

**HISTORIC AND DESIGN REVIEW  
COMPLIANCE AND TECHNICAL ADVISORY BOARD**

**November 22, 2024**

**HDRC CASE NO:** 2024-361  
**ADDRESS:** 915 MASON ST  
**LEGAL DESCRIPTION:** NCB 1267 BLK 3 LOT S 105 FT OF 7  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Government Hill Historic District  
**APPLICANT:** Chad Bradshaw/Mychal's Designs LLC  
**OWNER:** Sevda Johnson/SEVHAS INVESTMENTS LLC  
**TYPE OF WORK:** Wholesale window replacement  
**APPLICATION RECEIVED:** October 18, 2024  
**60-DAY REVIEW:** December 17, 2024  
**CASE MANAGER:** Bryan Morales

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to replace all existing windows onsite with aluminum windows featuring internal faux muntins.

**APPLICABLE CITATIONS:**

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

**6. Architectural Features: Doors, Windows, and Screens**

**A. MAINTENANCE (PRESERVATION)**

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

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

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

**FINDINGS:**

- a. The property located at 915 Mason is a one-story Craftsman-style residence with detached garage built c. 1940. The property is located on a block bound to the south by Mason St, the west by Spofford Ave, the north by Colita St, and the east by Rogers Ave. It first appears in city directories in 1940 and on Sanborn Fire Insurance maps in 1951 with the detached garage but without the rear east-facing gable and rear addition. Staff was unable to determine when the existing rear additions were constructed. The cross-gable roof is clad in composition shingle, and the house itself is clad in asbestos or concrete shingle. Windows are one-over-one, and the house features two front doors opening onto the inset porch. The property contributes to the Government Hill Historic District.
- b. VIOLATION – On September 21, 2024, staff received a violation report detailing the removal of historic wood windows onsite and the installation of non-conforming aluminum windows. The applicant submitted an application for OHP staff review on October 18, 2024, to seek approval for the currently installed aluminum windows. OHP staff did not conduct a window inspection site visit due to the violation.
- c. WINDOW REPLACEMENT – The applicant has proposed to replace all existing windows with new aluminum windows featuring faux muntins per the submittal documents. According to the Historic Design Guidelines, wood windows should be repaired in place and restored whenever possible, unless there is substantial evidence that the windows are deteriorated beyond repair. If a window assembly is deemed irreparable, the window should be replaced in-kind in terms of materiality, configuration, inset, proportion, style, and detailing. Staff does not find the window replacement consistent with the Guidelines.

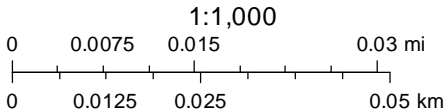
**RECOMMENDATION:**

Staff does not recommend approval of the request, based on the findings. Staff recommends the applicant install salvaged or new wood windows that meet staff's standard window stipulations.

City of San Antonio One Stop



November 14, 2024







## 915 Mason

### Scope of Work

The original wood windows that we wanted to use on this project, which we have already received a Certificate of Appropriateness for, are too bad to repair. We would like to install Double-Pane Hung Aluminum Window with Low-E Glass, Grids and Screens.

### SPECIFICATIONS OF MATERIALS TO BE USED:

<https://www.homedepot.com/p/TAFCO-WINDOWS-36-in-x-60-in-Double-Pane-Double-Hung-Aluminum-Window-with-Low-E-Glass-Grids-and-Screen-Brown-ADHIB3660G/332056209>

#### Specifications

Dimensions: H 59.25 in, W 35.5 in, D 3.25 in



#### Window Use Type

New Construction  
Replacement

#### Glazing Type

Double-Pane  
[See Similar Items](#)

#### Features

Tilt-In Cleaning  
[See Similar Items](#)

#### Grid Pattern

Equal Light  
[See Similar Items](#)

#### Glass Type

Energy Efficient  
Glass

#### Frame Material

Aluminum  
[See Similar Items](#)





