

## HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2023

**HDRC CASE NO:** 2023-481  
**ADDRESS:** 232 CAMARGO  
**LEGAL DESCRIPTION:** NCB 924 BLK 5 LOT N 109.77 FT OF 7 & N 109.77 FT OF E 6 FT OF 6  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Fernando Morales | Candid Works PLLC  
**OWNER:** Angela Lombardi  
**TYPE OF WORK:** Conceptual review for fenestration modifications, covered deck and carport construction, driveway and apron replacement, driveway gate and fence replacement, garage door replacement, rear and side addition construction  
**APPLICATION RECEIVED:** November 27, 2023  
**60-DAY REVIEW:** January 26, 2024  
**CASE MANAGER:** Bryan Morales

### REQUEST:

The applicant is requesting conceptual approval to:

1. Replace two existing aluminum windows on the existing rear addition with wood windows and modify the openings.
2. Construct a rear covered deck.
3. Construct a rear carport.
4. Replace the existing rear gravel apron with a concrete apron.
5. Replace the existing rear gravel driveway with a new gravel driveway with brick features.
6. Replace the existing east side chain link fence with a metal post cattle-panel fence.
7. Replace the existing east side chain link driveway gate with a corrugated metal sliding driveway gate.
8. Replace the existing garage doors with modern steel garage doors.
9. Construct a side addition on the west façade of the existing rear addition.
10. Construct a 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.

## 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.

## 9. Outbuildings, Including Garages

### A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

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

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

## *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. *Roof 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.

## *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

### 1. Topography

#### A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

### 2. Fences and Walls

#### A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

#### B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

### C. PRIVACY FENCES AND WALLS

i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.

ii. *Location* – Do not use privacy fences in front yards.

## 3. Landscape Design

### A. PLANTINGS

i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.

ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

### B. ROCKS OR HARDSCAPE

i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

### C. MULCH

*Organic mulch* – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

### D. TREES

i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

#### 4. Residential Streetscapes

##### A. PLANTING STRIPS

- i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.
- ii. *Lawns*—Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.
- iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

##### B. PARKWAYS AND PLANTED MEDIANS

- i. *Historic plantings*—Maintain the park-like character of historic parkways and planted medians by preserving mature vegetation and retaining historic design elements. Replace damaged or dead plant materials with species of a like size, growth habit, and ornamental characteristics.
- ii. *Hardscape*—Do not introduce new pavers, concrete, or other hardscape materials into parkways and planted medians where they were not historically found.

##### C. STREET ELEMENTS

- i. *Site elements*—Preserve historic street lights, street markers, roundabouts, and other unique site elements found within the public right-of-way as street improvements and other public works projects are completed over time.
- ii. *Historic paving materials*—Retain historic paving materials, such as brick pavers or colored paving, within the public right-of-way and repair in place with like materials.

#### 5. Sidewalks, Walkways, Driveways, and Curbing

##### A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

##### B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

##### C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

#### 8. Americans with Disabilities Act (ADA) Compliance

##### A. HISTORIC FEATURES

- i. *Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.

ii. *Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.

#### B. ENTRANCES

i. *Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.

ii. *Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.

iii. *Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.

#### C. DESIGN

i. *Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.

ii. *Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.

iii. *Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

#### *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 finish. 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 property located at 232 Camargo is a one-story, single-family Vernacular structure constructed c. 1890 and first appears on the 1896 Sanborn map. The property features a red side-gabled standing seam metal roof, stucco cladding, decorative wood porch posts, and a decorative wood front door. This property contributes to the Lavaca Historic District.
- b. FENESTRATION MODIFICATIONS & WINDOW REPLACEMENT (REAR FAÇADE) – The applicant is requesting conceptual approval to modify two window openings on the existing rear addition and replace the aluminum windows with wood windows. The Historic Design Guidelines for Exterior Maintenance and Alterations 6.B.iv. states to 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. Exterior Maintenance

and Alterations 6.B.vii. states to replace non-historic incompatible windows with windows that are typical of the architectural style of the building. Staff finds the proposed windows generally appropriate; however, the replacement windows should feature a traditional configuration.

- c. **REAR COVERED DECK** – The applicant is requesting conceptual approval to construct an approximately 134 square-foot covered rear deck with an undefined decking material and a metal perforated roof with steel tube columns. The Historic Design Guidelines for Additions 3.A.i. states to 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 and any new material introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure. Additions 3.A.ii. states to construct new metal roofs in a similar fashion as historic metal roofs. Additions 3.B.i. states to not use imitation or synthetic materials or other materials not compatible with the architectural style and materials of the original structure. Staff finds the construction of the rear covered deck generally appropriate; however, the columns and roof should feature materials that match in type, color, and texture to the historic structure such as wood columns.
- d. **CARPORT CONSTRUCTION** – The applicant is requesting conceptual approval to construct an approximately 380 square-foot rear carport with a metal perforated roof and steel tube columns. Additions 3.A.i. states to 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 and any new material introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure. Additions 3.A.ii. states to construct new metal roofs in a similar fashion as historic metal roofs. Staff finds the carport construction generally appropriate; however, the columns and roof should feature materials that match in type, color, and texture to the historic structure such as wood columns.
- e. **DRIVEWAY APRON INSTALLATION** – The applicant is requesting conceptual approval to replace the existing gravel driveway apron with a concrete driveway apron approximately 26 feet in width and tapers to approximately 20 feet in width. The Historic Design Guidelines for Site Elements 5.B.ii. states to maintain the width and configuration of original curb cuts when replacing historic driveways and to avoid introducing new curb cuts where not historically found. Staff finds the installation of the concrete driveway apron appropriate; however, the dimensions of the new apron should match the existing apron's dimensions.
- f. **DRIVEWAY INSTALLATION** – The applicant is requesting conceptual approval to replace the existing gravel driveway with a new gravel driveway with brick features. Site Elements 5.B.i. states to retain and repair in place historic driveway configurations, to incorporate a similar driveway configuration – materials, width, and design – to that historically found on the site, and that historic driveways are typically no wider than 10 feet. Staff finds the installation of the gravel and brick driveway appropriate; however, the width should not exceed the existing footprint of the driveway.
- g. **FENCE INSTALLATION** – The applicant is requesting conceptual approval to replace the existing chain link fence with a 5'3" metal mesh fence with steel tube posts. Site Elements 2.B.i. states new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character and the design of the fence should respond to the design and materials of the house or main structure. Site Elements 2.B.v. states to construct new fences or walls of materials similar to fence materials historically used in the district and to select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Staff finds the replacement of the chain link fence appropriate; however, the replacement fence should use a design and materials found within the Lavaca historic district.
- h. **DRIVEWAY GATE INSTALLATION** – The applicant is requesting conceptual approval to replace the existing chain link driveway gate with a corrugated metal sliding driveway gate. Site Elements 2.B.i. states new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character and the design of the fence should respond to the design and materials of the house or main structure. Site Elements 2.B.v. states to construct new fences or walls of materials similar to fence materials historically used in the district and to select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Staff finds the replacement of the chain link gate appropriate; however, the replacement driveway gate should use a design and materials found within the Lavaca historic district.
- i. **GARAGE DOOR REPLACEMENT** – The applicant is requesting conceptual approval to replace the existing garage door on the rear detached garage. Exterior Maintenance and Alterations 9.B.i. states to ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure and, when not visible from the public right-of-way, modern paneled garage doors may be acceptable. The applicant has provided a brochure of modern garage doors; however, has not provided to staff a specific configuration or design to review. Staff finds that the replacement of the existing garage doors generally appropriate; however, the replacement should be made of wood or have a wood-look.

- j. **SIDE ADDITION (LOT COVERAGE)** – The applicant is requesting conceptual approval to construct an approximately 26-square-foot, 1-story side addition to the west side of the primary structure. The applicant has not provided the total percentage of lot coverage to staff for review at this time. According to the Historic Design Guidelines, the building footprint for new construction should be limited to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. A building footprint should respond to the size of the lot. Staff finds that the size of the proposed addition is generally appropriate; however, the applicant should submit the total percentage of lot coverage prior to final approval.
- k. **SIDE ADDITION (MASSING & FOOTPRINT)** – The applicant is requesting conceptual approval to construct a 26-square-foot, 1-story side addition. The existing primary structure is a 1-story, single-family structure. Additions 1.B.i states residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Additions 2.B.iv states 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. The proposed addition will be on the west side of the primary structure toward the rear. Staff finds the massing and footprint of the proposed side addition generally appropriate.
- l. **SIDE ADDITION (ROOF FORM & MATERIAL)** – The applicant is requesting conceptual approval to install a flat standing seam metal roof to match the existing roof in installation method and color. The proposed roofline will be below the roofline of the existing rear addition. Additions 1.A.iii stipulates residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Additions 3.A.ii. states to construct new metal roofs in a similar fashion as historic metal roofs. Staff finds the proposed roof material and installation method conforms to guidelines. Staff finds the proposed roof form does not conform to guidelines.
- m. **SIDE ADDITION (NEW WINDOWS: SIZE AND PROPORTION)** – The applicant is requesting conceptual approval to install one clerestory window on the proposed side addition. The Standard Specifications for Windows in Additions and New Construction clarifies that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. In addition, whole window systems should match the size of historic windows on the property unless otherwise approved and windows should feature traditional dimensions and proportions as found within the district. Staff finds the proposed window generally appropriate.
- n. **SIDE ADDITION (MATERIALS)** – The applicant is requesting conceptual approval to install corrugated metal siding with horizontal wood skirting. Additions 3.A.i. states to 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 and that 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 the proposed corrugated metal siding and horizontal wood skirting does not conform to guidelines.
- o. **REAR ADDITION (LOT COVERAGE)** – The applicant has proposed to construct an approximately 163-square-foot, 1-story rear addition. The applicant has not provided the total percentage of lot coverage to staff for review at this time. According to the Historic Design Guidelines, the building footprint for new construction should be limited to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. A building footprint should respond to the size of the lot. Staff finds that the size of the proposed addition is generally appropriate but that the applicant should submit the total percentage of lot coverage to staff for review.
- p. **REAR ADDITION (MASSING & FOOTPRINT)** – The applicant has proposed to construct a 163-square-foot, 1-story rear addition. The existing primary structure is a 1-story, single-family structure. Additions 1.B.i stipulates residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Additions 2.B.iv states the building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size. Staff finds the proposal generally appropriate.
- q. **REAR ADDITION (ROOF FORM)** – The applicant has proposed to install a shed roof form to slope towards the existing rear addition. The result of the two roof forms meeting is a butterfly roof. The roof form of the addition will be visible from the public right-of-way on Canal St. Additions 1.A.iii stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds the proposed roof form does not conform to guidelines.
- r. **REAR ADDITION (ROOF MATERIAL)** – The applicant has proposed to install a standing seam metal roof on the proposed rear addition. Additions 3.A.ii. states to construct new metal roofs in a similar fashion as historic metal roofs. Staff finds the proposed roof material and installation method conforms to guidelines.
- s. **REAR ADDITION (NEW WINDOWS & DOORS: SIZE AND PROPORTION)** – The applicant is requesting conceptual approval to install on the proposed rear addition a pair of sliding wood doors on the west elevation, two

fixed wood windows on the south elevation, and three fixed wood windows on the east elevation. The Standard Specifications for Windows in Additions and New Construction clarifies that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. In addition, whole window systems should match the size of historic windows on the property unless otherwise approved and windows should feature traditional dimensions and proportions as found within the district. Staff finds the proposed windows generally appropriate. Staff finds the installation of the proposed sliding wood doors generally appropriate.

