has proposed to install 3 ganged windows on the north (rear) elevation of the addition to match the existing vinyl replacement windows, 1 small window on the west side of the proposed rear addition, and one set of fully wood French doors with divided lites on the east elevation of the addition for access to the proposed rear deck. The Standard Specifications for Windows in Additions and New Construction states that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with staff's standard window stipulations. Whole window systems should match the size of historic windows on property unless otherwise approved. Staff finds that the applicant should install fully wood or aluminum-clad wood windows in the rear addition. Fully wood French doors are appropriate.

j. ADDITION: MATERIALS: FAÇADE – The applicant has proposed to clad the rear addition in lap siding with a 6-inch reveal to match existing. The proposed rear addition will feature trim and fascia boards and soffits to match existing. A vertical trim piece is proposed for installation on the west elevation to mark the beginning of the rear addition. 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 the proposal appropriate.

k. ADMINISTRATIVE APPROVAL – The applicant has proposed to replace the existing wood shutters on the front façade, replace the existing rear privacy fence with a steel rear fence and driveway gate and the front elevation, install a rear wood privacy fence, extend the driveway 30 feet to the rear, install a 160-square-foot rear wood deck on the east side of the house not to extend past the existing east elevation. These request items are eligible for administrative approval and do not require review by the HDRC.

RECOMMENDATION:

Item 1, staff does not recommend approval of the replacement of the existing wood windows based on findings b through c. Staff recommends that the wood windows are repaired in place.

If the HDRC is compelled to approve window replacement, staff recommends the following stipulation:

i. That the applicant installs fully wood windows. Windows 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. The applicant is required to submit final material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 2, staff recommends approval of the replacement of the existing vinyl window based on findings b and d.

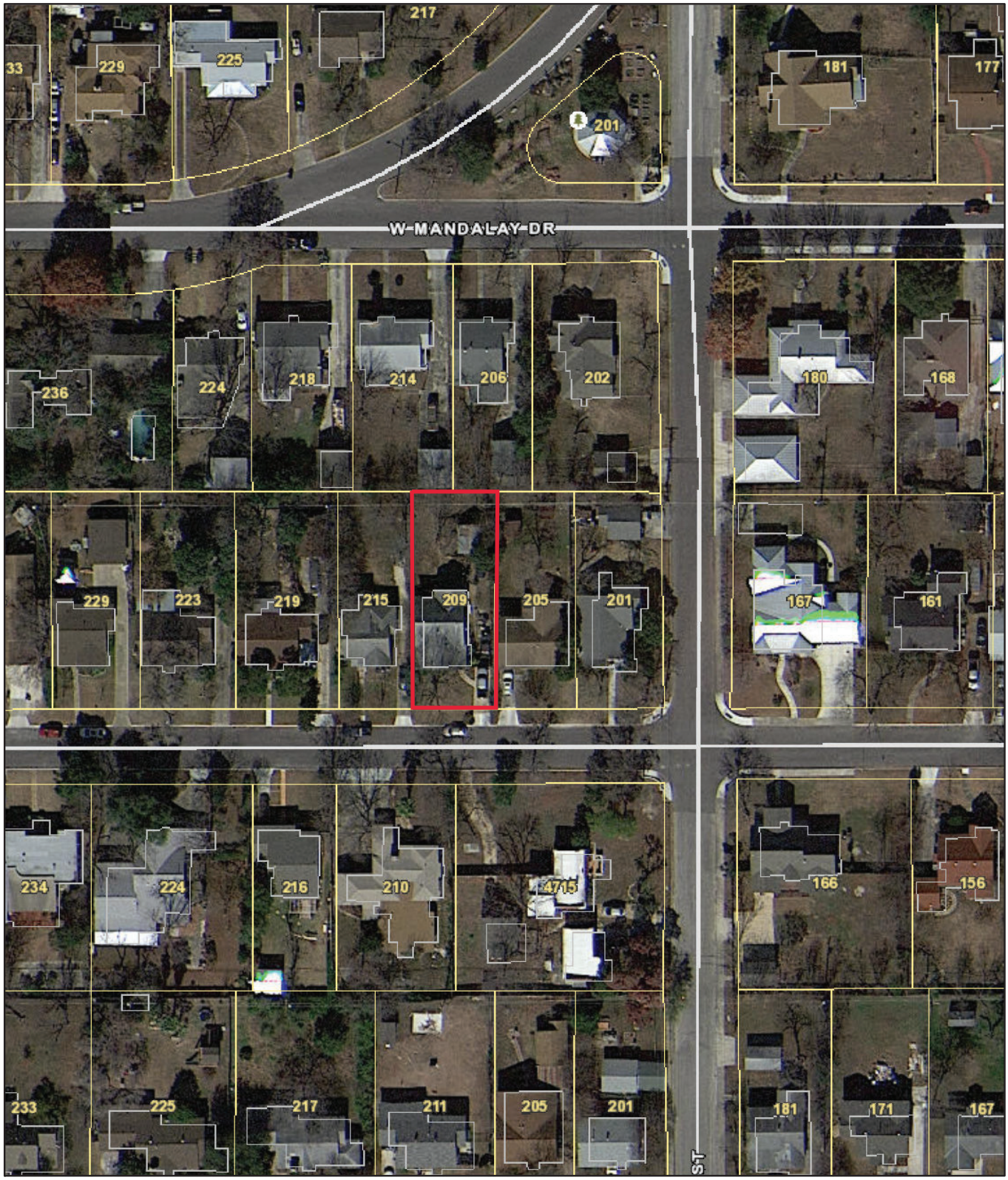
Item 3, staff recommends approval of the construction of a rear addition based on findings e through j with the following stipulations:

i. That the existing wood window is salvaged and installed on the rear addition.

ii. That the applicant proposes a fenestration pattern, window opening proportions, and materials that are more consistent with the Guidelines and the Standard Specifications for Windows in Additions as noted in findings h and i. The applicant is required to submit updated elevation drawings showing a window on the west elevation that matches existing window proportions on the primary structure to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

ii. That the applicant installs wood or aluminum-clad wood windows on the rear addition as noted in finding i. Windows 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. The applicant is required to submit final material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop



May 28, 2021

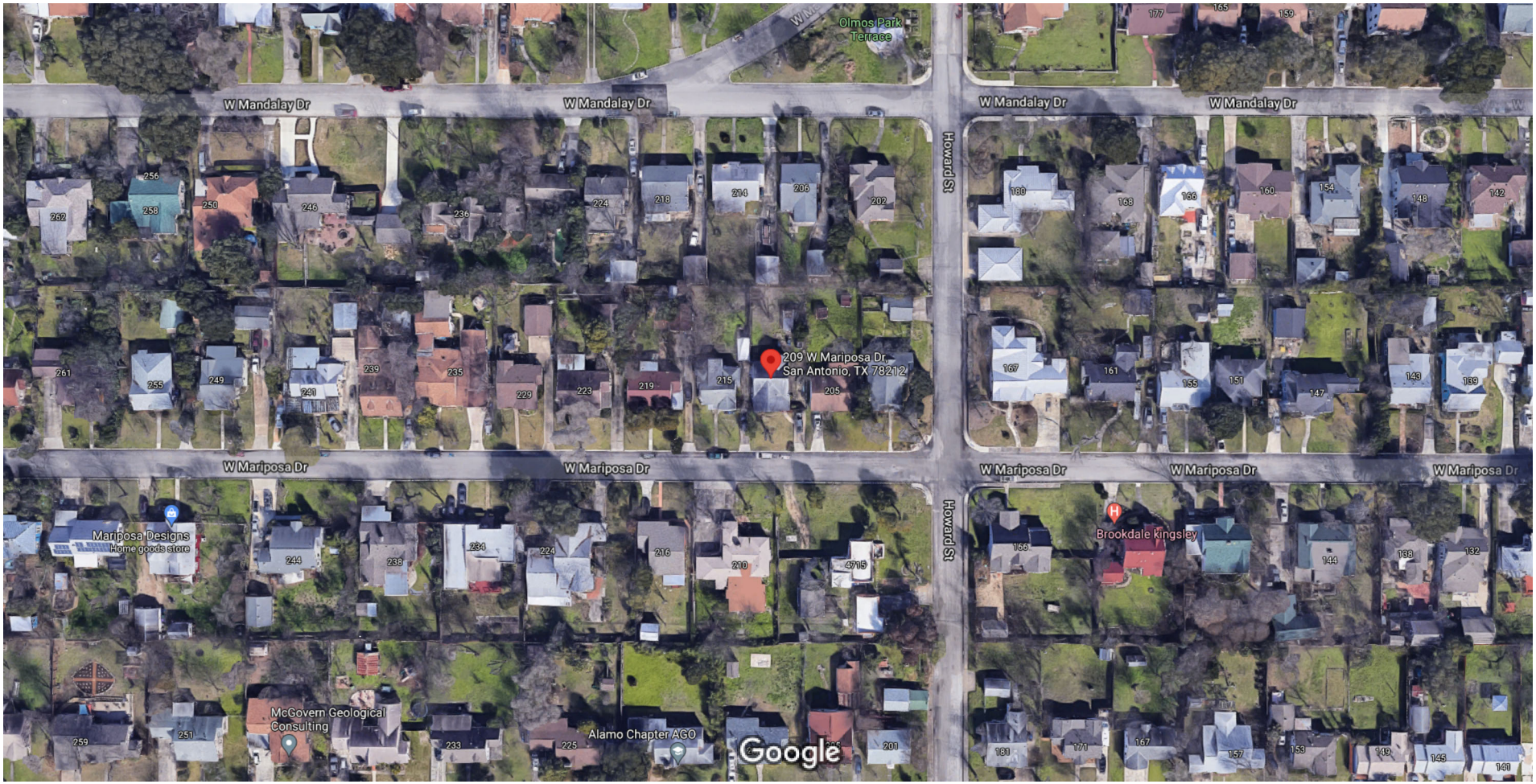
User drawn lines

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

Google Maps 209 W Mariposa Dr

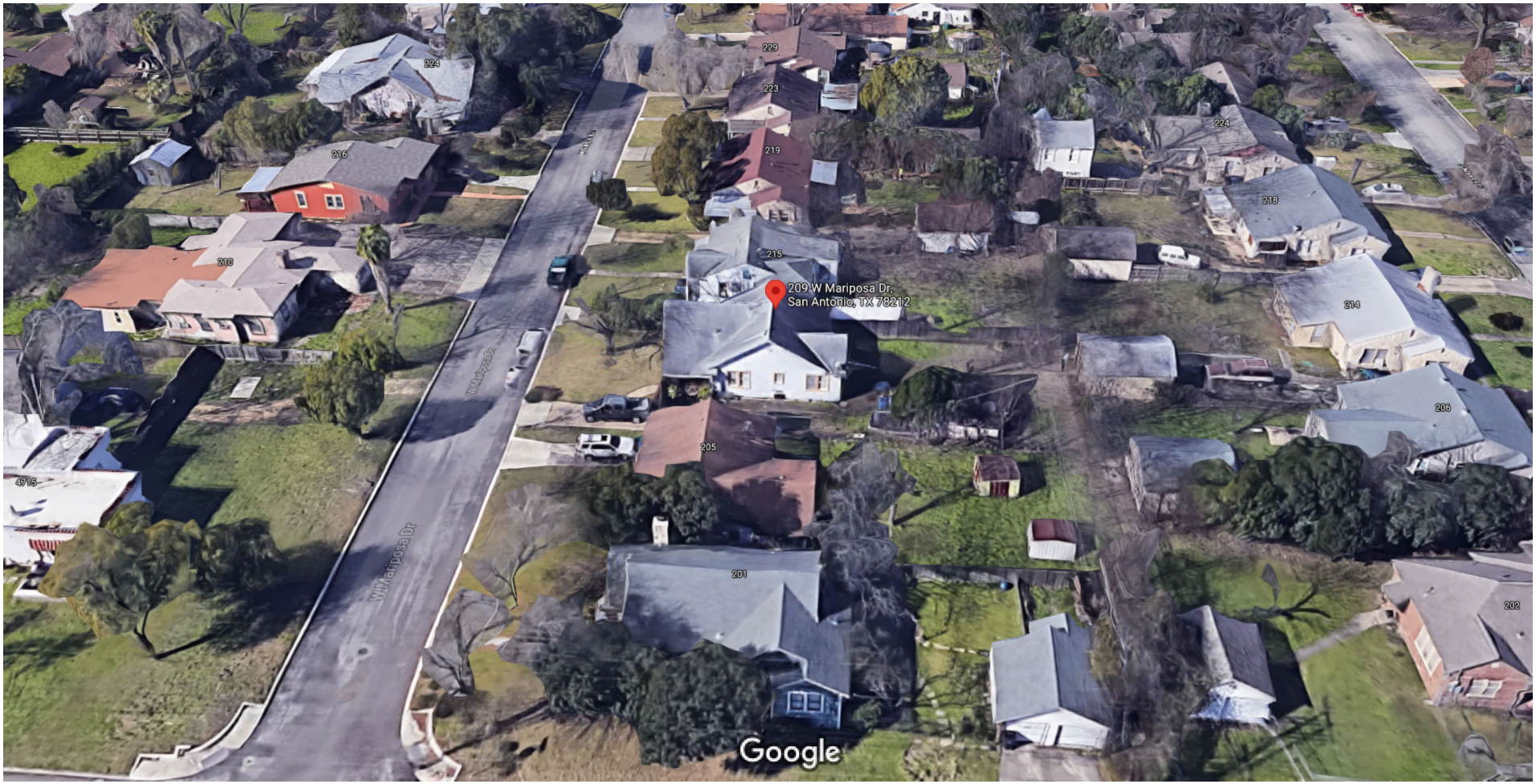


Imagery ©2021 Google, Imagery ©2021 CAPCOG, Maxar Technologies, Map data ©2021 50 ft

Google Maps 209 W Mariposa Dr

Imagery ©2021 Google, Map data ©2021 , Map data ©2021 20 ft

Google Maps 209 W Mariposa Dr



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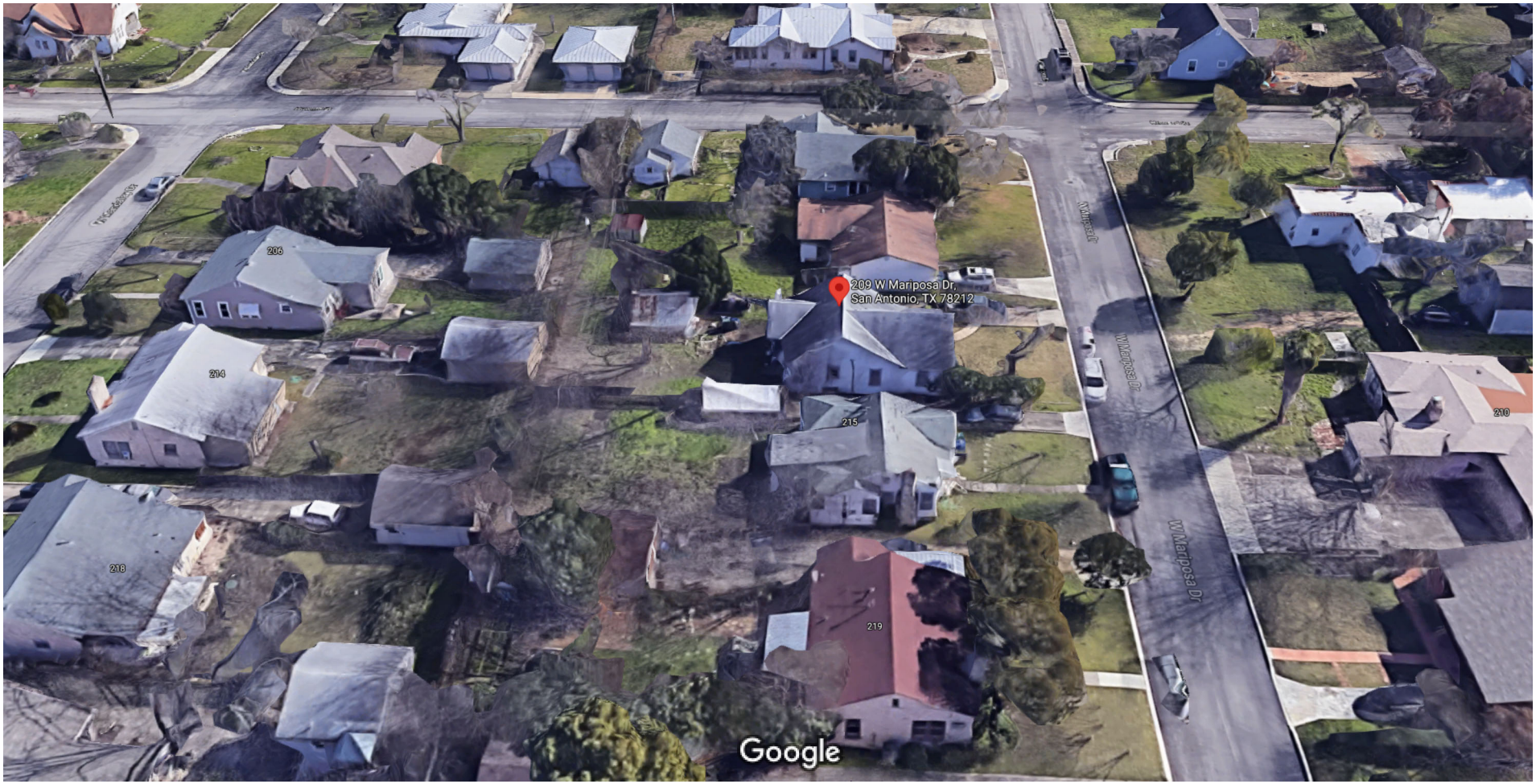
Google Maps 209 W Mariposa Dr

Imagery ©2021 Google, Map data ©2021 , Map data ©2021 20 ft

Google Maps 209 W Mariposa Dr



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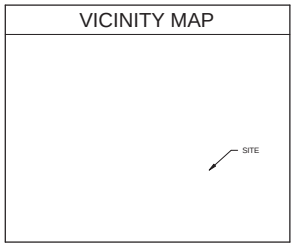
GMC