#### Dimensions

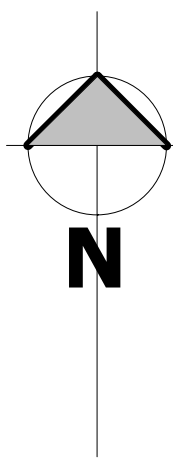
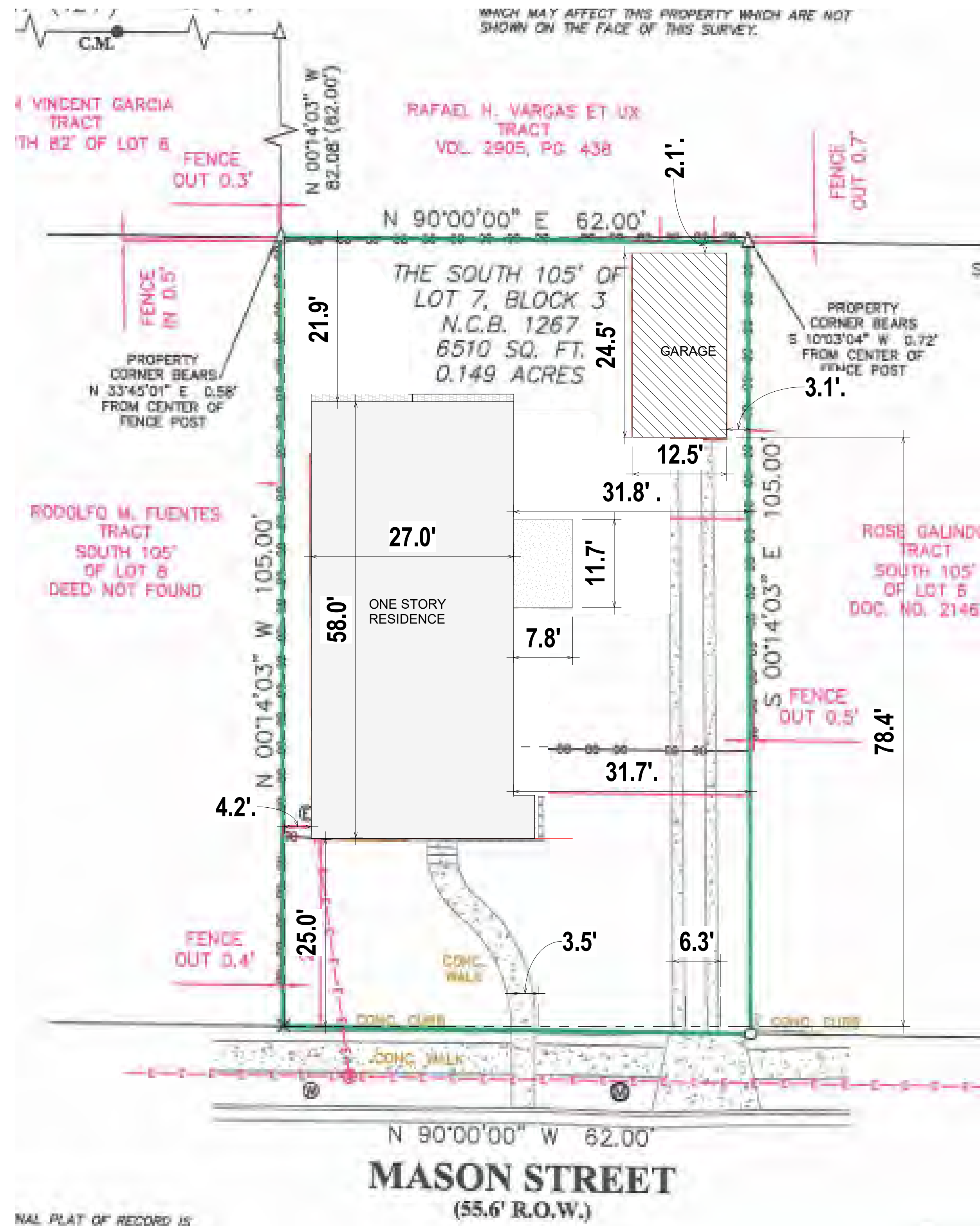
Grid Width (in.)	7/8	Jamb Depth (in.)	3.25
Product Depth (in.)	3.25 in	Product Height (in.)	59.25 in
Product Width (in.)	35.5 in	Rough Opening Height (in.)	60 in
Rough Opening Width (in.)	36 in	Width (in.) x Height (in.)	35.5 x 59.25

#### Details

Exterior Color/ Finish	Brown	Exterior Color/Finish Family	Brown
Features	Tilt-In Cleaning	Frame Material	Aluminum
Frame Type	Standard Frame	Glass Type	Energy Efficient Glass
Glazing Type	Double-Pane	Grid Pattern	Equal Light
Grille Type	Grille Between Glass	Hardware Color/Finish Family	Brown
Included	Grid, Hardware, Screen	Interior Color/Finish Family	Brown
Lock Type	Cam Action	Number of Grids	3 Wide 2 High
Number of Locks	1	Product Weight (lb.)	80 lb
Returnable	90-Day	Solar Heat Gain Coefficient	0.35
U-Factor	0.50	Window Type	Other
Window Use Type	New Construction, Replacement		

This information is provided by Chad Bradshaw at Mychal's Designs LLC.  
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SHEET INDEX	
Sheet Name	Sheet Number
SITE PLAN & CODE REFERENCES	A1.0
FIRST FLOOR PLAN	A1.2
ROOF PLAN	A2.0
INTERIOR ELEVATIONS	A2.2
EXTERIOR ELEVATIONS	A3.0
PERSPECTIVE VIEW	A7