- t. REAR ADDITION (RELATIONSHIP OF SOLIDS AND VOIDS) – According to the Historic Design Guidelines, new construction should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. Staff finds the proposed fenestration pattern conforms to guidelines.
- u. REAR ADDITION (MATERIALS: NEW WINDOWS & DOORS) – The applicant has proposed to install Jeld-Wen W-2500 wood windows and sliding doors. The Standard Specifications for Windows in Additions and New Construction clarifies that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Staff finds the material proposed for the rear addition's windows and sliding doors generally appropriate.
- v. REAR ADDITION (MATERIALS) – The applicant is requesting conceptual approval to install corrugated metal siding with horizontal wood skirting. Additions 3.A.i. states to 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 and that 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 the proposed corrugated metal siding and horizontal wood skirting does not conform to guidelines.
- w. REAR ADDITION (ARCHITECTURAL DETAILS) – The applicant is requesting conceptual approval to construct a 1-story rear addition. Additions 4.A.ii states additions should 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. Additions 4.A.iii states applicants should consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new. Additions 2.A.v recommends that 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. Staff finds the proposed rear addition does not conform to guidelines.

## **RECOMMENDATION:**

Item 1, staff recommends conceptual approval of the fenestration modifications to the existing rear addition's rear façade, based on findings a and b, with the following stipulation:

- i. That the applicant install fully wood windows that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. An alternative window material may be considered by staff if the window conforms to the following stipulations. 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.

Item 2, staff recommends conceptual approval of the rear covered deck construction, based on findings a and c, with the following stipulations:

- i. That the applicant replace the proposed steel tube columns with new wood columns to be a maximum of 6x6" in width and feature a traditional cap and base and chamfered corners.
- ii. That the applicant install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. No modifications to the roof pitch or roof form are requested or approved at this time.

Item 3, staff recommends conceptual approval of the rear carport construction, based on findings a and d, with the following stipulations:

- i. That the applicant replace the proposed steel framing with wood construction and steel tube columns with new wood columns to be a maximum of 6x6" in width and feature a traditional cap and base and chamfered corners.
- ii. That the applicant install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. No modifications to the roof pitch or roof form are requested or approved at this time.
- iii. That the applicant meets all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable.

Item 4, staff recommends conceptual approval to replace the existing gravel apron with a concrete apron, based on findings a and e, with the following stipulation:

- i. That the applicant install a concrete apron not to exceed 12 feet in width.

Item 5, staff recommends conceptual approval to replace the existing gravel driveway with a gravel driveway with brick features, based on findings a and f, with the following stipulations:

- i. That the driveway follow the existing footprint of the current driveway.
- ii. That the applicant use gravel natural in color and not exceed 2 inches in size.

Item 6, staff recommends conceptual approval of the east side chain link fence replacement, based on findings a and g, with the following stipulations:

- i. That the applicant submit to staff a fence site plan prior to the applicant returning for final review.
- ii. That the fence does not exceed 6 feet in height.
- iii. That the applicant use wood posts and railing.

Item 7, staff recommends conceptual approval to replace the existing east side chain link driveway gate, based on findings a and h, with the following stipulations:

- i. That the applicant to staff a fence site plan prior to the applicant returning for final review.
- ii. That the gate does not exceed 6 feet in height.
- iii. That the applicant submits a gate system that conforms to guidelines.

Item 8, staff recommends conceptual approval to replace the existing garage doors, based on findings a and i, with the following stipulation:



- i. That the applicant install a fully wood garage door or a garage door with a design that mimics wood construction and features a smooth finish without a faux wood grain texture. Final garage door specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 9, staff recommends conceptual approval of the side addition, based on findings a and j through q, with the following stipulations:

- i. That the applicant use complementary materials for the proposed siding and foundation skirting.
- ii. That the applicant use a conforming roof form such as a gabled or shed roof.
- iii. That the applicant meets all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable.

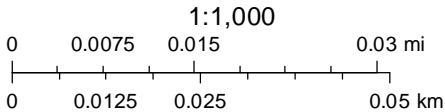
Item 10, staff recommends conceptual approval of the rear addition, based on findings a and r through z, with the following stipulations:

- i. That the applicant use complementary materials for the proposed siding and foundation skirting.
- ii. That the applicant use a conforming roof form such as a gabled or shed roof.
- iii. That the applicant meets all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable.

City of San Antonio One Stop



December 14, 2023







ZONE 4  
PERMIT  
PARKING  
ONLY  
7am-2pm  
DAILY  
←









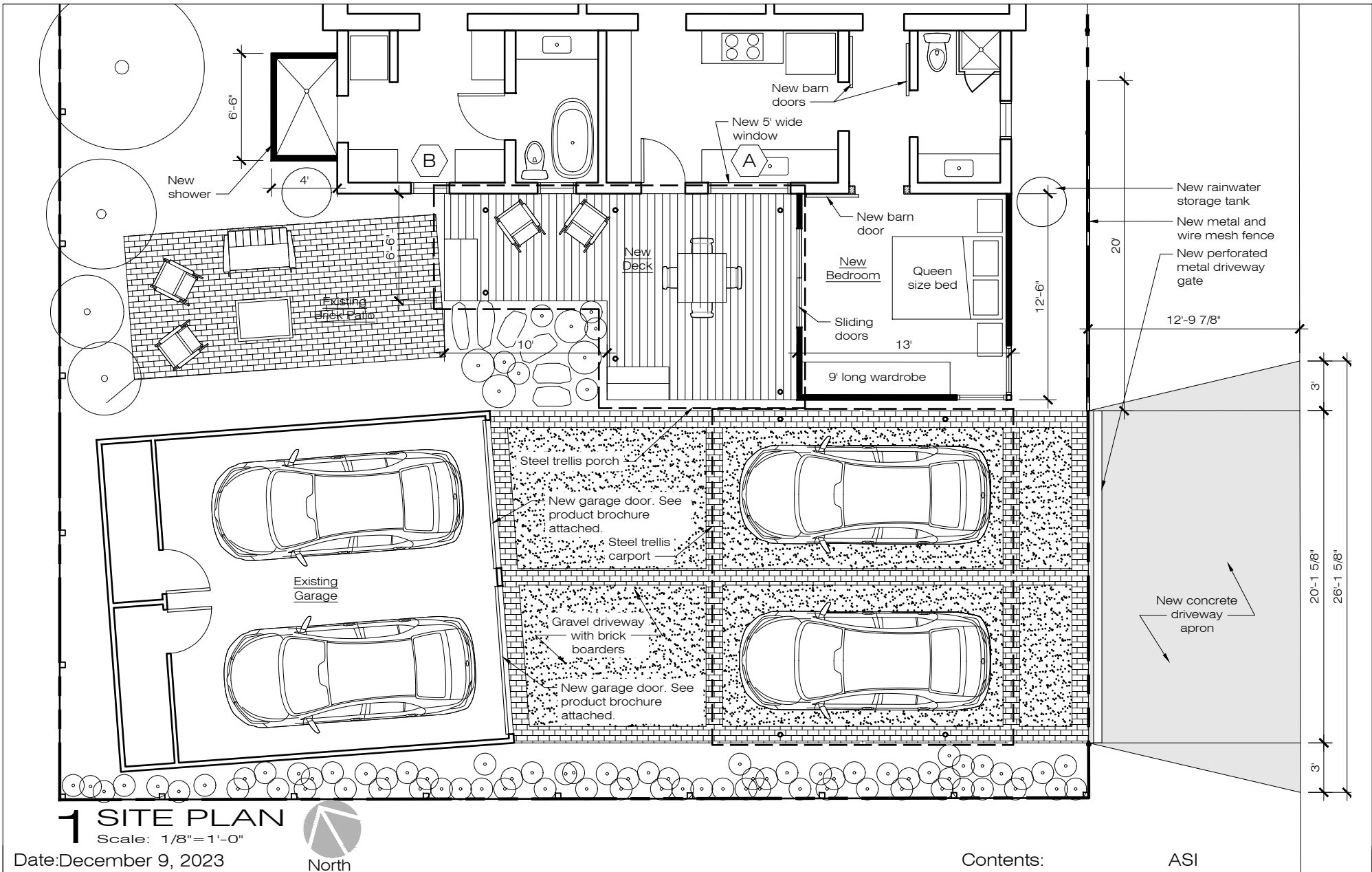












**candid**

works  
 pllc  
 architecture

215-1 Groveton Street  
 San Antonio, TX 78210

T: 210.444.1051  
 E: candid@candidstudio.net

@CANDID ROGERS ARCHITECT 2013  
 This drawing and the design it covers are  
 exclusive property of Candid Rogers  
 Architect. They are loaned only on the  
 borrower's expressed agreement that they  
 will not be copied, re-produced, loaned,  
 exhibited or otherwise used except in the  
 limited way permitted by consent of  
 Candid Rogers Architect to the borrower  
 or their agents.

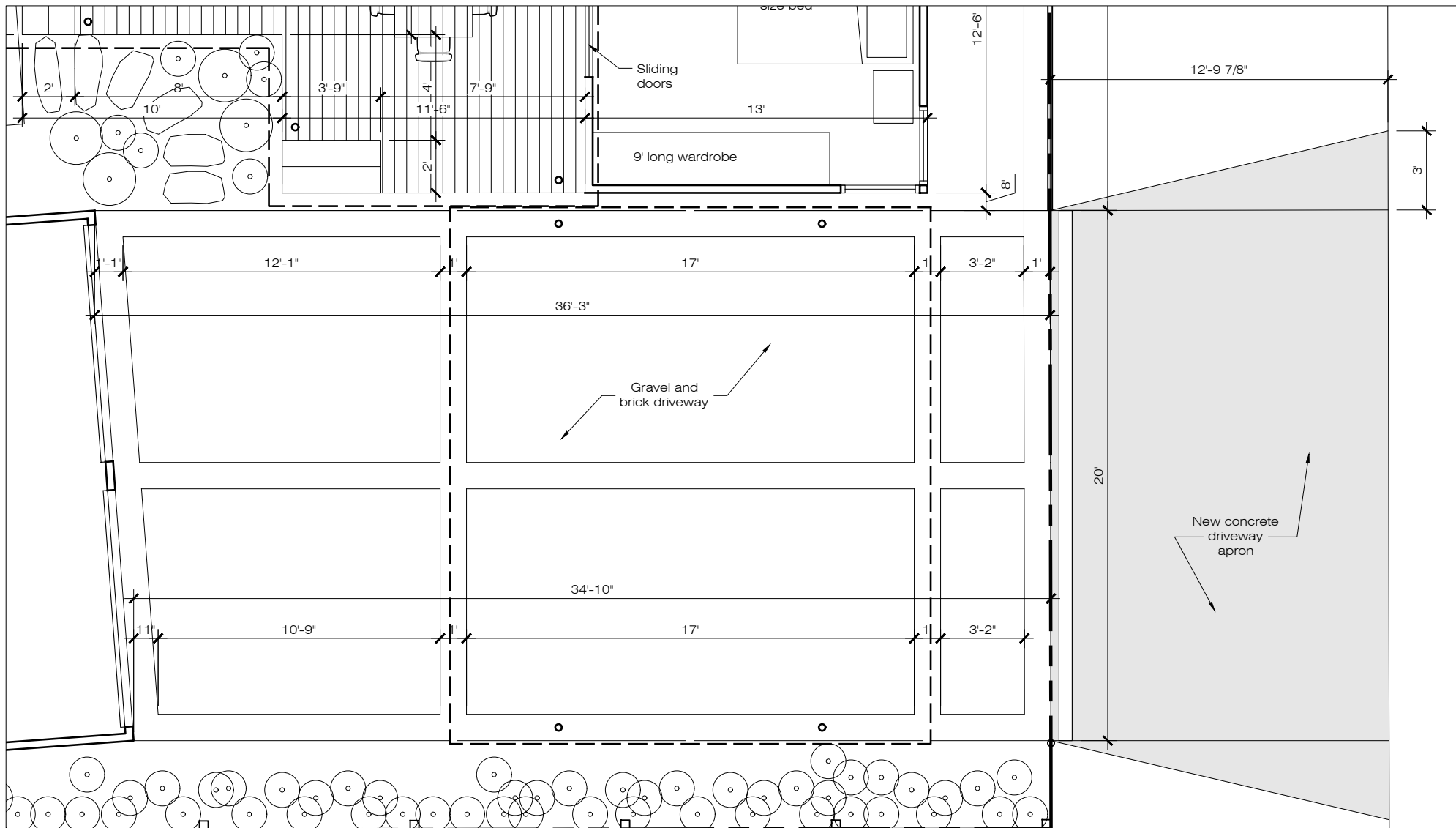
**CAMARGO**

San Antonio, TX

• Enlarged site plan

**A1.1**





# 1 SITE PLAN

Scale: 3/16" = 1'-0"