TOBER RESIDENCE
RENOVATION AND ADDITION

209 W. MARIPOSA DRIVE
SAN ANTONIO, TEXAS 78212

VICINITY MAP



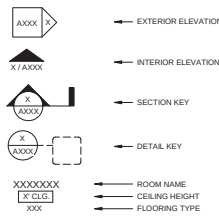
SHEET INDEX

SHEET #	SHEET NAME
A000	COVER SHEET & SITE PLAN
A101	DEMOLITION FLOOR PLAN
A102	PROPOSED FLOOR PLAN
A103	ROOF PLAN
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN A COMPLETE AND WORKMANLIKE MANNER, CONFORMING WITH THE BEST STANDARDS OF PRACTICE IN THE VARIOUS TRADES.
2. THE WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL APPLICABLE CODES AND LOCAL ZONING REGULATIONS. CONTRACTOR IS TO REVIEW ALL APPLICABLE DEED RESTRICTIONS AND NOTIFY /OWNER & DESIGNER OF ANY POSSIBLE CONFLICTS WITH THE DESIGNER'S DRAWINGS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING WORK. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES IN THE DRAWINGS AS WELL AS ANY SITE CONDITIONS THAT MAY REQUIRE ADJUSTMENTS TO THE DESIGN.
4. NOTHING INDICATED IN THESE DRAWINGS SHALL IMPLY OTHER THAN A TOTAL AND COMPLETE WATERTIGHT AND STRUCTURALLY SOUND JOB. ANY DEVICE, CONNECTOR OR OTHER ITEM NEEDED TO ACCOMPLISH THIS SHALL BE PROVIDED AND INSTALLED EVEN IF NOT SPECIFICALLY NOTED WITHIN THE DRAWINGS.
5. REASONABLE CARE AND ACCURACY WAS PRACTICED IN THE PREPARATION OF THESE DRAWINGS. IF QUESTIONS ARISE AS TO THE INTENT OF ANY SPECIFIED ITEM, CONTACT THE DESIGNER IMMEDIATELY.
6. NO VEHICLE IS PERMITTED ON ADJACENT PROPERTY. ANY DAMAGE DONE TO EXISTING DRIVES AND WALKS OR OTHER STRUCTURES WILL BE REPAIRED OR REPLACED AND CHARGED TO THE PERSON OR COMPANY RESPONSIBLE.
7. TRADE NAMES NOTED ON PLANS ARE FOR QUALITY STANDARDS ONLY. SUBSTITUTIONS OF "EQUAL" PRODUCTS MAY BE MADE ONLY WITH OWNER'S PERMISSION. I.C.B.O./N.E.R. SUBSTITUTIONS SHALL BE MADE ONLY WITH PRODUCTS WHICH HAVE CURRENTLY ACTIVE I.C.B.O./N.E.R. EVALUATION REPORTS, OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.
8. ONLY SOLID SAWN LUMBER OR HEAT RESISTANT ADHESIVE (HRA) LUMBER SHALL BE USED FOR STRUCTURAL MEMBERS.
9. IF THE PROPERTY IS WITHIN AN ESTABLISHED 100-YEAR FLOOD PLAIN, THE THE FINISHED FLOOR ELEVATION OF THE FOUNDATION MUST BE PLACED AT OR ABOVE THE MINIMUM ELEVATION REQUIRED BY THE OWNER'S INSURANCE POLICY. ENSURE FINISHED GRADE SURROUNDING THE FOUNDATION IS SLOPED TO ENSURE STORM WATER DRAINS AWAY FROM THE FOUNDATION ON ALL SIDES.

SYMBOL KEY LEGEND



APPLICABLE BLDG. CODES

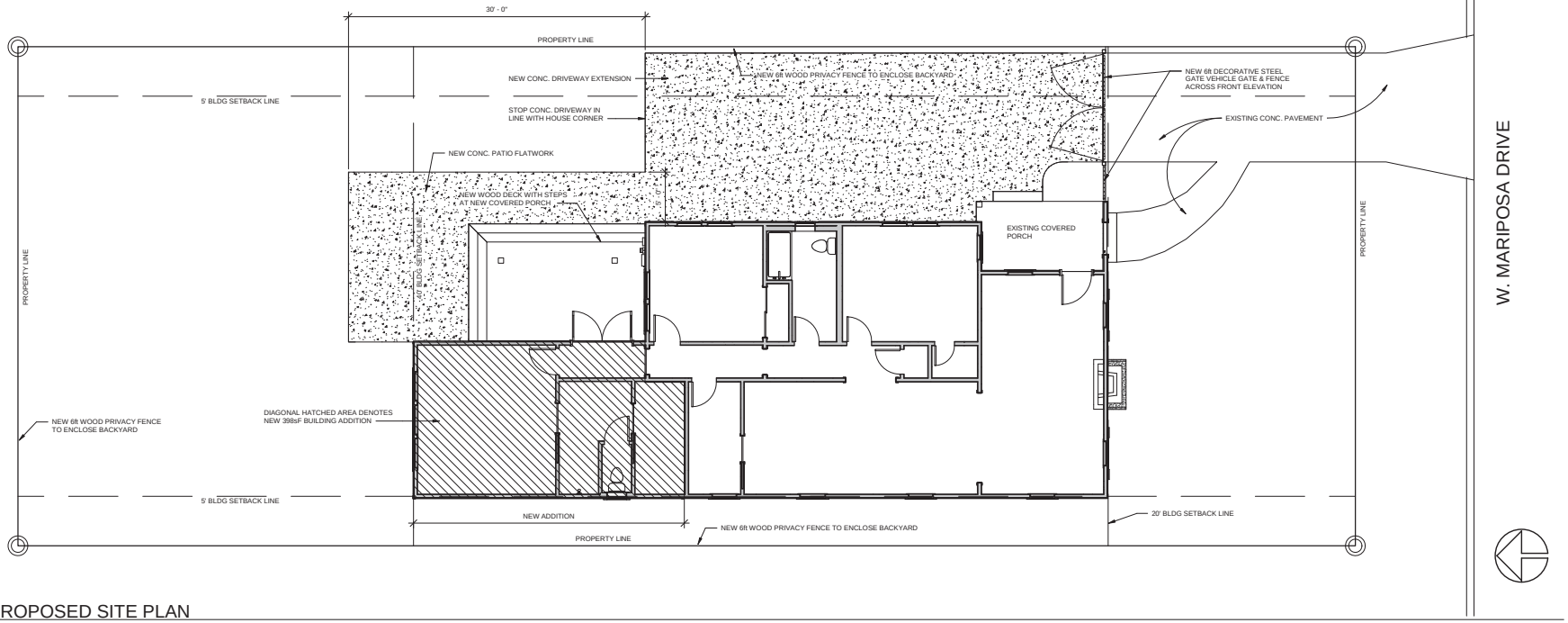
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE

STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING & LANDSCAPE/IRRIGATION DESIGN TO BE PROVIDED BY OTHERS.

AREAS

	SQ.FT.
1st FLOOR AIR CONDITIONED AREA:	1,682
TOTAL AIR CONDITIONED (LIVING) AREA:	1,682
GARAGE AREA:	550
TOTAL COVERED PORCHES AREA:	477
TOTAL FRAME AREA:	**2,709**
TOTAL FOUNDATION AREA:	2,746

SEE SHEET A101 FOR DEMOLITION PLAN.



1 PROPOSED SITE PLAN
3/16" = 1'-0"

PURPOSE ARCHITECTURE
COMMERCIAL - RESIDENTIAL - PLANNING

San Antonio, Texas
210. 391.9196 ph
adam@PurposeArchitecture.com

SEAL:

ISSUED FOR HISTORIC DESIGN REVIEW COMMISSION REVIEW

Revisions		
No.	Description	Date

OWNER: MARCUS TOBER, SAN ANTONIO, TEXAS

LOGO:

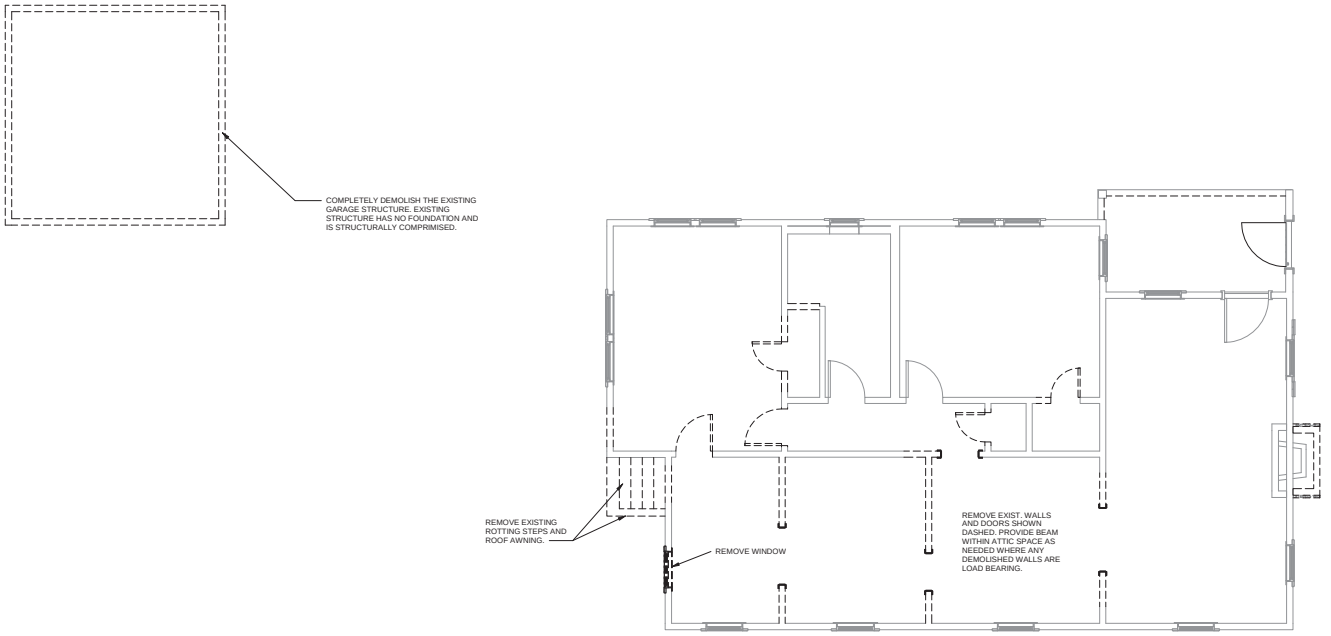
TOBER RESIDENCE RENOVATION & ADDITION
209 W. MARIPOSA DRIVE SAN ANTONIO, TEXAS 78212