1 SITE PLAN  
1" = 10'-0"

831 South Flores, Suite 3204  
San Antonio, Texas 78204  
TEL: 210 412 4643



OWNER:  
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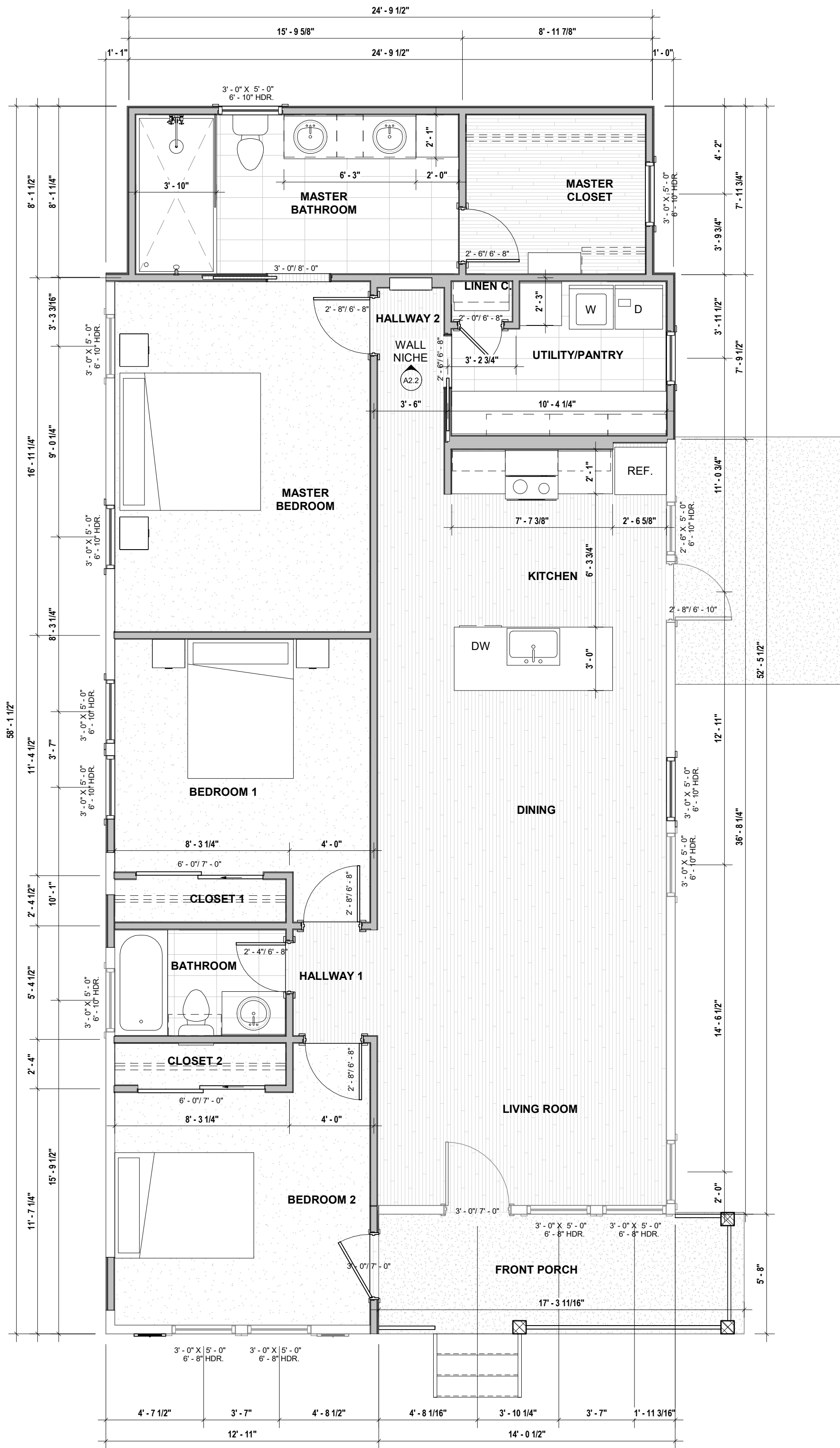
ADDRESS:  
915 MASON STREET  
SAN ANTONIO, TEXAS 78208

DRAWN	RMH
CHECKED	MKB
REVISED	RMH

PROJECT	419 CANDELARIA
DATE	11/29/2021

SHEET  
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OF

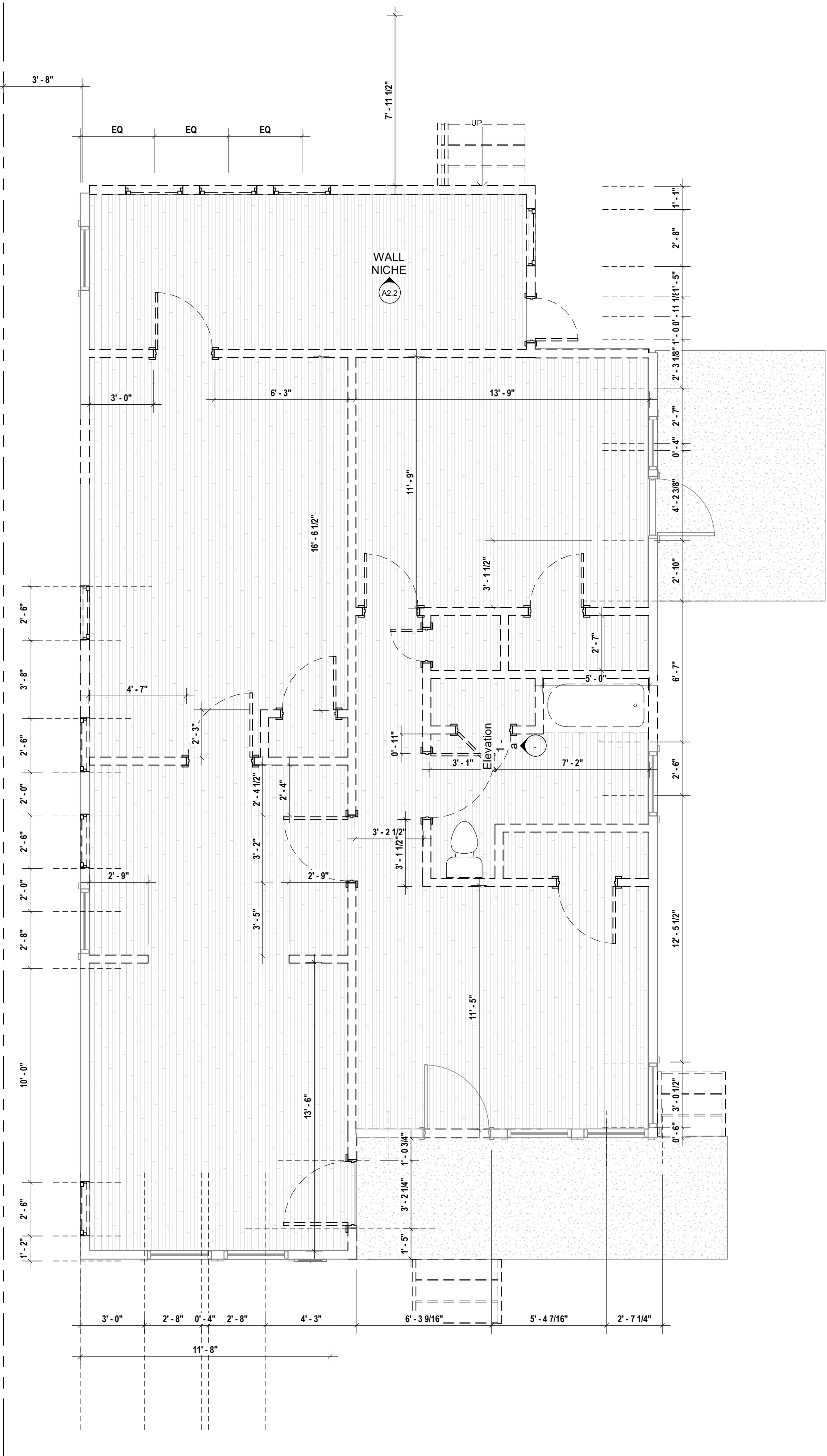
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2 1ST. FLOOR PROPOSED  
1/4" = 1'-0"