Date: December 9, 2023



North

Contents:

ASI

**candid**

215-1 Groveton Street  
San Antonio, TX 78210

T: 210.444.1051  
E: candid@candidstudio.net

@CANDID ROGERS ARCHITECT 2013  
This drawing and the design it covers are  
exclusive property of Candid Rogers  
Architect. They are loaned only on the  
borrowers expressed agreement that they  
will not be copied, re-produced, loaned,  
exhibited or otherwise used except in the  
limited way permitted by consent of  
Candid Rogers Architect to the borrowers  
or their agents.

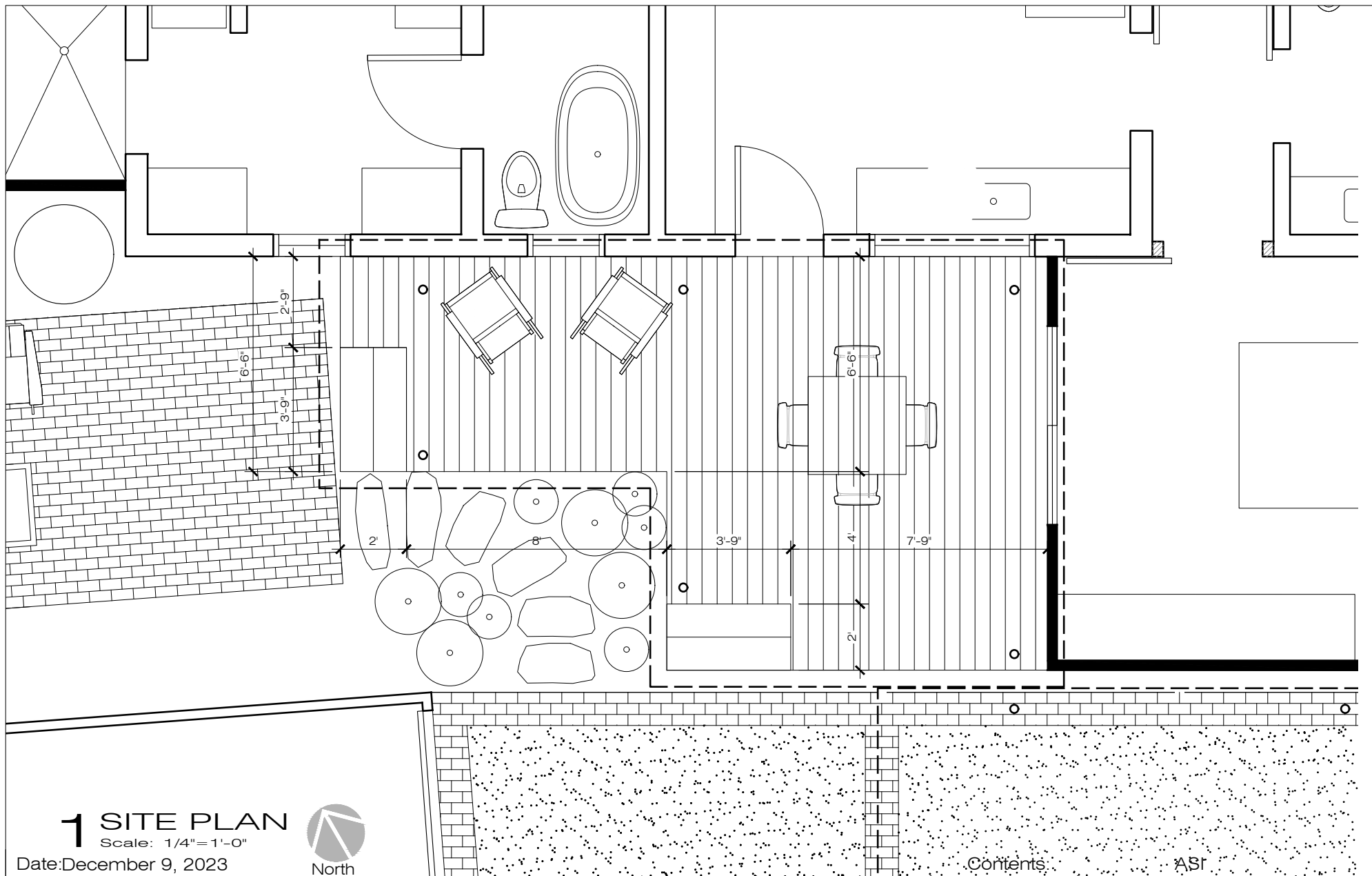
**CAMARGO**

San Antonio, TX

• Enlarged site plan

**A1.2**

works pllc  
architecture



**candid**  
 works pllc  
 architecture

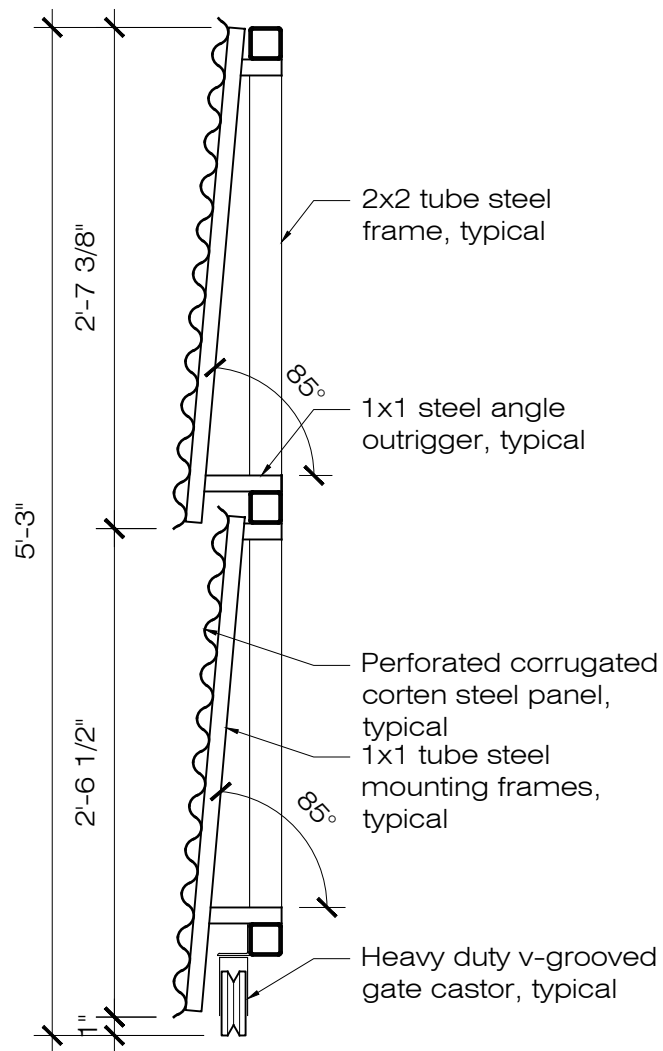
215-1 Groveton Street  
 San Antonio, TX 78210  
 T: 210.444.1051  
 E: candid@candidstudio.net

@CANDID ROGERS ARCHITECT 2013  
 This drawing and the design it covers are  
 exclusive property of Candid Rogers  
 Architect. They are loaned only on the  
 borrowers expressed agreement that they  
 will not be copied, re-produced, loaned,  
 exhibited or otherwise used except in the  
 limited way permitted by consent of  
 Candid Rogers Architect to the borrowers  
 or their agents.

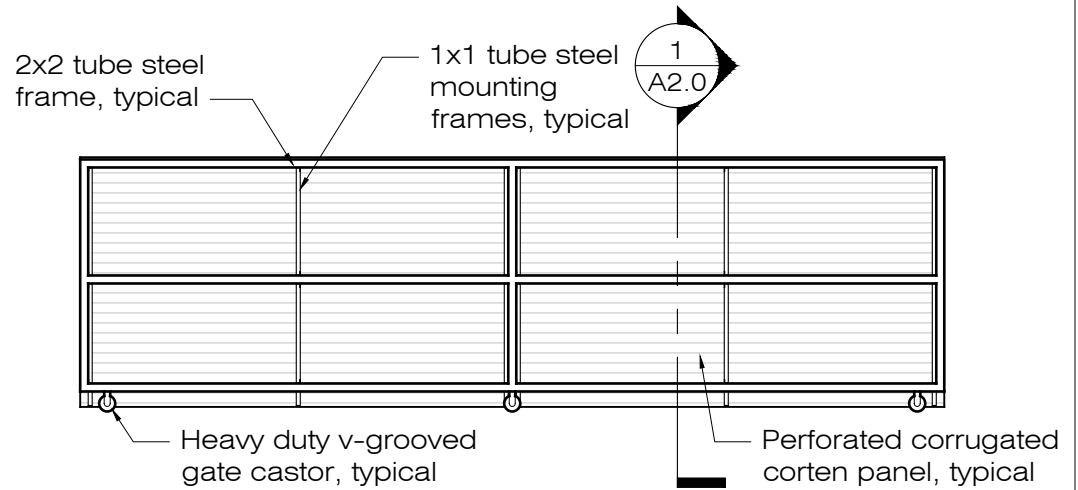
**CAMARGO**  
 San Antonio, TX

• Enlarged site plan

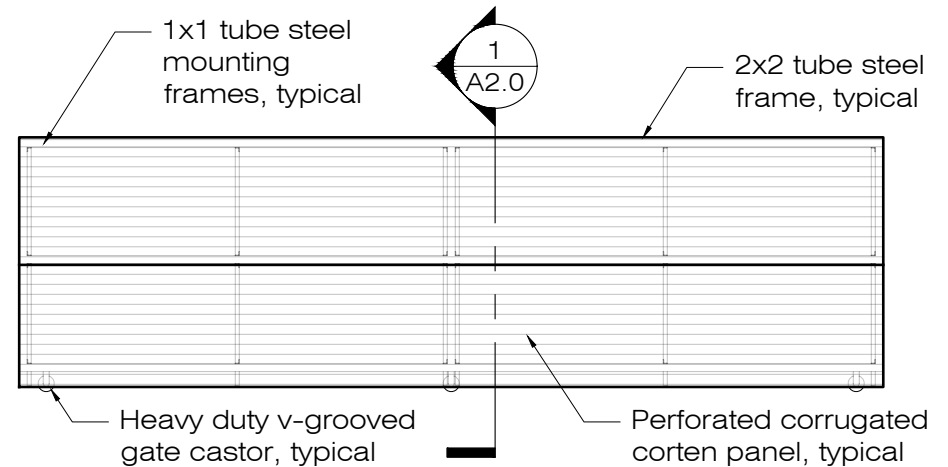
**A1.3**



**1 GATE SECTION**  
Scale: 1/4" = 1'-0"



**2 GATE ELEVATION**  
Scale: 1/4" = 1'-0"



**3 GATE ELEVATION**  
Scale: 1/4" = 1'-0"

Date: December 9, 2023

Contents:

ASI

**candid**  
works pllc  
architecture

215-1 Groveton Street  
San Antonio, TX 78210

T: 210.444.1051  
E: candid@candidstudio.net

@CANDID ROGERS ARCHITECT 2013  
This drawing and the design it covers are  
exclusive property of Candid Rogers  
Architect. They are loaned only on the  
borrowers expressed agreement that they  
will not be copied, re-produced, loaned,  
exhibited or otherwise used except in the  
limited way permitted by consent of  
Candid Rogers Architect to the borrowers  
or their agents.