PROJ. #: 20015

TITLE: COVER SHEET & SITE PLAN

SHEET: A000

ISSUED: 10/15/20



1 DEMOLITION FLOOR PLAN
1/4" = 1'-0"

PURPOSE
ARCHITECTURE
COMMERCIAL - RESIDENTIAL - PLANNING

San Antonio, Texas

210. 391.9196 ph
adam@PurposeArchitecture.com

SEAL:

Revisions		
No.	Description	Date

OWNER:
MARCUS TOBER
SAN ANTONIO, TEXAS

LOGO:

TOBER RESIDENCE
RENOVATION & ADDITION
209 W. MARIPOSA DRIVE SAN ANTONIO, TEXAS 78212

PROJ. #:
20015

TITLE:
DEMOLITION FLOOR PLAN

SHEET:
A101

ISSUED:
10/15/20

REPLACE ALL INTERIOR AND EXTERIOR DOORS AS INDICATED.

REPLACE ALL ORIGINAL WINDOWS WITH NEW SINGLE HUNG.

ALL NEW CABINETS, COUNTERTOPS AND SHELVING.

ALL NEW APPLIANCES. PROVIDE GAS TO RANGE & FURNACE.

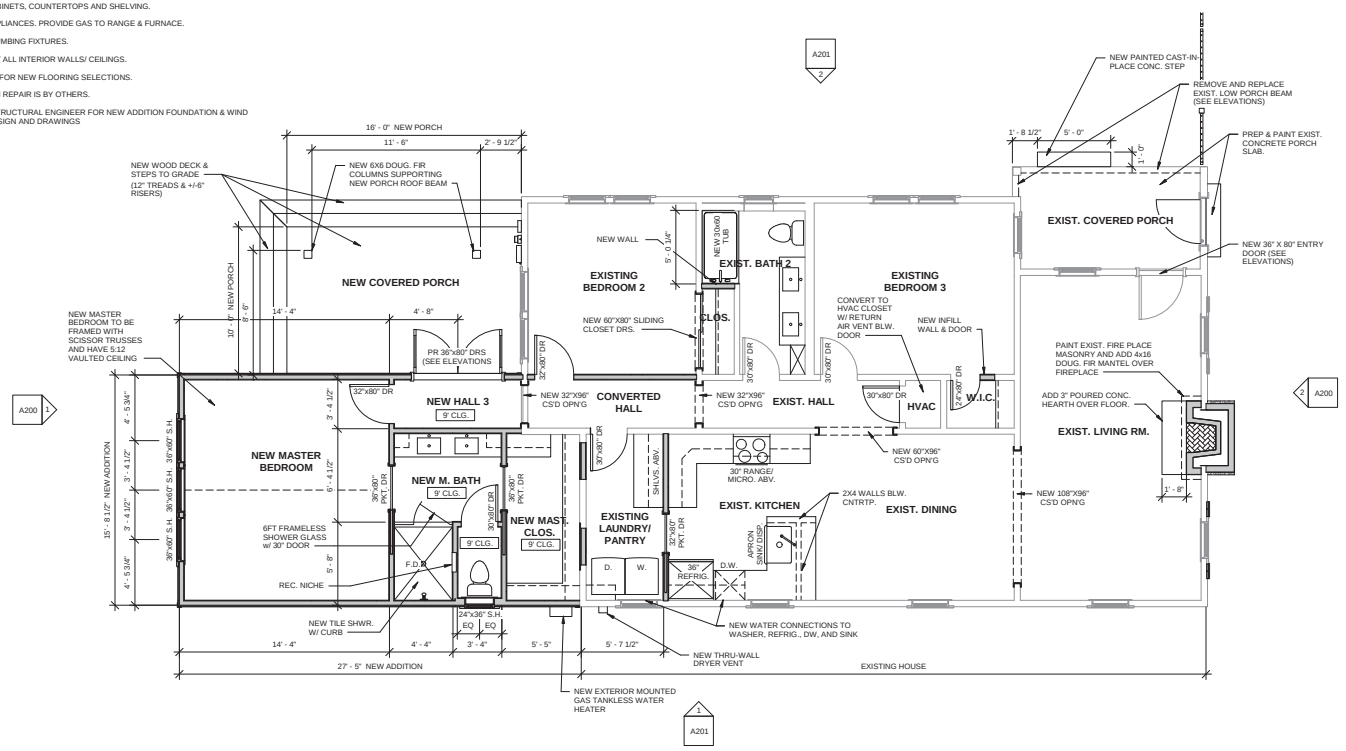
ALL NEW PLUMBING FIXTURES.

PRIME/ PAINT ALL INTERIOR WALLS/ CEILINGS.

SEE OWNER FOR NEW FLOORING SELECTIONS.

FOUNDATION REPAIR IS BY OTHERS.

REFER TO STRUCTURAL ENGINEER FOR NEW ADDITION FOUNDATION & WIND BRACING DESIGN AND DRAWINGS



1 PROPOSED FLOOR PLAN
1/4" = 1'-0"

WALL LEGEND	
	NEW 2X4 WOOD STUD WALL
	NEW 2X6 WOOD STUD WALL

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF STUDS UNLESS OTHERWISE NOTED.
2. TYPICAL INTERIOR HINGE-SIDE DOOR JAMBS DIRECTLY ADJACENT TO WALLS TO BE FRAMED 6" FROM ADJACENT WALL UNLESS OTHERWISE NOTED OR UNLESS THERE IS NOT ENOUGH SPACE.
3. AVOID INTERSECTING DOOR JAMBS WITH COUNTERTOPS AND CABINETRY.
4. VERIFY DIMENSIONS OF JAMB TRIM BOARDS WITH OWNER PRIOR TO LOCATED ELECTRICAL SWITCHES AND RECEPTACLES IN ORDER TO AVOID NOTCHING TRIM BOARDS AROUND SWITCH PLATES.
5. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN PROPOSED DIMENSIONS OR GIVEN AREAS PRIOR TO BEGINNING WORK.
6. SEE TYPICAL WALL SECTIONS FOR STANDARD EXTERIOR WALL FRAMING AND TYPICAL WALL ASSEMBLY. ALL NEW WALLS TO BE 2X4 WOOD STUDS UNLESS NOTED OTHERWISE.
7. PROVIDE BLOCKING IN WALL FOR ANY AND ALL BARN DOOR HARDWARE AND WALL MOUNT TV'S (VERIFY ALL TV LOCATIONS & MOUNTING HEIGHTS WITH OWNER).
8. PROVIDE MIN. 2X6 HORIZONTAL WALL BLOCKING AT ALL CABINETRY TO BE SECURED TO THE WALL.
9. PROVIDE MINERAL WOOL SOUND ATTENUATION BATT INSULATION IN INTERIOR WALLS BETWEEN RESTROOMS AND ADJACENT ROOMS.