Window Schedule				
Type Mark	Width	Height	Description	Count
193	3'- 0"	5'- 0"	SEE ELEVATIONS	6
214	2'- 6"	5'- 0"	SEE ELEVATIONS	1
W6	2'- 0"	2'- 0"		3

Area Schedule (Gross Building)	
Name	Area
GROUND FLOOR	1472 SF
FRONT PORCH	97 SF



1 1ST. FLOOR - EXISTING  
1/4" = 1'-0"

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San Antonio, Texas 78204  
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OWNER:  
-  
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ADDRESS:  
916 15 MASON STREET  
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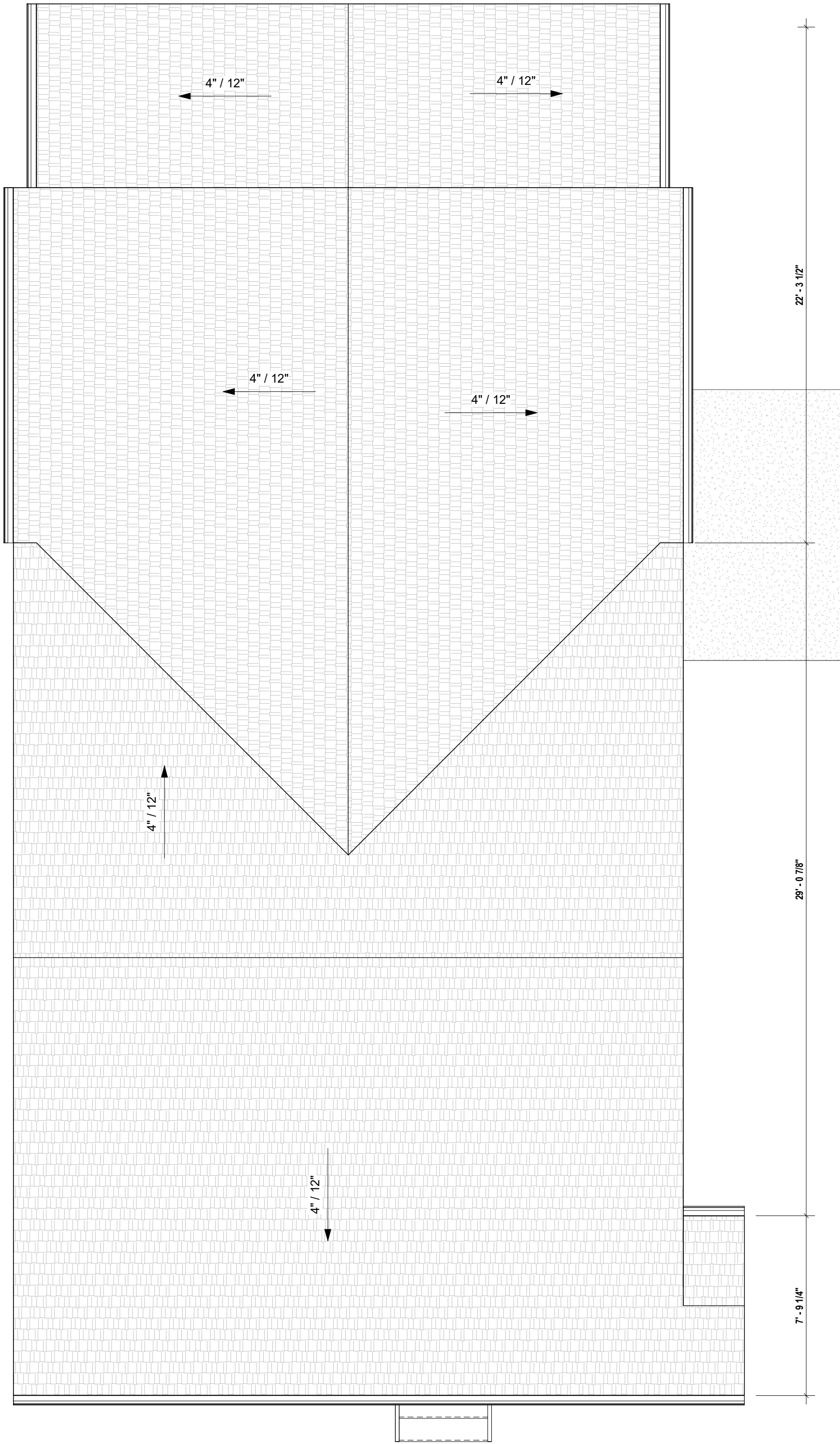
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2 1ST. FLOOR PROPOSED ROOF PLAN  
1/4" = 1'-0"