**CAMARGO**

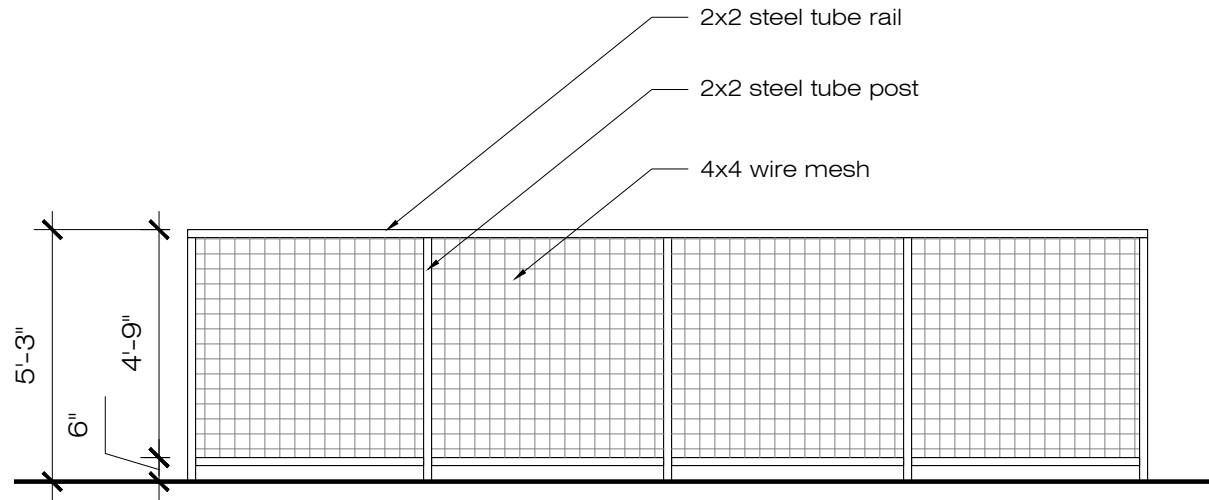
San Antonio, TX

• Rolling gate

**A2.0**

NOTE:

New metal and wire mesh fence to be located on side yard near rear addition.



**1 FENCE ELEVATION**  
Scale: 1/4" = 1'-0"

Date: December 9, 2023

Contents:

ASI

**candid**  
works pllc  
architecture

215-1 Groveton Street  
San Antonio, TX 78210

T: 210.444.1051  
E: candid@candidstudio.net

@CANDID ROGERS ARCHITECT 2013  
This drawing and the design it covers are  
exclusive property of Candid Rogers  
Architect. They are loaned only on the  
borrowers expressed agreement that they  
will not be copied, re-produced, loaned,  
exhibited or otherwise used except in the  
limited way permitted by consent of  
Candid Rogers Architect to the borrowers  
or their agents.

**CAMARGO**

San Antonio, TX

• Side yard fence  
elevation

**A2.1**



**1 WINDOW A INTERIOR**  
Scale: n/a



**2 WINDOW A EXTERIOR**  
Scale: n/a

NOTE:

Existing windows A and B are aluminum framed.



**3 WINDOW B INTERIOR**  
Scale: n/a



**4 WINDOW B EXTERIOR**  
Scale: n/a

Date: December 10, 2023

Contents:

ASI

**candid**  
works pllc  
architecture

215-1 Groveton Street  
San Antonio, TX 78210

T: 210.444.1051  
E: candid@candidstudio.net

@CANDID ROGERS ARCHITECT 2013  
This drawing and the design it covers are  
exclusive property of Candid Rogers  
Architect. They are loaned only on the  
borrowers expressed agreement that they  
will not be copied, re-produced, loaned,  
exhibited or otherwise used except in the  
limited way permitted by consent of  
Candid Rogers Architect to the borrowers  
or their agents.

**CAMARGO**

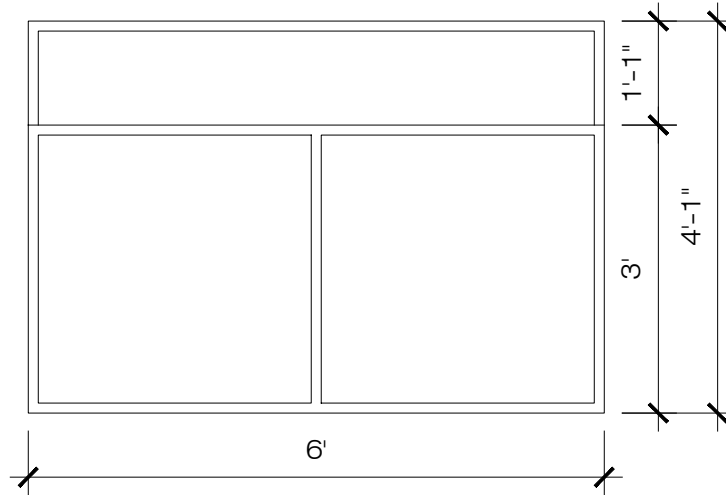
San Antonio, TX

• Existing windows

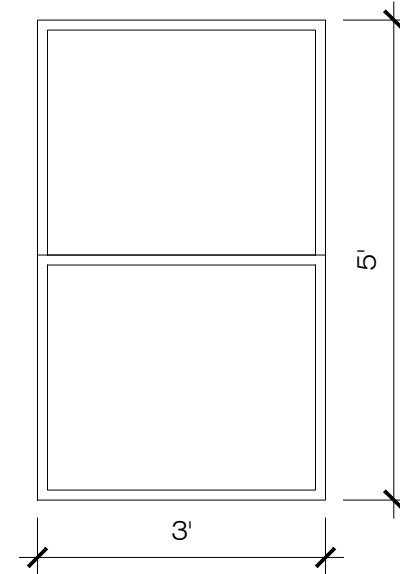
**A2.2**

NOTE:

New windows to be Jeld-Wen 2500 wood series. See product brochure attached.



**1** NEW WINDOW A  
Scale: 1/2" = 1'-0"



**2** NEW WINDOW B  
Scale: 1/2" = 1'-0"

Date: December 9, 2023

Contents:

ASI

**candid**  
works pllc  
architecture

215-1 Groveton Street  
San Antonio, TX 78210

T: 210.444.1051  
E: candid@candidstudio.net

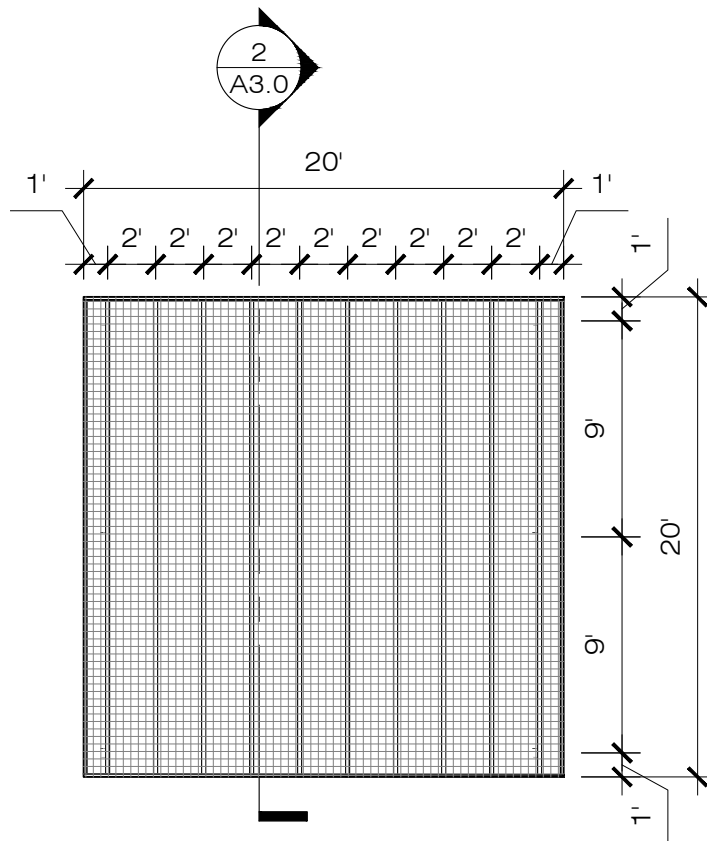
@CANDID ROGERS ARCHITECT 2013  
This drawing and the design it covers are  
exclusive property of Candid Rogers  
Architect. They are loaned only on the  
borrowers expressed agreement that they  
will not be copied, re-produced, loaned,  
exhibited or otherwise used except in the  
limited way permitted by consent of  
Candid Rogers Architect to the borrowers  
or their agents.

**CAMARGO**

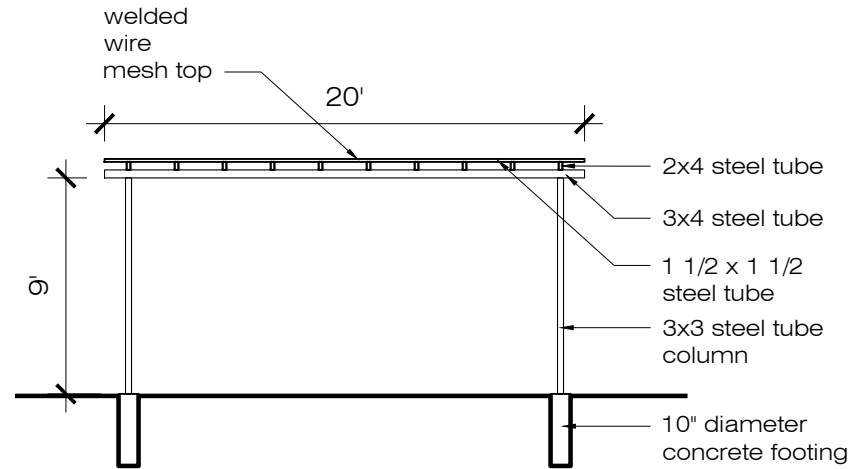
San Antonio, TX

• New window  
elevations

**A2.3**



**1 CARPORT PLAN**  
Scale: 1/8" = 1'-0"



**2 CARPORT SECTION**  
Scale: 1/8" = 1'-0"

Date: December 10, 2023

Contents:

ASI

**candid**  
works pllc  
architecture

215-1 Groveton Street  
San Antonio, TX 78210

T: 210.444.1051  
E: candid@candidstudio.net

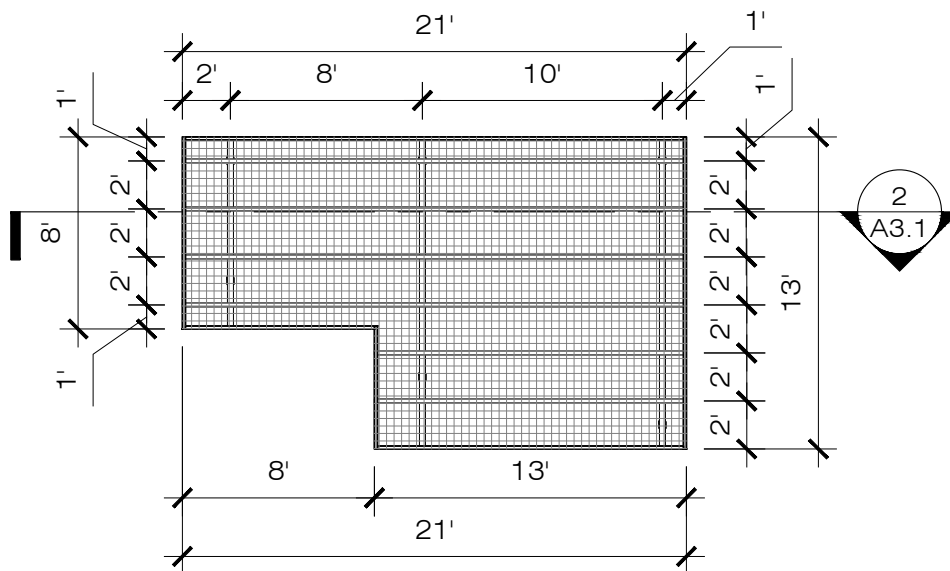
@CANDID ROGERS ARCHITECT 2013  
This drawing and the design it covers are  
exclusive property of Candid Rogers  
Architect. They are loaned only on the  
borrowers expressed agreement that they  
will not be copied, re-produced, loaned,  
exhibited or otherwise used except in the  
limited way permitted by consent of  
Candid Rogers Architect to the borrowers  
or their agents.

**CAMARGO**

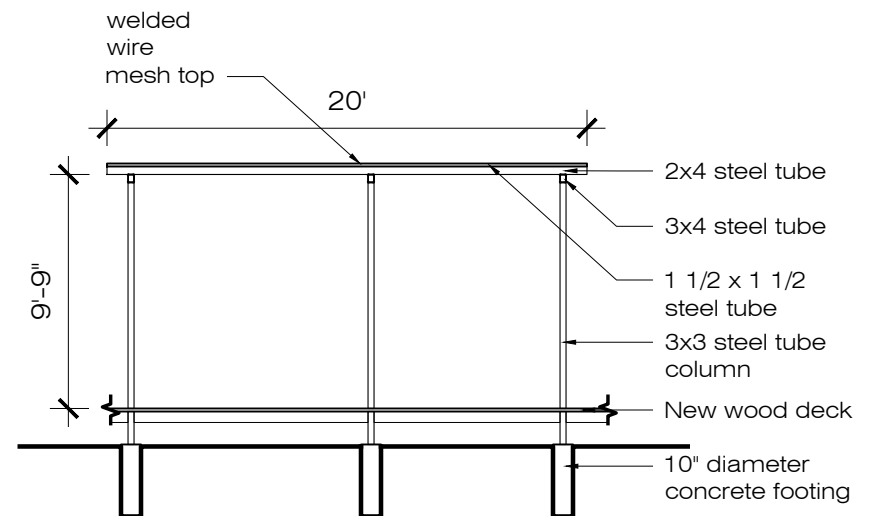
San Antonio, TX

• Carport trellis

**A3.0**



**1 PORCH TRELLIS PLAN**  
Scale: 1/8" = 1'-0"



**2 PORCH TRELLIS SECTION**  
Scale: 1/8" = 1'-0"

Date: December 10, 2023

Contents:

ASI

**candid**  
works pllc  
architecture

215-1 Groveton Street  
San Antonio, TX 78210

T: 210.444.1051  
E: candid@candidstudio.net

@CANDID ROGERS ARCHITECT 2013  
This drawing and the design it covers are  
exclusive property of Candid Rogers  
Architect. They are loaned only on the  
borrowers expressed agreement that they  
will not be copied, re-produced, loaned,  
exhibited or otherwise used except in the  
limited way permitted by consent of  
Candid Rogers Architect to the borrowers  
or their agents.

**CAMARGO**

San Antonio, TX

• Porch trellis

**A3.1**

































# MODERN STEEL™

garage doors



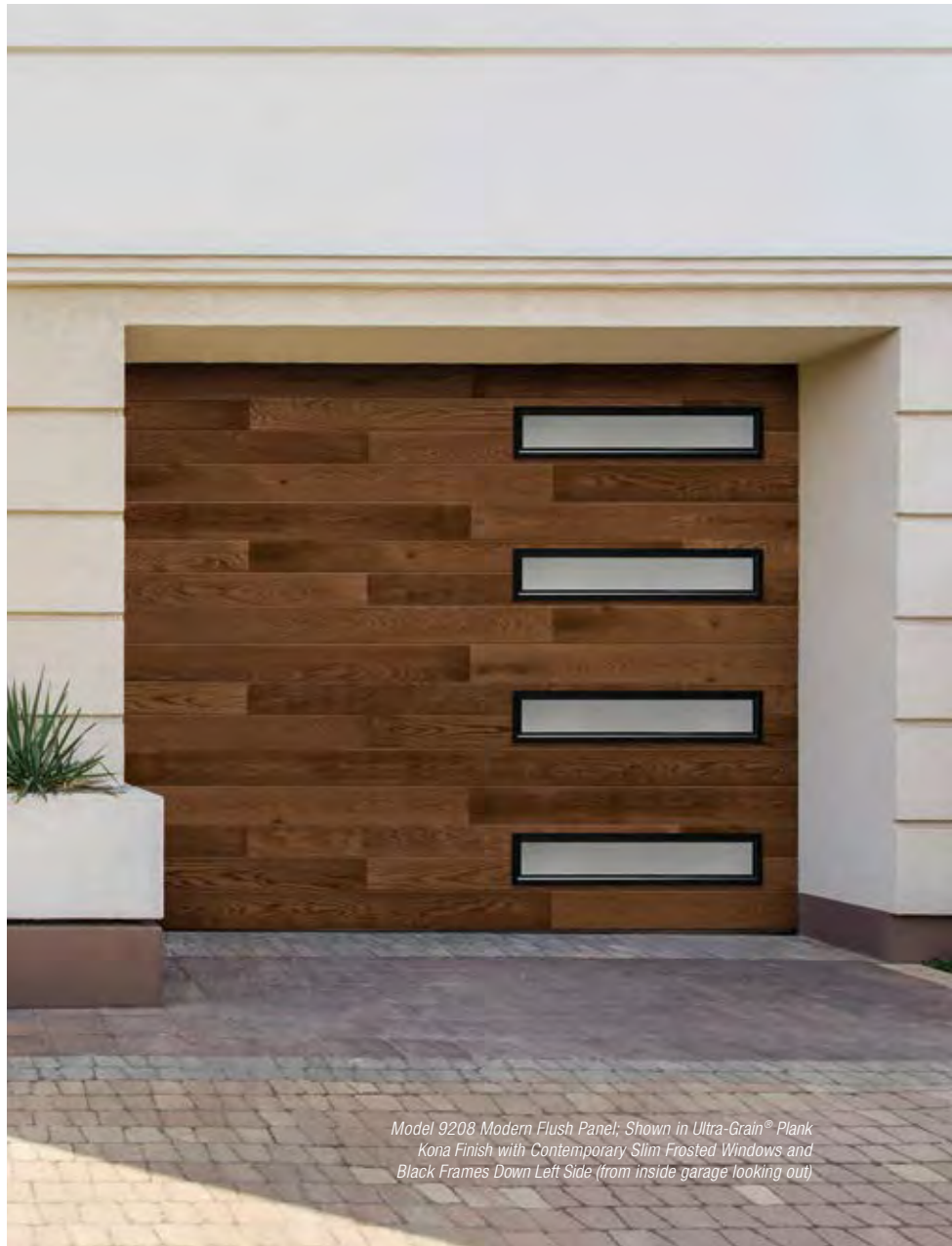
America's Favorite Garage Doors®



*Model 9209 Modern Grooved Panel, Shown in Mocha Brown with  
Plain Short Windows Down Left Side (from inside garage looking out)*

# MODERN STEEL™ garage doors

Modern Steel™ garage doors complement contemporary and mid-century modern home styles. Doors are available with or without windows and with or without grooves in the panels. All are available in multiple paint, Ultra-Grain® and Lustra™ finishes to create the perfect look for your home.



*Model 9208 Modern Flush Panel; Shown in Ultra-Grain® Plank Kona Finish with Contemporary Slim Frosted Windows and Black Frames Down Left Side (from inside garage looking out)*

AVAILABLE WITH

**intellipcore®**  
insulation technology



## WARMER

Energy efficiency provides year-round comfort



## QUIETER

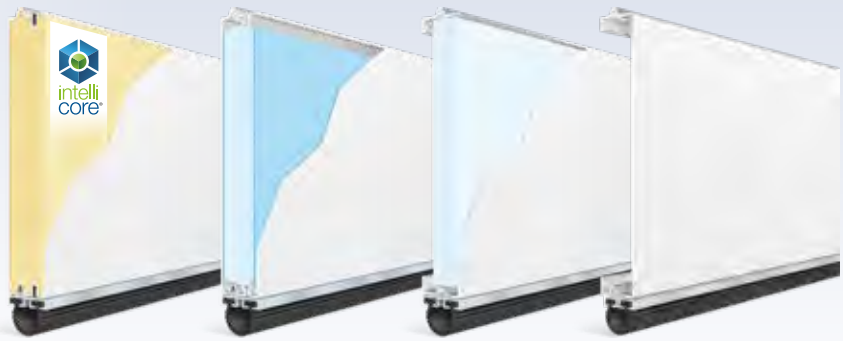
Dense insulation reduces noise by up to 16 decibels



## STRONGER

Enhanced strength resists everyday wear and tear

## MODEL AVAILABILITY



## DOOR DESIGNS

Door design examples shown at 9' wide x 8' high  
Available window options listed below model number  
(See back cover for examples of window options)

TEXTURE

3-LAYER				2-LAYER	1-LAYER
2" Polyurethane	1-3/8" Polyurethane	2" Bonded Polystyrene	1-3/8" Bonded Polystyrene	1-5/16" Polystyrene	Non-Insulated
18.4 R-value	12.9 R-value	9.0 R-value	6.5 R-value	6.3 R-value	

### MODERN FLUSH

Door constructed using 24", 21" and 18" section heights

			9202 Contemporary Windows	9132 Contemporary Windows	4302 Contemporary Windows	4132 Contemporary Windows		
--	--	--	------------------------------	------------------------------	------------------------------	------------------------------	--	--

### MODERN FLUSH

Door constructed using 21" and 18" section heights

			9201 Contemporary and Decorative Windows	9131 Contemporary and Decorative Windows	4301 Contemporary and Decorative Windows	4051 Decorative Windows	T42F (24 Gauge Steel) Decorative Windows	T40F 4F (24 Gauge Steel) Decorative Windows
--	--	--	---------------------------------------------	---------------------------------------------	---------------------------------------------	----------------------------	------------------------------------------------	------------------------------------------------------

### MODERN FLUSH

Door constructed using 24", 21" and 18" section heights

			9208 Contemporary and Slim Windows	9138 Contemporary Windows	4308 Contemporary and Slim Windows	4138 Contemporary Windows		
--	--	--	---------------------------------------	------------------------------	---------------------------------------	------------------------------	--	--

### MODERN GROOVED

Door constructed using 24", 21" and 18" section heights

			9205 Contemporary Windows		4305 Contemporary Windows			
--	--	--	------------------------------	--	------------------------------	--	--	--

### MODERN GROOVED

Door constructed using 24" and 21" section heights

			9209 Contemporary and Slim Windows	9139 Contemporary Windows	4309 Contemporary and Slim Windows			
--	--	--	---------------------------------------	------------------------------	---------------------------------------	--	--	--

COLOR AVAILABILITY	Standard White	Almond	Desert Tan	Sandstone	Bronze	Chocolate	Mocha Brown	Hunter Green	Gray	Charcoal	Black	Lustra™ Black	Lustra™ Charcoal	Lustra™ Silver	Ultra-Grain® Cypress Medium	Ultra-Grain® Cypress Cherry	Ultra-Grain® Cypress Walnut	Ultra-Grain® Cypress Slate	Ultra-Grain® Plank Kona	Ultra-Grain® Plank Coastal Gray
9202, 9205	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
9208	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
9209	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
9201	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
9132, 9138, 9139	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
9131	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
4302, 4305, 4308, 4309	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
4301	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
4132	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
4051	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
4138	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
T42F, T40F	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
4F	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

Calculated door section R-value is in accordance with DASMA TDS-163. For more information about color options see page 4.