PURPOSE
ARCHITECTURE
COMMERCIAL - RESIDENTIAL - PLANNING

San Antonio, Texas

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SEAL:

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OWNER: LOGO:
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SAN ANTONIO, TEXAS

TOBER RESIDENCE RENOVATION & ADDITION

209 W. MARIPOSA DRIVE
SAN ANTONIO, TEXAS 78212

PROJ. #:
20015

TITLE:
PROPOSED FLOOR PLAN

SHEET:
A102

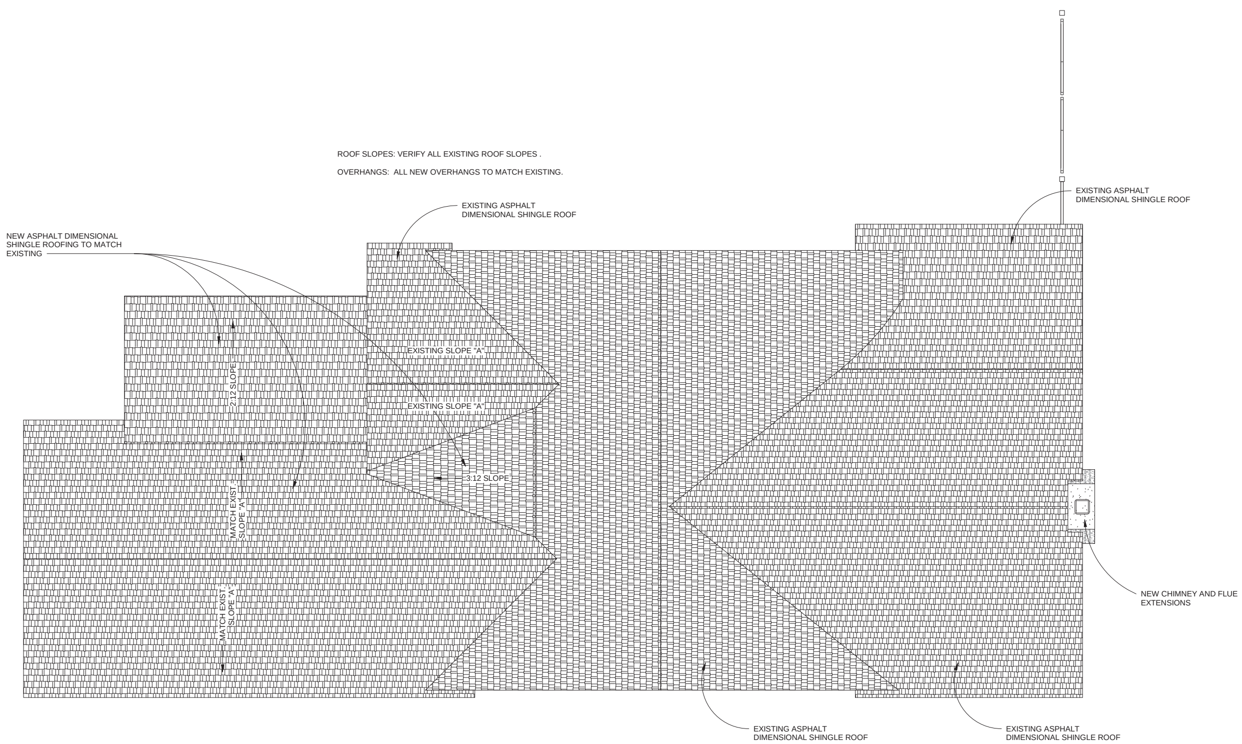
ISSUED:
10/15/20

ROOF PLAN GENERAL NOTES

1. ROOF TYPES AS INDICATED ON THE DRAWINGS:
   A. 25 YR. (MIN.) WARRANTY ASPHALT DIMENSIONAL SHINGLE ROOF AND INSTALLED PER MANUF. RECOMMENDATIONS
2. UNDERLAYMENT TYPE: SYNTHETIC W/ MINIMUM 110 GSM AND INSTALLED PER MANUF. RECOMMENDATIONS
3. SOLID SAWN OR "HRA" (HEAT RESISTANT ADHESIVE) WOOD FRAME MEMBERS ONLY.
4. GUTTERS: INSTALL GUTTERS AND DOWNPOUTS AS DETEMINED BY OWNER. WHERE GUTTERS ARE USED, INSTALL HALF ROUND 0.032 PRE-FINISHED ALUMINUM GUTTERS & ROUND DOWNSPOUTS. USE STRAP HANGER FASTENERS. STRAPS AND HANGARS FINISH TO MATCH GUTTERS AND DOWNSPOUTS. PROVIDE PRECAST MASONRY SPLASH BLOCKS AT ALL DOWNSPOUT TERMINATIONS.
5. ALL SOFFIT MATERIAL TO MATCH EXISTING.
6. ATTIC SPACE TO RECIEVE R-38 SPRAY POLY. FOAM OR FIBERGLASS BATT OR BLOWN INSULATION.
7. REVIEW AIR HANDLER LOCATION AND ALL RETURN AIR REGISTER LOCATION(S) WITH OWNER TO OBTAIN OWNER APPROVAL PRIOR TO INSTALLATION.
8. PRIMED/PAINTED 2x FASCIA TO MATCH EXISTING.

ROOF SLOPES: VERIFY ALL EXISTING ROOF SLOPES .

OVERHANGS: ALL NEW OVERHANGS TO MATCH EXISTING.



1 ROOF PLAN
1/4" = 1'-0"

PURPOSE ARCHITECTURE

COMMERCIAL - RESIDENTIAL - PLANNING

San Antonio, Texas

210. 391.9196 ph
adam@PurposeArchitecture.com

SEAL:

Revisions		
No.	Description	Date

LOGO:

OWNER: MARCUS TOBER
SAN ANTONIO, TEXAS

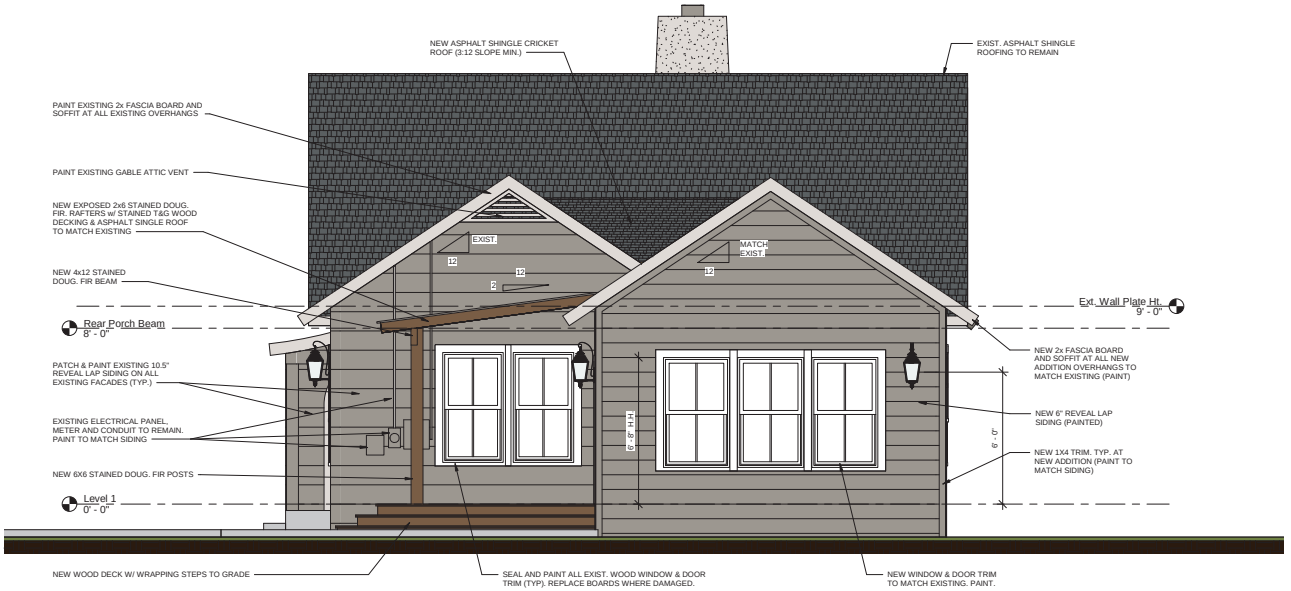
TOBER RESIDENCE RENOVATION & ADDITION
209 W. MARIPOSA DRIVE
SAN ANTONIO, TEXAS 78212

PROJ. #: 20015

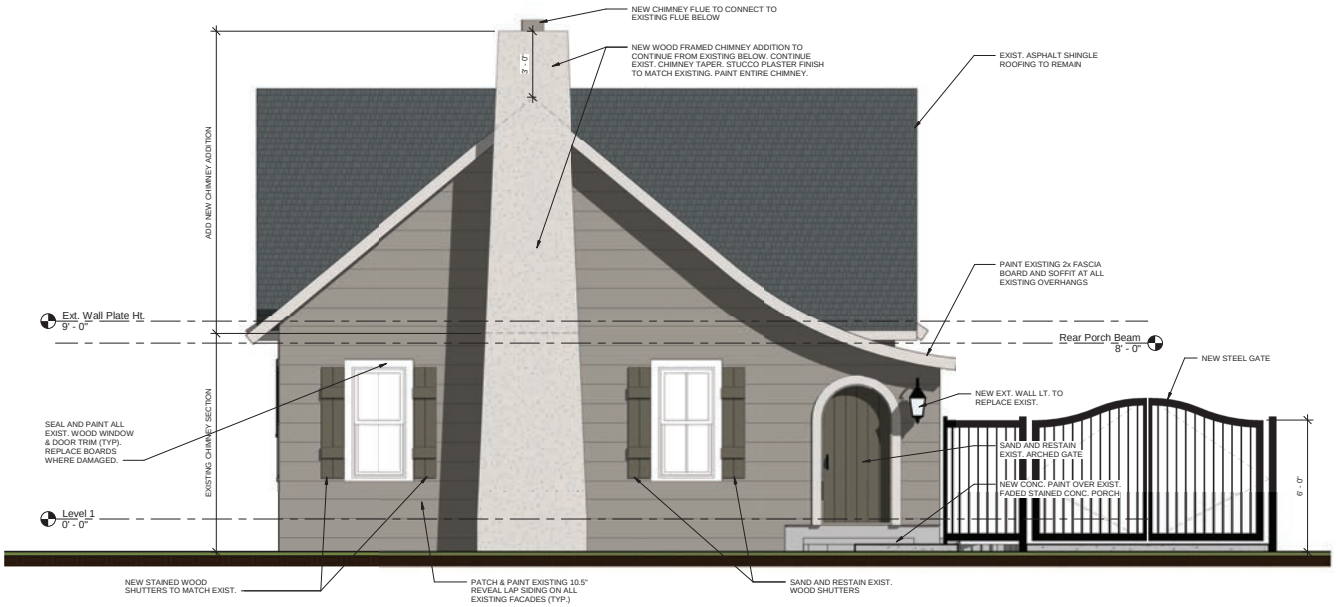
TITLE: ROOF PLAN

SHEET: A103

ISSUED: 10/15/20



1 North Exterior Elevation
3/8" = 1'-0"



2 South Exterior Elevation
3/8" = 1'-0"

PURPOSE ARCHITECTURE
COMMERCIAL - RESIDENTIAL - PLANNING

San Antonio, Texas

210. 391.9196 ph
adam@PurposeArchitecture.com

SEAL:

Revisions		
No.	Description	Date

OWNER: LOGO:
MARCUS TOBER
SAN ANTONIO, TEXAS

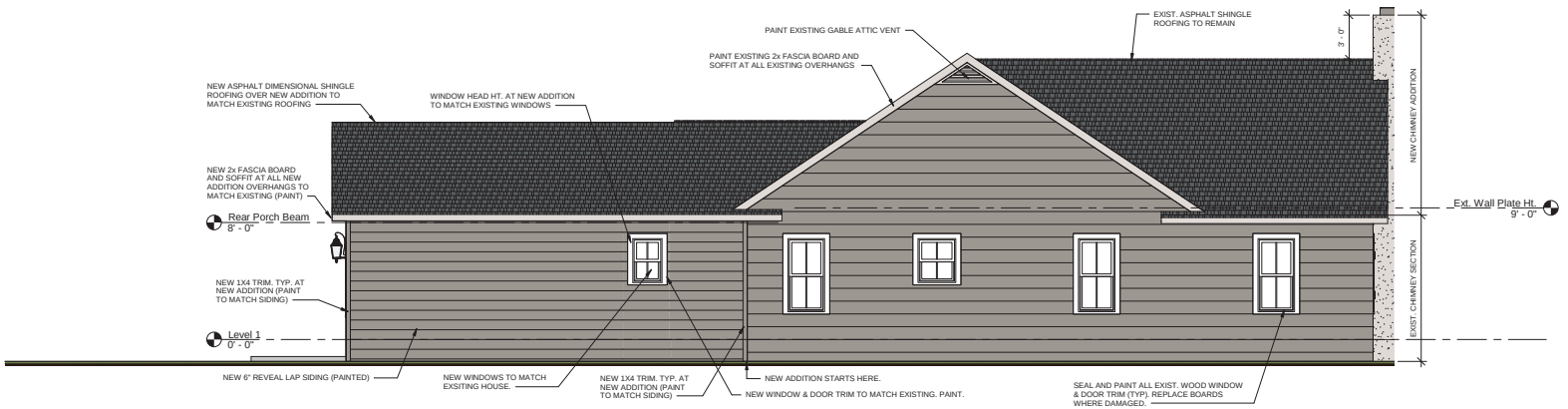
TOBER RESIDENCE
RENOVATION & ADDITION
209 W. MARIPOSA DRIVE SAN ANTONIO, TEXAS 78212

PROJ. #:
20015

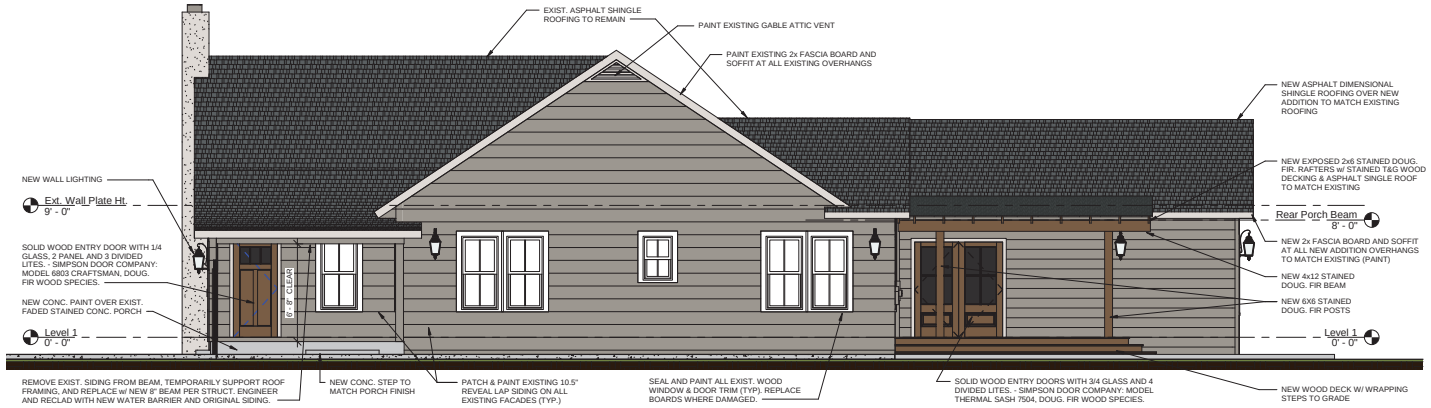
TITLE:
EXTERIOR ELEVATIONS

SHEET:
A200

ISSUED:
10/15/20



1 West Exterior Elevation
1/4" = 1'-0"



2 East Exterior Elevation
1/4" = 1'-0"

PURPOSE
ARCHITECTURE
COMMERCIAL - RESIDENTIAL - PLANNING

San Antonio, Texas
210. 391.9196 ph
adam@PurposeArchitecture.com

SEAL:

Revisions		
No.	Description	Date

OWNER: LOGO:
MARCUS TOBER
SAN ANTONIO, TEXAS

TOBER RESIDENCE RENOVATION & ADDITION
209 W. MARIPOSA DRIVE SAN ANTONIO, TEXAS 78212

PROJ. #:
20015

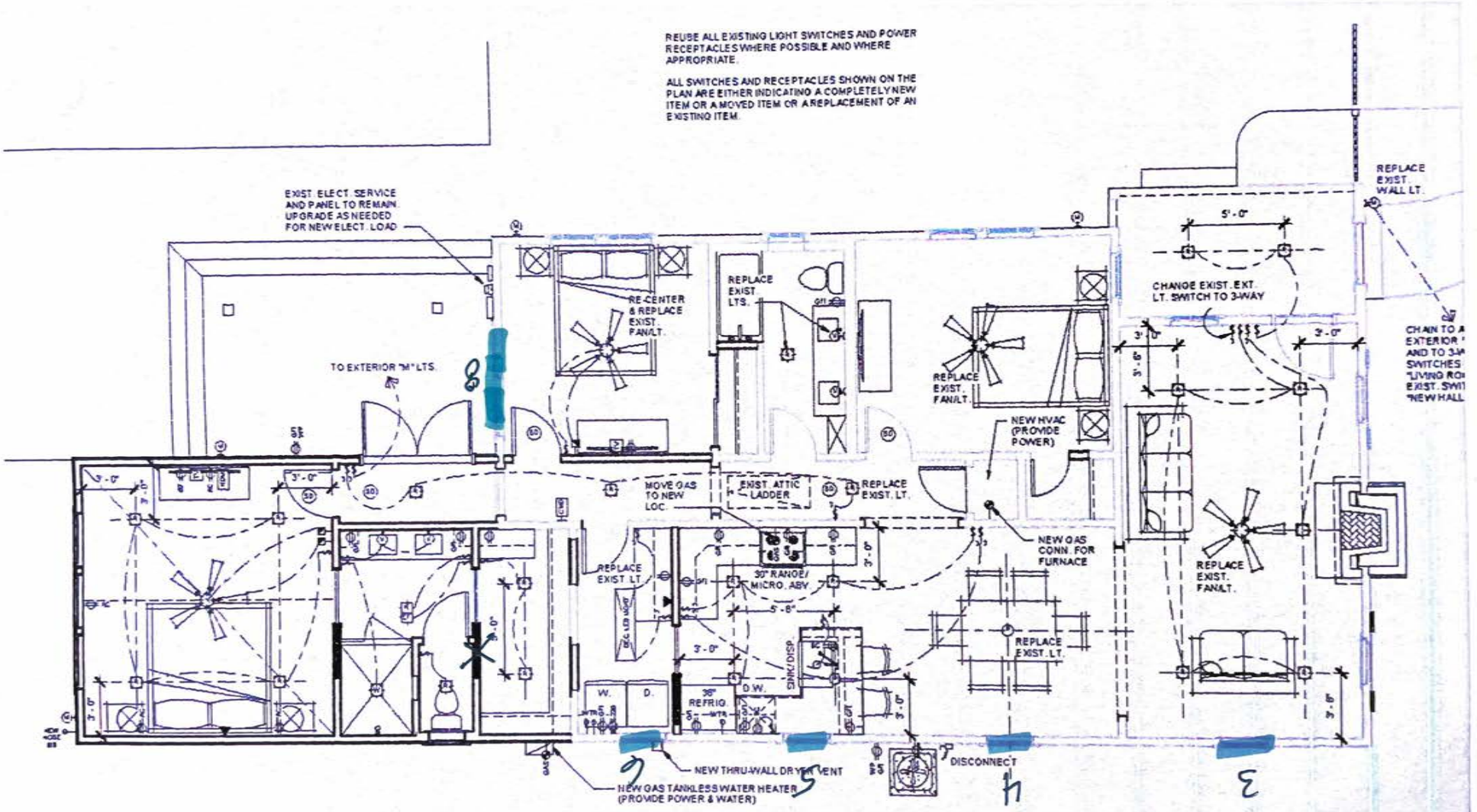
TITLE:
EXTERIOR ELEVATIONS

SHEET:
A201

ISSUED:
10/15/20

REUSE ALL EXISTING LIGHT SWITCHES AND POWER RECEPTACLES WHERE POSSIBLE AND WHERE APPROPRIATE.