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OWNER:  
-  
-  
-

ADDRESS:  
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SAN ANTONIO, TEXAS 78208

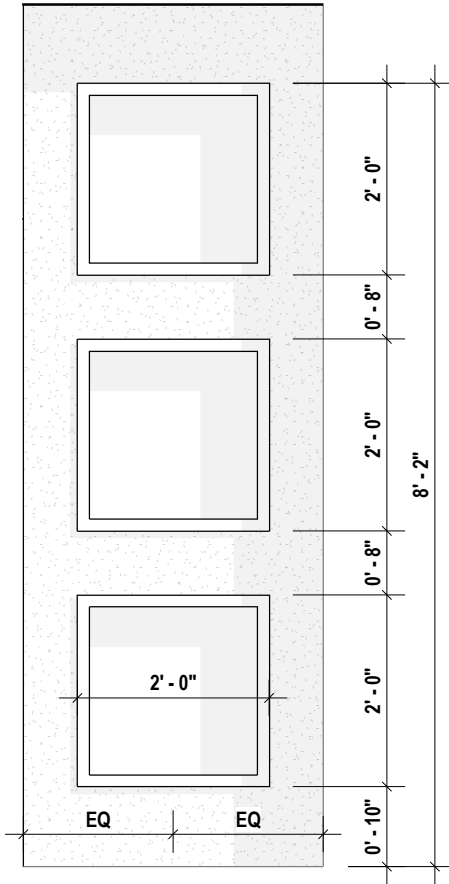
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# 1 WALL NICHE

1/2" = 1'-0"

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OWNER:

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ADDRESS:

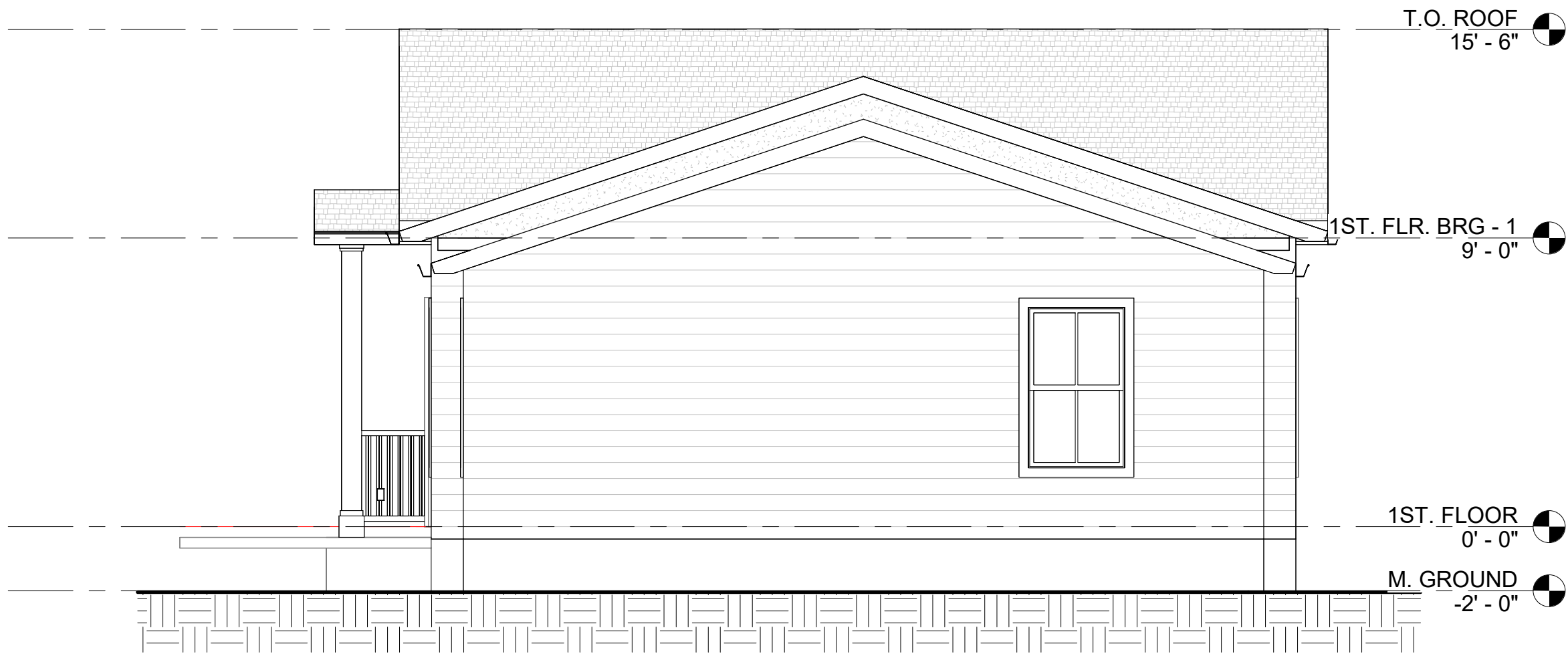
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SAN ANTONIO, TEXAS 78208