\* Exterior steel surface on Ultra-Grain® Cypress finish doors has a woodgrain texture on Modern Steel™ garage doors.

† Exterior steel surface on a Lustra™ finish door has a smooth texture on Modern Steel™ garage doors.



## STANDARD COLORS

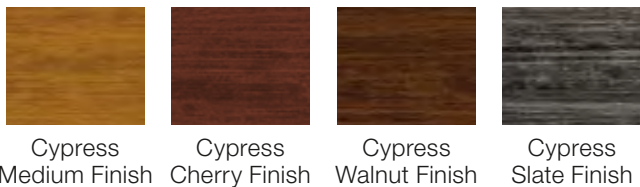


- Exterior steel on standard color doors will have either a stucco or woodgrain texture depending upon model chosen (see chart on page 3 for details).
- Doors can be painted to match the home's exterior using a high-quality latex exterior paint. Do not use oil-based paint.

*\*Additional charges apply.*

*Due to the printing process, colors may vary. See your Clopay Dealer for color samples. Not all colors available on all models. See previous page for complete color availability.*

## ULTRA-GRAIN® FINISH



- Painted steel surface simulates a stained door without the need of staining and the ongoing maintenance of wood.
- Woodgrain runs horizontal for an authentic, natural look.
- Available in Cypress Medium, Cherry, Walnut or Slate finishes that complement Clopay Entry Doors, shutters and other exterior stained wood products.
- Exterior steel surface on all Modern Steel™ Ultra-Grain® finish doors have a woodgrain texture to create a more natural appearance.
- Window frames, grilles and inserts are a solid color to coordinate with Ultra-Grain® finishes.

*Due to the printing process, colors may vary.*

*Not all colors available on all models. See previous page for complete color availability. Additional charges apply.*

## CUSTOM PAINT OPTION



Color Blast® finish offers more than 1,500 Sherwin-Williams® color options to complement your home. This durable two-part paint system has been thoroughly tested and is backed by a five-year warranty.

## LUSTRA™ FINISH



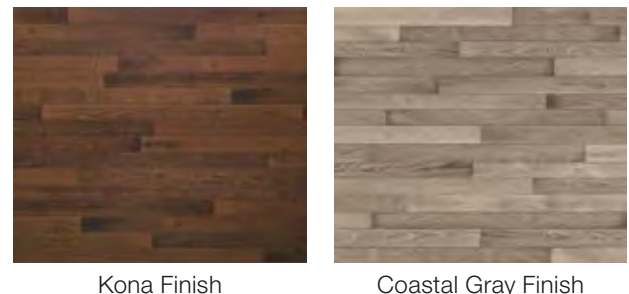
Lustra™ finished garage doors feature a Black or Charcoal matte look, while Silver has a brushed metallic look. Door exterior has a smooth textured steel surface.

- These modern doors feature thick 24 gauge surface steel.
- Lustra™ doors were designed to be paired with narrow modern windows for a truly modern look.
- Lustra™ finished doors cannot be painted.

*Due to the printing process, colors may vary.*

*Not all colors available on all models. See previous page for complete color availability. Additional charges apply.*

## ULTRA-GRAIN® PLANK



- Available in Kona or Coastal Gray finishes that complement mid-century, farmhouse, coastal cottage and transitional home styles.
- Exterior steel surface has a wood-look plank design that runs horizontal, with clear and simple lines.
- Optional windows available in color matched frames or as a standout in Silver and Black accent colors.

*Due to the printing process, colors may vary.*

*Not all colors available on all models. See previous page for complete color availability. Additional charges apply.*



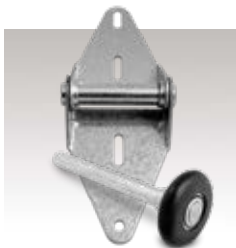
*Model 9138 Modern Flush Panel; Shown in Black with Plain Long Windows in all Panel Locations*

## ADDITIONAL FEATURES

- Tongue-and-groove section joints help seal out wind, rain and snow.
- Replaceable vinyl bottom weatherseal in a corrosion-resistant retainer helps seal out the elements.
- Clopay's Safe-T-Bracket® helps prevent serious injury that could occur if the bottom bracket were removed with the garage door closed and under tension.
- Color-matched exterior step plate/lift handles are durable and allow for safe opening and closing of your door.
- 2" thick polystyrene doors and all Intellicore® insulation doors comply with 2015 IECC air infiltration requirement of 0.40 cfm/ft<sup>2</sup> or less (IECC, Section C402.5.2).
- See your Clopay Dealer for WINDCODE® door availability.

For additional information about how to care for and maintain your door, visit: [www.clopaydoor.com/residential/support](http://www.clopaydoor.com/residential/support)

## HEAVY-DUTY HARDWARE



2" thick polystyrene doors and all Intellicore® insulation doors come standard with 10-ball nylon rollers and heavy-duty 14 gauge steel hinges.

## WARRANTIES

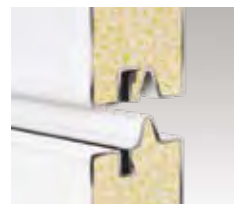
PAINT SYSTEM	WINDOW	HARDWARE
LIMITED <b>LIFE</b> WARRANTY	LIMITED <b>10YR</b> WARRANTY	LIMITED <b>3YR</b> WARRANTY

## RUST-PREVENTION SYSTEM



Steel skins are protected through a tough, layered coating system, including a hot-dipped galvanized layer, a protective metal oxide pretreatment and a baked-on primer and top coat.

## GREATER ENERGY EFFICIENCY



Thermal break\* separates the interior from the exterior skin to improve energy efficiency and comfort.

*\*Thermal break is not present on 4051, 2-layer and 1-layer models.*

## ENVIRONMENTAL ASSURANCE

Clopay doors are compliant with environmental laws and regulations. Clopay doors do not contain HFCs. All Clopay doors are compliant with:

- California SB 1013
- New Jersey A-5583/S-3919 – Greenhouse Gas Bill
- Washington HB 1112 – Hydrofluorocarbon Greenhouse Gas Emissions
- Canadian regulations amending the ozone-depleting substances and halocarbon alternatives regulations



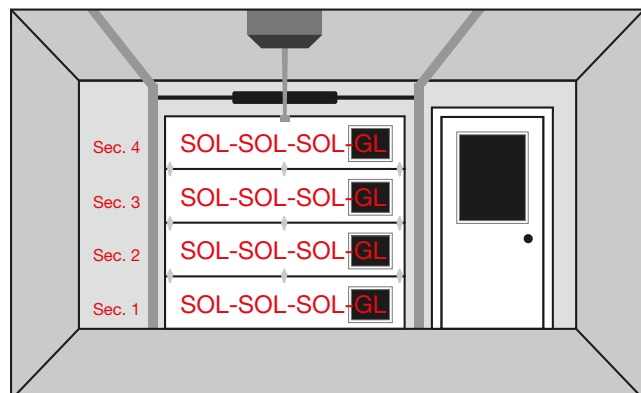


*Model 4309 Modern Grooved Panel; Shown in Bronze with Contemporary Slim Frosted Windows and Black Frames Down Right Side (from inside garage looking out); High-Definition Steel Entry Door Model ST9831; Shown with Frost Glass and Black Frames*

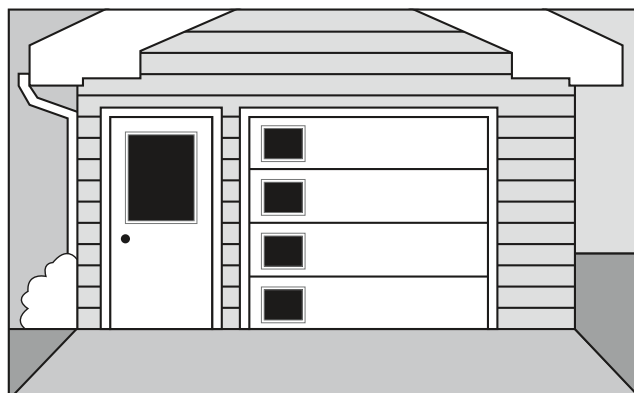
## CONTEMPORARY WINDOW ORIENTATION

When ordering contemporary window configurations please reference the examples provided to describe your desired window positions. **Note: Window configurations are described from inside the garage looking out.**

Example: Windows down right side (from inside garage looking out)



View from Inside Garage



View from Outside Garage

# POPULAR CONTEMPORARY WINDOW CONFIGURATIONS

The windows shown below apply to Models 9208, 9209, 9138, 9139, 4308, 4309 and 4138. These doors utilize 24" and 21" section heights, allowing for the window options shown.

Contemporary window configurations are available in many design options and include short, long or slim windows in each section, down one side or in all sections. For doors with multiple window sections, the window locations must be the same in every section.

**The images below are illustrated from outside the garage.**

**Important Note: The ordering codes listed below are from the inside of the garage looking out, as explained on the previous page. See your Clopay dealer for more details.**

The illustrations shown below show window (glazed) and/or no window (solid) locations.

**SOL**=Solid (no window) location **GL**=Glazed (window) location

*Sections are numbered from the floor up to the top of the door.*

For doors with glazing (windows) in the sections, all glass will be tempered.