ALL SWITCHES AND RECEPTACLES SHOWN ON THE PLAN ARE EITHER INDICATING A COMPLETELY NEW ITEM OR A MOVED ITEM OR A REPLACEMENT OF AN EXISTING ITEM.




3


3


4

4


5


6


6


8
7

8

05/06/21

209 W Mariposa re: Certificate of Appropriateness

- The proposed demolition of the accessory structure has no plans to be replaced.
- Materials for the windows will be PlyGem attached are the manufacture's Specifications
    - 6 windows are proposed to be replaced on the existing structure
    - Remaining existing windows will stay and be repaired – (note: the current existing windows on the property that do not need replacement or repair are vinyl)
    - Windows are proposed to be white PlyGem on new master addition windows. (4 count).
- The existing property siding will not be removed or changed. We only plan to paint & repair.
    - On the new master addition we plan to use HardiPlank in this packet
        - 12 in. plank lap siding – Cedar mill 5/16in. x 12 in fiber cement primed Cedarmill Lap Siding

Regards,

Marcus Tober
210.269.4052
Mtober3@gmail.com

Definitive Remodeling

20079 Stone Oak Pkwy, Ste 1105-461
San Antonio, TX 78258

Estimate

Date	Estimate #
11/4/2020	396

Name / Address
209 W Mariposa San Antonio, TX

Project

Description	Qty	Rate	Total
Rebuild shed structure **Currently not structurally sound-must demo***	1	12,875.00	12,875.00
		Total	$12,875.00

Definitive Remodeling

20079 Stone Oak Pkwy, Ste 1105-461
San Antonio, TX 78258

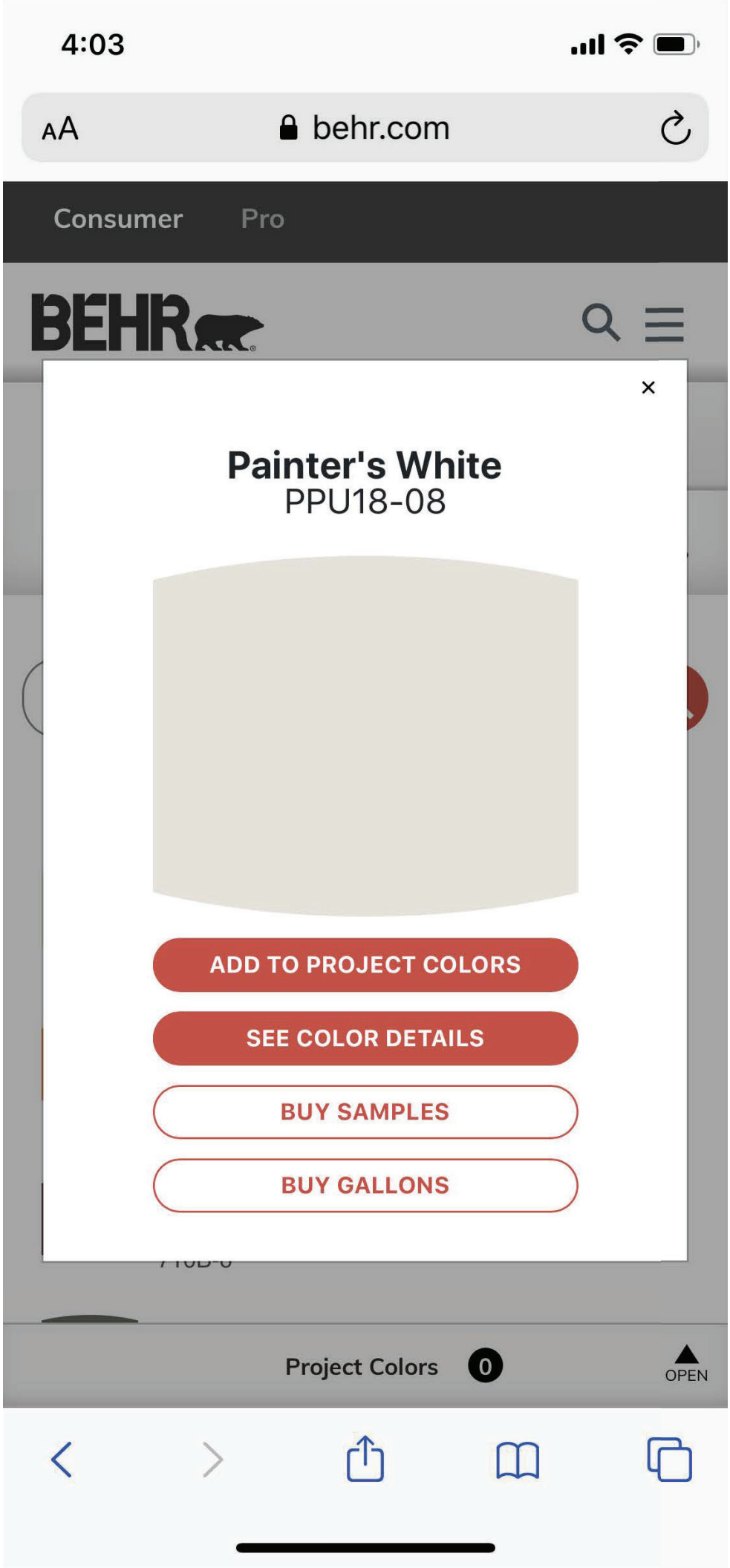
Estimate

Date	Estimate #
11/4/2020	395

Name / Address
209 W Mariposa Sna Antonio, TX

Project

Description	Qty	Rate	Total
Demo Shed-LABOR ONLY ***Does not include trash containers***	1	300.00	300.00
		Total	$300.00


4:03
AA
behr.com
Consumer
Pro
BEHR
Painter's White
PPU18-08
ADD TO PROJECT COLORS
SEE COLOR DETAILS
BUY SAMPLES
BUY GALLONS
Project Colors
0
OPEN

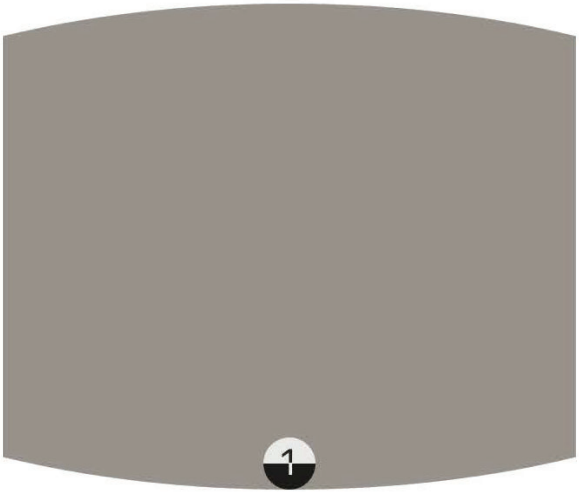
4:00

AA behr.com

Consumer Pro

BEHR

Elephant Skin
PPU18-16



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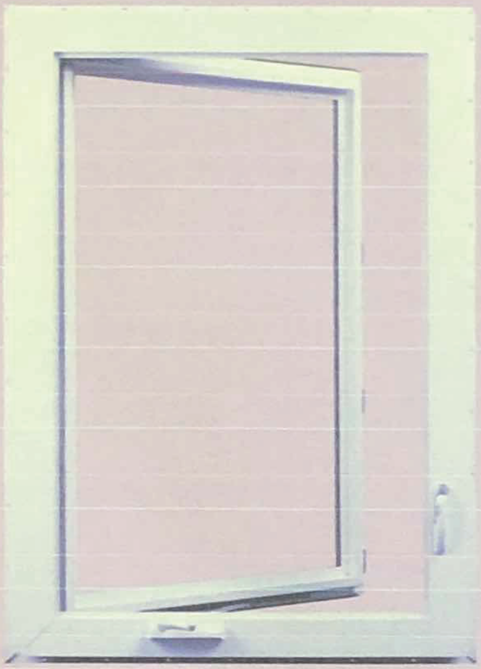
paint. Limitations apply. For more information, visit the Marquee Guarantee page.