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2 BACK VIEW  
1/4" = 1'-0"



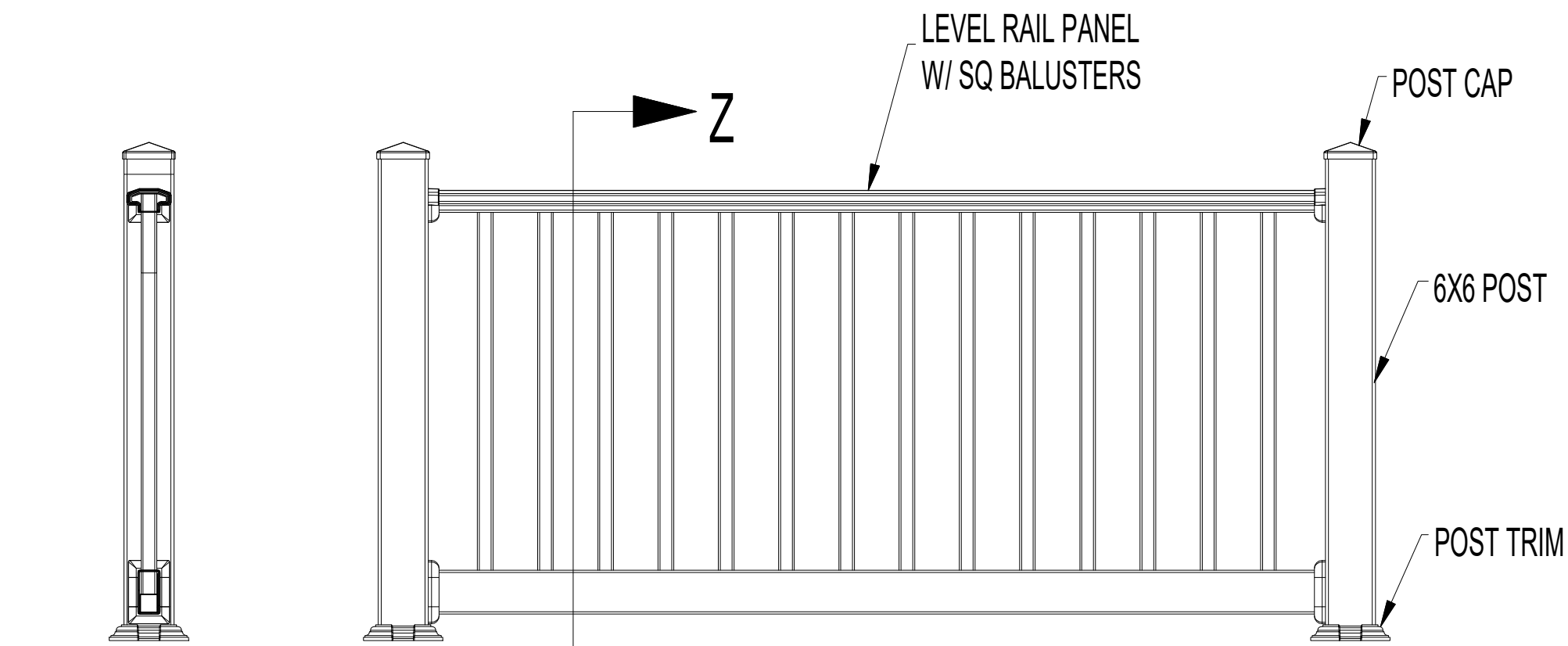
1 FRONT VIEW  
1/4" = 1'-0"