Glazing options include:



Clear



Obscure



Narrow Reed



Frosted

*Other glass types and custom glass are available.*

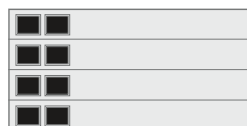
*Slim window designs available only with insulated clear tempered and insulated frosted tempered glazing options.*

*See your Clopay Dealer for details.*

## SHORT WINDOW CONFIGURATIONS (Viewed from outside)



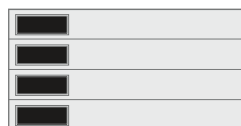
SOL-SOL-SOL-GL  
Sections: 1, 2, 3, 4



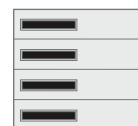
SOL-SOL-SOL-SOL-SOL-SOL-GL-GL  
Sections: 1, 2, 3, 4



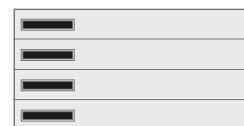
SOL-GL  
Sections: 1, 2, 3, 4



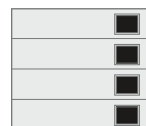
SOL-SOL-SOL-GL  
Sections: 1, 2, 3, 4



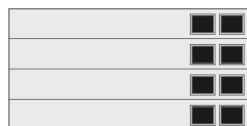
SOL-GL  
Sections: 1, 2, 3, 4



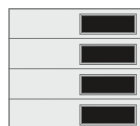
SOL-SOL-SOL-GL  
Sections: 1, 2, 3, 4



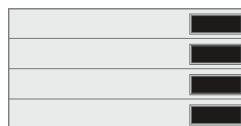
GL-SOL-SOL-SOL  
Sections: 1, 2, 3, 4



GL-GL-SOL-SOL-SOL-SOL-SOL-SOL  
Sections: 1, 2, 3, 4



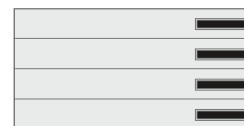
GL-SOL  
Sections: 1, 2, 3, 4



GL-SOL-SOL-SOL  
Sections: 1, 2, 3, 4



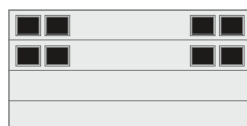
GL-SOL  
Sections: 1, 2, 3, 4



GL-SOL-SOL-SOL  
Sections: 1, 2, 3, 4



GL-SOL-SOL-GL  
Sections: 3, 4



GL-GL-SOL-SOL-SOL-SOL-GL-GL  
Sections: 3, 4



GL-GL  
Sections: 3, 4



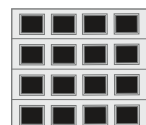
GL-GL-GL-GL  
Sections: 3, 4



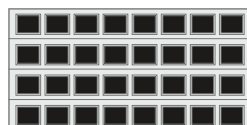
GL-GL  
Sections: 3, 4



GL-GL-GL-GL  
Sections: 3, 4



GL-GL-GL-GL  
Sections: 1, 2, 3, 4



GL-GL-GL-GL-GL-GL-GL-GL  
Sections: 1, 2, 3, 4



GL-GL  
Sections: 1, 2, 3, 4



GL-GL-GL-GL  
Sections: 1, 2, 3, 4



GL-GL  
Sections: 1, 2, 3, 4



GL-GL-GL-GL  
Sections: 1, 2, 3, 4

## LONG WINDOW CONFIGURATIONS (Viewed from outside)

## SLIM WINDOW CONFIGURATIONS (Viewed from outside)

## WINDOW OPTIONS

Our windows add natural light to your garage while adding curb appeal to your home. All Clopay window frames are UV-protected and are color matched to our prefinished door colors. Window frames screw in from the inside for easy glass replacement or to change designs.

### CONTEMPORARY/ARCHITECTURAL SERIES WINDOWS

These windows are from Clopay's Contemporary/Architectural Series, featuring a larger viewing area and are available on select models and heights. Short windows are 19-1/2" x 16" and long windows are 42" x 16".

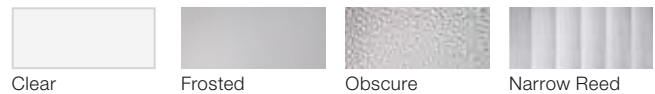
#### Available on These Models

9202 9139\*  
9201 4302  
9208\* 4301  
9205 4308\*  
9209\* 4305  
9132 4309\*  
9131 4132  
9138\* 4138\*



\*Models available only with plain, rectangular grille and square grille windows.  
† Ultra-Grain® Plank and Lustra™ finishes available only with plain windows.

Windows are available single pane or insulated in clear, frosted, obscure and narrow reed designs.



### CONTEMPORARY SLIM WINDOWS

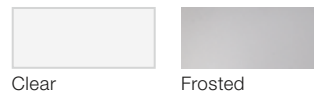
Contemporary Slim windows are designed to further enhance the clean aesthetic common to modern architecture. Contemporary Slim windows are 37" x 8" with aluminum frames available in powder coated silver or black.

#### Available on These Models

9208 4308  
9209 4309



Windows are available insulated in both clear and frosted tempered glass.

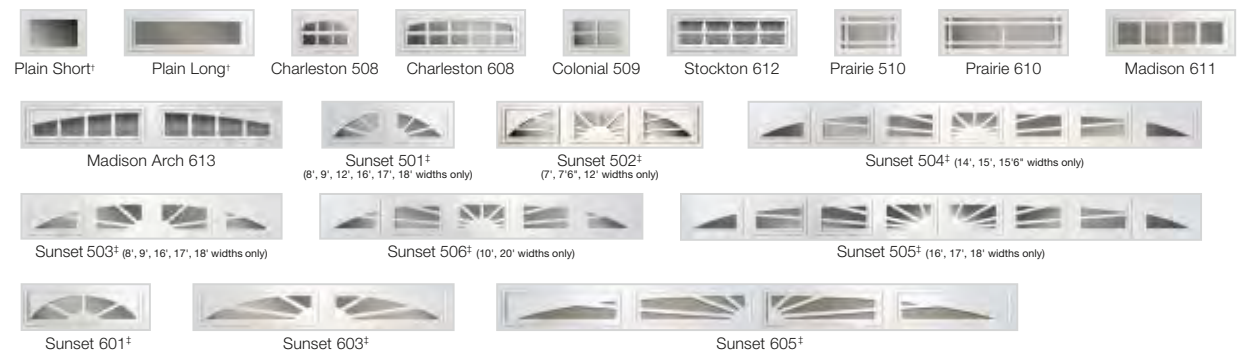


### DECORATIVE INSERT SERIES WINDOWS

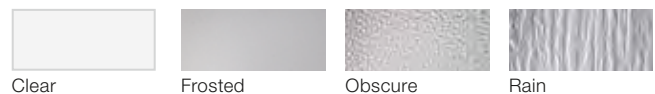
UV-protected cellular plastic insert designs snap into either the inside or outside of the window frame for easy cleaning or to change designs. Windows are offered in single strength, double strength, acrylic, obscure or insulated glass. Short windows are 19-1/2" x 12" and long windows are 40-1/2" x 12".

#### Available on These Models

9201 T42F  
9131 T40F  
4301 4F  
4051



Windows are available single pane or insulated in clear, frosted, obscure and rain designs. Clear acrylic also available.



† Shown with clear glass.

‡ Sunset windows not available on Ultra-Grain® finish doors.

Additional charges for optional glass apply.

Acrylic windows require special cleaning. Never use products that contain ammonia or petroleum products to clean acrylic. Please visit [www.clopaydoor.com/acrylic](http://www.clopaydoor.com/acrylic) for complete details.



Visit [clopaydoor.com](http://clopaydoor.com) or call 1-800-2CLOPAY (225-6729) for more information on Clopay, America's Favorite Garage Doors.

Follow us on



©2023 Clopay Corporation. All rights reserved.

RSDR-MODERNSTEELSS-15\_REV1123

imagine



DESIGN YOUR DOOR  
OPEN CAMERA  
AND POINT!



# JELD-WEN®

W-2500™

WOOD WINDOWS AND PATIO DOORS





# ABOUT JELD-WEN

## DEDICATION FROM DAY ONE

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

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



## TABLE OF CONTENTS

ABOUT JELD-WEN	2
AURALAST® PINE	4
INTRODUCTION	6
WINDOWS	7
Casement & Awning	8
Double-Hung & Fixed, Radius, and Geometric	9
PATIO DOORS	11
Sliding & Swinging Patio Doors	12
SIX STEPS TO HELP YOU CHOOSE	13
One: What Type of Window or Patio Door?	15
Two: Choose Your Glass	17
Three: Exterior & Interior Options	19
Four: Choose Your Window or Patio Door Hardware	22
Five: Divided Lites & Grilles	25
Six: Screen Technology	27
PRODUCT COMPARISON CHARTS	29





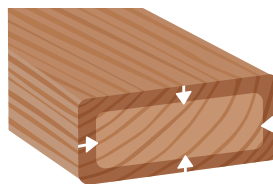
# AuraLast™

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

LIMITED  
LIFETIME  
WARRANTY

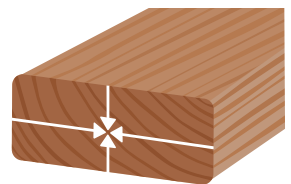
†For warranty details, visit [jeld-wen.com](http://jeld-wen.com), click Support, and select JELD-WEN Warranties.

TRADITIONAL TREATMENT



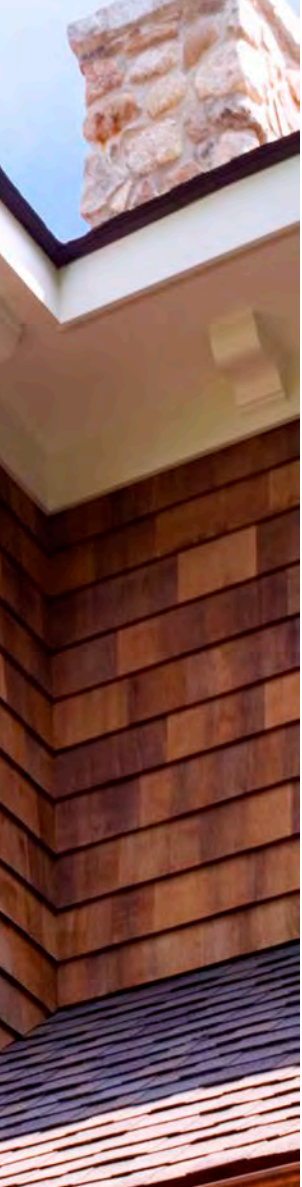
SURFACE ONLY

 AuraLast™



SURFACE TO CORE

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



#### EASY ON THE ENVIRONMENT

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



#### WET WEATHER PROTECTION

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



#### TERMITE PROTECTION

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





## A SMART SOLUTION EVERY TIME

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

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





## W-2500™

### STANDARD SASH

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



## W-2500™

### TRADITIONAL SASH

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



\*For warranty details, visit [jeld-wen.com](http://jeld-wen.com), click Support, and select JELD-WEN Warranties.