1140 CASEMENT & 1160 AWNING



STANDARD FEATURES

- Energy-efficient Warm Edge insulating glass
- Maintenance-free multi-chamber PVC construction
- Fully fusion-welded sash and frame for superior structural strength
- Screen frame constructed with a $^{7}/_{8}$" flange for improved aesthetics and performance
- Integral nail fin with 1" setback for simple installation
- Traditional brick mould profile with 3-½" frame depth
- Casements are available right or left hand operating with standard folding handles
- Single handle multi-point locking system
- Interior glazed sash
- Casement sash opens 90° for ventilation and easy cleaning
- Durable powder coated operating hardware

OPTIONS

GLASS OPTIONS:
Low-E, Low-E^{SC}, Low-E2+, Low-E2+^{SC}, HP, HP^{SC}, HP2+, HP2+^{SC}, Warm Edge+ spacer, obscure and tempered

GRILLE OPTIONS:
Color-coordinated grilles-between-the-glass (GBG) in $^{5}/_{8}$" and $^{3}/_{4}$" flat

FRAME OPTIONS:
4-$^{9}/_{16}$" or 6-$^{9}/_{16}$" primed jamb extensions

PRODUCT CONFIGURATION:
Singles, twins, triples, combinations, fixed and a wide selection of architectural shapes

COLOR OPTIONS:
WHITE, BEIGE, CLAY, WHITE INT / BRONZE EXT

NOTE: Colors shown are close approximations and may not be accurate representations for color matching. Please request color swatches from your Ply Gem sales representative to do so.

PERFORMANCE GRADE

Overall Rating	Test Unit Size
R - PG50	1140 36" x 60"
LC - PG45	1140 36" x 72"
R - PG60	1140-2 59" x 47"
R - PG30	1160 48" x 30"

1140 CASEMENT

3mm Glass	R Value	NFRC CERTIFIED U Factor	SHGC	VT
WITH WARM EDGE				
$^{3}/_{4}$" Low-E	2.94	0.34	0.24	0.44
$^{3}/_{4}$" Low-E^{SC}	2.94	0.34	0.19	0.34
$^{3}/_{4}$" Low-E2+	3.33	0.30	0.23	0.42
$^{3}/_{4}$" Low-E2+^{SC}	3.33	0.30	0.18	0.33
WITH WARM EDGE+				
$^{3}/_{4}$" HP Glass	3.23	0.31	0.24	0.44
$^{3}/_{4}$" HP^{SC} Glass	3.33	0.30	0.18	0.34
$^{3}/_{4}$" HP2+ Glass	3.57	0.28	0.23	0.42
$^{3}/_{4}$" HP2+^{SC} Glass	3.70	0.27	0.18	0.33

All units are NAMI certified and rated in accordance with NFRC 100/200 standards by an AAMA accredited lab. Performance values reflect the performance of units tested with the following configuration: ¾" IGU, 3mm glass and no grilles.

R VALUE: Restrictive ambient air flow; U FACTOR: Rate of heat loss; SHGC: Solar Heat Gain Coefficient; VT: Visible Transmittance

3-63

Ply Gem RESIDENTIAL SOLUTIONS

3x5 windows

NEW CONSTRUCTION WINDOWS
NAIL FIN INSTALLATION

Ply Gem WINDOWS

⚠ 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 Ply Gem Windows at 1-888-9PLYGEM.

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 2112 standards), making sure that the product provides an adequate sill dam height to the interior.
4. **(Required)** Apply a generous (at least 3/8" bead), 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).

Figure 1

The bead should run along the approximate location of the nailfin holes (if the nailing fin has two rows of holes, apply sealant in line with the inner row). ⚠ **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. If the sill of the rough opening is not level and true, place shims as needed to prevent the sill from bowing or sagging (Figure 2), otherwise place the window unit directly onto the sill. If your window is a horizontal sliding window, make sure each meeting rail is supported.
6. **(Required)** With a single approved fastener (see Chart A), fasten the window through the nailfin through one hole nearest the top center.
7. **(Required)** Square the window side to side (shimming if necessary-see Figure 2) to maintain square and plumb jambs. Make sure the window sill and head are level and not crowned. A properly installed window will measure the same within 1/16" across the top, middle and bottom, and within 1/8" across the diagonals (this may vary for integral and side-by-side mull units).

⚠ **NOTE: Over-shimming can cause bowing and prevent proper window operation.**

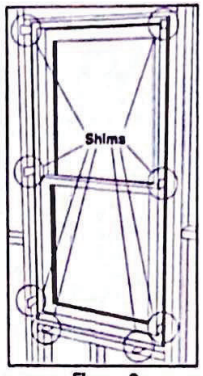
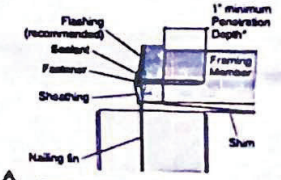


Figure 2

8. **(Required)** After checking the operation of the window, complete the fastening by placing fasteners in the provided nailing fin holes, spaced according to Chart A.
9. **(Recommended)** Following the flashing manufacturers' recommendations, apply flashing to the nail fins and surrounding wall surface starting with the bottom, then the sides, and finally the top, creating a shingle effect (reference Figure 4). ⚠ **NOTE: Where pan flashing is present, do not use flashing that will impede proper drainage of the pan on the bottom.**

⚠ PRECAUTIONARY NOTES ⚠

- **Store windows and doors oriented in upright position (not laying horizontally) in a dry, well-ventilated location not to exceed 6 deep and should be of similar size.**
- **Keep window and door units out of direct sunlight exposure during storage and remove protective films immediately after installation.**
- For trim and siding, allow 1/8"-1/4" gap all the way around the window frame to allow for expansion. If exterior is brick or masonry, leave a 3/8" gap between the bottom sill of the window and the masonry to avoid "brick binding."
- Exterior wall systems like stucco and EIFS must be designed to manage moisture around the window opening.
- Follow the siding manufacturer's requirements for sealing between the siding and window frames.
- Any low-expansion foam used should conform to AAMA 812-04 (see manufacturer's requirements), but any binding or damage of any type caused by the insulation will not be covered under warranty.
- Do not paint any vinyl part of this window for any reason. Painting vinyl will render null and void all warranties.
- Do not block or seal weep holes.



⚠ Consult local building codes to verify that sheathing is considered a framing member.
Figure 3 – General Installation

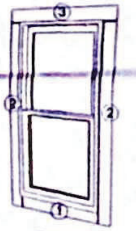
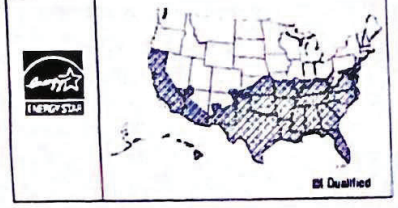


Figure 4

ENERGY STAR® Qualified in Highlighted Regions



P510

D-SO-9003622-2-7

National Fenestration Rating Council™ CERTIFIED

PWG
PWG-M-3-00251-00002
SHHP

DualGlazed
DS Lo-E SC Argon

"3/4 Grid"
Argon

VINYL Single Hungs

ENERGY PERFORMANCE RATINGS

U-Factor		Solar Heat Gain Coefficient
0.30 (U.S./I-P)	1.7 (Metric/SI)	0.20

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Air Leakage
0.39	≤ 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

Tested in accordance with AAMA/WDMA/CSA 101/I.S.2/A440-05 (HUD UM 111)
H-R45 (36 x 74)

Tested in accordance with ASTM E330.
+45/-55

Tested in accordance with ASTM E90/413/1332 for acoustical performance:
STC: **27**

Glazing complies with ASTM E 1300

Keeper Lite Glazing	Lock Lite Glazing
Double-Strength Annealed	Double-Strength Annealed
Airspace	Airspace
Double-Strength Annealed	Double-Strength Annealed

STC: (27) OITC: (28) EWR: ( )

FL Prd Approval:
TDI- WIN 220

CHART A – Fastener Schedule for New Construction Vinyl

Nailfin Holes to Use for Fasteners	Standard: Every Other Hole Impact: Every Hole
Distance From Window Corners	4" or nearest hole
Bldg Framing Penetration	1" min. (local code may dictate)
Min. Corrosion-Resistant Nail Size	⅜" Minimum Head diameter
Min. Corrosion-Resistant Screw Size	#8 or Larger Pan Head

NOTE: Products may have additional fasteners or instructions attached to the unit that need to be applied during installation. For Florida applications, consult product listing on Florida Building Code website for fastener schedule details.

170034000_RevG_MS_1018

05/06/21

209 W Mariposa re: Certificate of Appropriateness

- Materials for the windows will be PlyGem attached are the manufacture's Specifications
    - 6 windows are proposed to be replaced on the existing structure
    - Remaining existing windows will stay and be repaired – (note: the current existing windows on the property that do not need replacement or repair are vinyl)
    - Windows are proposed to be white PlyGem on new master addition windows. (4 count).
- The existing property siding will not be removed or changed. We only plan to paint & repair.
    - On the new master addition we plan to use HardiPlank in this packet
        - 12 in. plank lap siding – Cedar mill 5/16in. x 12 in fiber cement primed Cedarmill Lap Siding

Regards,

Marcus Tober