3 LEFT VIEW  
1/4" = 1'-0"



4 RIGHT VIEW  
1/4" = 1'-0"



SECTION Z-Z

5 RAILING DETAIL  
1" = 1'-0"

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SAN ANTONIO, TEXAS 78208

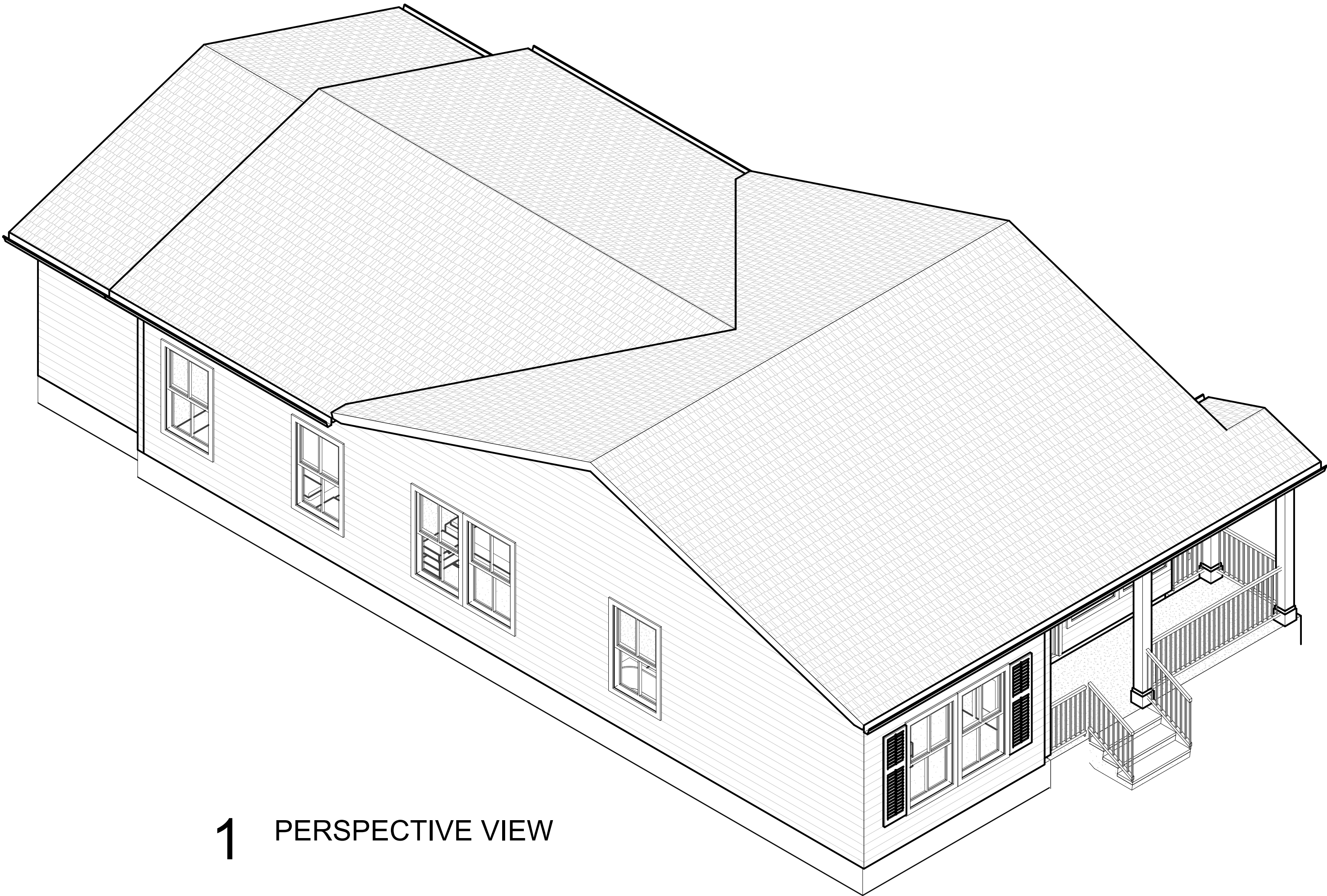
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REVISED	RMH

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SHEET	A3.0
OF	



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1 PERSPECTIVE VIEW



2 FRONT LEFT



3 FRONT RIGHT

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San Antonio, Texas 78204  
TEL: 210 412 4643



OWNER:  
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ADDRESS:  
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OF



































Examples provided by applicant





















# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## HISTORIC AND DESIGN REVIEW COMMISSION

### CERTIFICATE OF APPROPRIATENESS

November 15, 2023

**HDRC CASE NO:** 2023-360  
**ADDRESS:** 915 MASON ST  
**LEGAL DESCRIPTION:** NCB 1267 BLK 3 LOT S 105 FT OF 7  
**HISTORIC DISTRICT:** Government Hill  
**PUBLIC PROPERTY:** No  
**APPLICANT:** Michael Krause/Mychals Designs LLC - 831 S Flores St  
**OWNER:** Sevda Johnson/SEVHAS INVESTMENTS LLC - 13311 ARES WAY  
**TYPE OF WORK:** Exterior alterations, Exterior lighting, Foundation/skirting, Landscaping/hardscaping/irrigation

#### REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Construct a rear addition.
2. Replace the existing metal posts and railing on the front porch with new square columns and railing.
3. Replace the two existing front doors and side door.
4. Infill, modify, and add windows on the east and west elevations.

#### FINDINGS:

a. The property at 915 Mason is a one-story Craftsman-style residence with detached garage built c. 1940. The property is located on a block bound to the south by Mason St, the west by Spofford Ave, the north by Colita St, and the east by Rogers Ave. It first appears in city directories in 1940 and on Sanborn Fire Insurance maps in 1951 with the detached garage but without the rear east-facing gable and rear addition. Staff was unable to determine when the existing rear additions were constructed. The cross-gable roof is clad in composition shingle, and the house itself is clad in asbestos or concrete shingle. Windows are one-over-one, and the house features two front doors opening onto the inset porch. The property contributes to the Government Hill Historic District.

b. CASE HISTORY: This request was initially submitted on August 9, 2023. The set of plans and written scope of work reviewed for this recommendation were submitted November 7 and 8, 2023. The plans are not fully dimensioned and do not accurately reflect the applicant's requests regarding window modifications, and there is incomplete information about the proposed window modifications. However, staff has included the request on this agenda to allow it to move forward for HDRC review.

c. ADMINISTRATIVE APPROVAL: The application materials include requests for scopes of work eligible for administrative approval, including all scopes of work related to the detached garage and the following scopes of work related to the primary structure: foundation repair, siding repair or in-kind siding replacement, front walkway replacement in kind, landscaping, hardscaping, and exterior painting. These scopes of work do not require review by the Historic and Design Review Commission.

d. ADDITION: The applicant requests to construct a rear addition. The plans submitted for review are not fully dimensioned. Historic Design Guidelines for Additions 1.A.i says to 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. Guideline 1.A.iv says 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. Staff finds the rear addition generally appropriate, but that additional fenestration be added to the north elevation and a visual break between old and new should be introduced to the plan. Any windows included on the new addition should conform to Standard Specifications for Windows in Additions and New Construction, including but that they are the same dimensions and proportions as existing windows and feature a meeting rail no taller than 1.25", stiles no wider than 2.25", top and bottom sashes of equal size, and a minimum depth of 2" between the front face of the window trim and the front face of the top window sash.

e. FRONT PORCH MODIFICATIONS: The applicant proposes to replace the existing metal posts and railing on the front porch with new square columns and railing. Historic Design Guidelines for Exterior Maintenance and Alterations 7.A.i says to preserve



existing porches, balconies, and porte-cocheres. The metal posts and railing do not conform to the style or period of construction of the house, and staff finds replacement with new square columns and railing generally appropriate. However, the applicant must provide measured drawings and materials information for the proposed new columns. The proposed columns should be wood, no wider than 6" square, and feature both capital and base trim and chamfered corners. The new railing should feature both top and bottom rails and a simple design that does not detract from the historic structure and be raised off the deck surface.

f. **DOOR REPLACEMENT:** The applicant requests to replace the two existing front doors and one existing side door with nonconforming modern doors. Replacement products should complement the style and period of construction of the structure. Staff finds the replacement doors nonconforming.

g. **WINDOWS:** The applicant proposes to infill, modify, and add windows on the east and west elevations of the existing house. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.i says to 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. Staff finds that the request to infill, modify, and add windows to the existing house does not conform to guidelines. All existing windows on the house be retained and repaired, except where they are removed on the north elevation for the proposed addition.

h. **WINDOWS (CONSTRUCTION DRAWINGS):** The drawings submitted by the applicant show conditions that are not part of the request, namely the inclusion of awning windows on the east and west elevations. Should the HDRC find infill, modification, and/or addition of windows on the existing house appropriate, the applicant must submit accurate measured drawings, an annotated window schedule, interior and exterior photos of windows requested for replacement, and complete manufacturer's specifications and a cut sheet for the proposed new window product.

#### **RECOMMENDATION:**

Staff recommends approval of the request to construct a rear addition, based on finding d, with the following stipulations:

- i. That the applicant submits full measured drawings for the addition for staff review.
- ii. That the applicant proposes additional fenestration on the north elevation, as noted in finding d.
- iii. That the applicant installs a fully wood window product that meets staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows 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. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- iv. That the applicant utilizes 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.

Staff recommends approval of item 2, replacement of the existing metal posts and railing on the front porch with square columns and railing, based on finding e, with the following stipulations:

- v. That the applicant submits measured drawings and materials information for the proposed new columns.
- vi. That the proposed columns are wood, no wider than 6" square, and feature both capital and base trim and chamfered corners.
- vii. That the new railing be constructed of wood, feature both top and bottom rails and a simple design that does not detract from the historic structure, and be raised off the deck surface.

Staff recommends approval of item 3, replacement of the two existing front doors and one side door, based on finding f, with the following stipulation:

- viii. That the applicant proposes a replacement product that compliments the style and period of construction of the structure, namely a Craftsman-style, fully wood door product.

Staff does not recommend approval of item 4, infilling, modifying, and adding windows on the east and west elevations, based on findings g and h.

#### **COMMISSION ACTION:**

Approved with stipulations:

Approval of the request to construct a rear addition, based on finding d, with the following stipulations:

- i. That the applicant submits full measured drawings for the addition for staff review.
- ii. That the applicant proposes additional fenestration on the north elevation, as noted in finding d.
- iii. That the applicant installs a fully wood window product that meets staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows 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. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

iv. That the applicant utilizes 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.

Approval of item 2, replacement of the existing metal posts and railing on the front porch with square columns and railing, based on finding e, with the following stipulations:

- i. That the applicant submits measured drawings and materials information for the proposed new columns.
- ii. That the proposed columns are wood, no wider than 6" square, and feature both capital and base trim and chamfered corners.
- iii. That the new railing be constructed of wood, feature both top and bottom rails and a simple design that does not detract from the historic structure, and be raised off the deck surface.

Approval of item 3, replacement of the two existing front doors and one side door, based on finding f, with the following stipulation:

- i. That the applicant proposes a replacement product that compliments the style and period of construction of the structure, namely a Craftsman-style, fully wood door product.

Approval of item 4 with the following stipulations:

- i. That only the small window on the east elevation is replaced with a pair of ganged wood windows to match existing dimensions and profiles.
- ii. That the applicant reintroduces the window next to the existing rear door on the east elevation.
- iii. That all other windows are retained and repaired in place.
- iv. That the applicant submits final measured drawings and materials information for the new windows.



**Shanon Shea Miller**  
**Historic Preservation Officer**

**A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.**

**A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.**

**This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with**