## W-2500™ WOOD & CLAD-WOOD WINDOWS

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



## CASEMENT

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



Minimum:  
20" x 24"

Maximum:  
36" x 72"



## AWNING

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



Minimum:  
20" x 17"

Maximum:  
48" x 36"





## DOUBLE - HUNG

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



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

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

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



## FIXED, RADIUS, AND GEOMETRIC

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



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









## W-2500™ WOOD & CLAD-WOOD PATIO DOORS

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



## SLIDING PATIO DOORS

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



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

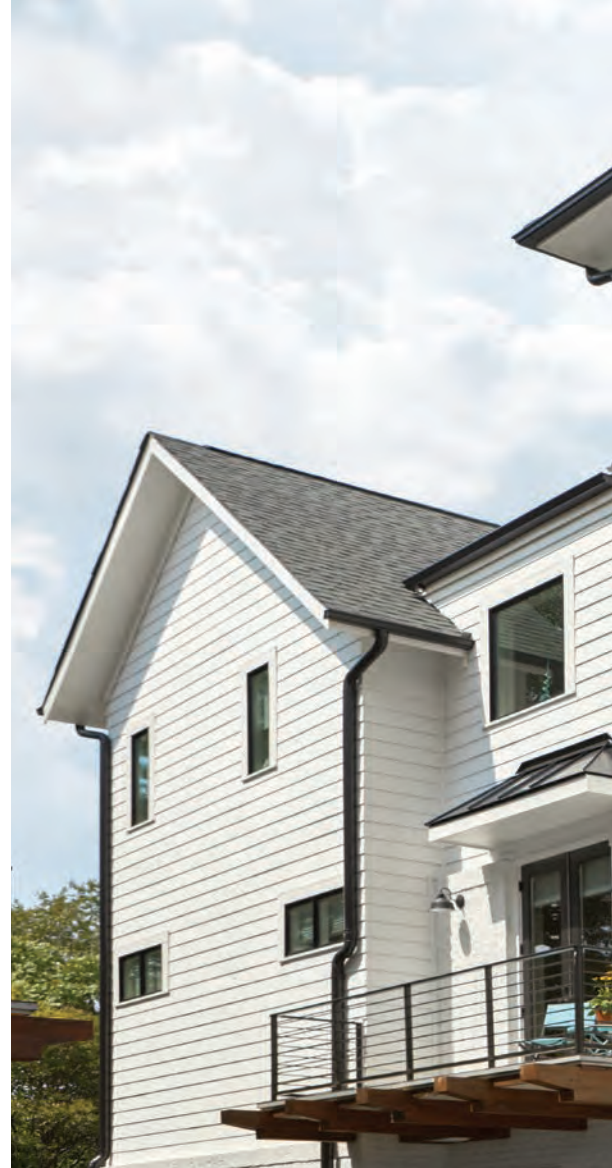
Maximum:  
95-1/4" x 95-1/2"

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



## FIND YOUR WINDOW OR PATIO DOOR: SIX EASY STEPS

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



# 1.

### WHAT TYPE OF WINDOW OR PATIO DOOR?

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

Pages 16-17

# 2.

### CHOOSE YOUR GLASS

Clear, tinted, textured, and more available.

Pages 18-19

# 3.

### EXTERIOR AND INTERIOR OPTIONS

Choose from a variety of color and trim options.

Pages 20-22





## 4.

### CHOOSE YOUR HARDWARE

Add security and a decorative accent with hardware.

Pages 23-25

## 5.

### DIVIDED LITES & GRILLES

Personalize your window or patio door with these extras.

Page 26

## 6.

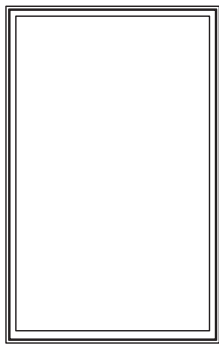
### SCREEN TECHNOLOGY

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

Page 28



## WHAT TYPE OF WINDOW OR PATIO DOOR?



### CASEMENT

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

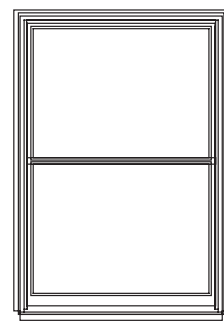
Page 9



### AWNING

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

Page 9

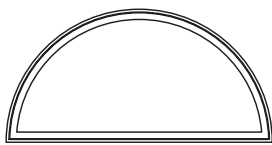


### DOUBLE-HUNG

- Two operating sash, which slide vertically past each other

Page 10

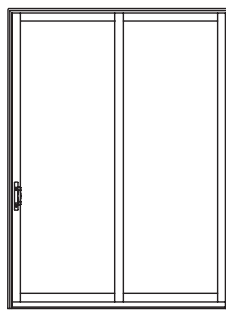




#### FIXED, RADIUS, AND GEOMETRIC

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

Page 10



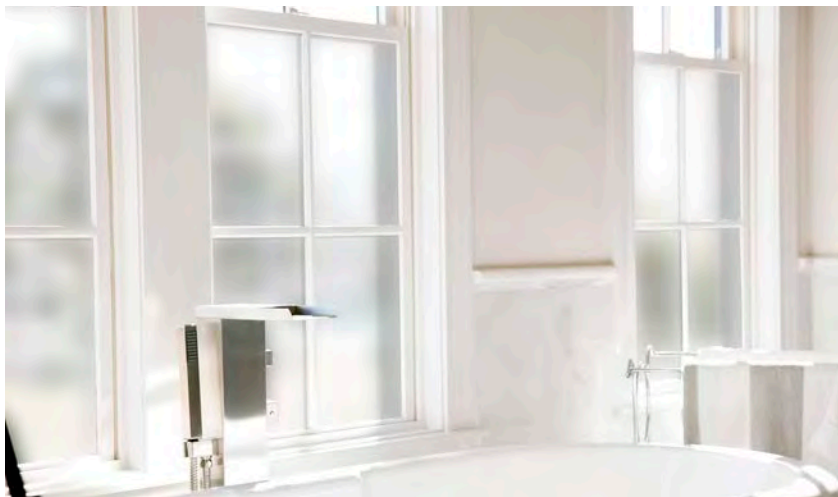
#### SLIDING PATIO DOORS

- Horizontal slide for outdoor access
- Multiple options for customization

Page 13



# 2



## CHOOSE YOUR GLASS

### TEXTURED GLASS



Obscure



Clear



#### SUNFLOW™ LOW-E INSULATING GLASS

Expertly engineered to improve energy efficiency in colder climates, SunFlow™ glass allows the sun's heat to penetrate through the glass and keep your house warm while simultaneously preventing heat loss to reduce your utility bills and keep you comfortable year-round.



#### SUNRESIST™ LOW-E INSULATING GLASS

SunResist™ glass is designed to prevent the weather outside from influencing how comfortable you are in your home. This insulating glass is ideal for those in warmer climates and is engineered to keep the sun's harmful UV rays out of your home while retaining heat indoors in the winter.



#### SUNSTABLE™ LOW-E INSULATING GLASS

SunStable™ Low-E insulating glass is designed to be versatile, energy-efficient, and an ideal solution for homes in a wide range of climates. This glass type balances visible light and thermal performance for energy savings and improved comfort year-round.



#### HEATSAVE™ INTERIOR LOW-E COATING

This innovative coating can be used in combination with other energy-efficient glasses to amplify heat retention without sacrificing light transmittance. Create a comfortable home in the coldest climates with a HeatSave™ interior coating.



#### TURTLE GLASS

Innovative Turtle Glass reduces glare on both the inside and outside so you can enjoy the view while keeping hatchling turtles protected. Turtle Glass is ideal for use in all coastal climates, especially beach-front homes.

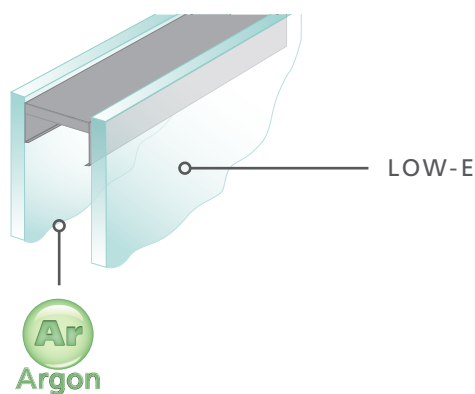
\*Option available with W-2500™ traditional sash windows only. Please see your JELD-WEN representative.

Actual colors may vary from the samples shown due to printing process and/or differing monitor calibrations.

## ENERGY SAVING GLASS OPTIONS

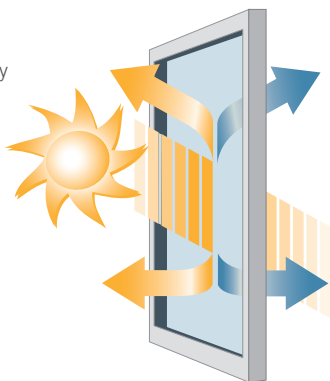
### LOW-E INSULATING GLASS

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



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

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



HeatSave



Sunflow



SunResist



SunStable

### ENERGY STAR®

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



### DIRT-RESISTANT GLASS

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

### DUAL-PANE GLASS

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

### PROTECTIVE FILM

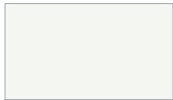
Optional protective film can be factory-applied to both the interior and exterior surfaces of the glass. This means the glass surfaces will be reliably protected from debris and scratches that can occur during shipping and handling or at a construction site. So you won't need to spend extra time cleaning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

3



## EXTERIOR OPTIONS

### CLADDING COLORS



Brilliant White



French Vanilla



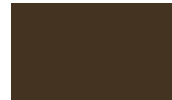
Desert Sand



Hartford Green



Mesa Red



Dark Chocolate



Chestnut Bronze

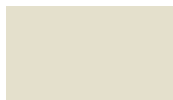


Black

### EXTERIOR WOOD OPTIONS



Auralast® Pine



Primed Auralast® Pine

\*Option available with W-2500™ traditional sash windows only. Please see your JELD-WEN representative.  
Actual colors may vary from the samples shown due to printing process and/or differing monitor calibrations.





3



## INTERIOR OPTIONS

### INTERIOR WOOD OPTIONS



Auralast® Pine

### STANDARD INTERIOR FINISHES

#### PAINT



Perfect White



Pure Ivory



Desert Sand



Grey Pearl



Rosemary



Gunmetal



Luxury Bronze



Blackest Ink

#### STAIN



Clear Lacquer



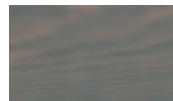
Warm Toffee



Fruitwood



Walnut



Greystone



Kodiak

Actual colors may vary from the samples shown due to printing process and/or differing monitor calibrations.



4



## CHOOSE YOUR WINDOW HARDWARE

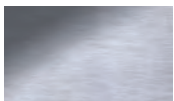
### CASEMENT AND AWNING



### DOUBLE-HUNG



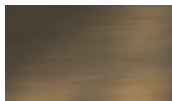
### WINDOW HARDWARE FINISHES



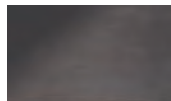
Brushed Chrome



Polished Brass



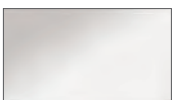
Antique Brass



Oil-Rubbed Bronze



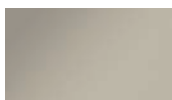
Chestnut Bronze



White



Powder-Coat Black



Desert Sand



# 4



## CHOOSE YOUR PATIO DOOR HARDWARE

---

### AVERDENE SLIDING HANDLE

Available in keyless, keyed and keyed-alike

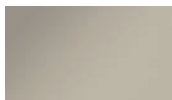


### PATIO DOOR HARDWARE FINISHES

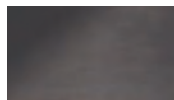
Split finish available



White



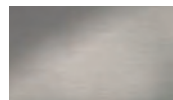
Desert Sand



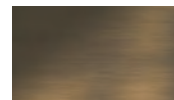
Bronze



Matte Black



Satin Nickel



Antique Brass

Actual colors may vary from the samples shown due to printing process and/or differing monitor calibrations.



# 5

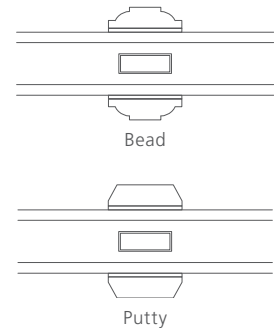


## DIVIDED LITES & GRILLES



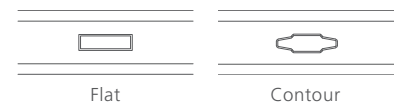
### SIMULATED DIVIDED LITES (SDL)

- Grilles are adhered to the interior and exterior glass surfaces
- Exterior grille options include aluminum for clad-wood or wood for primed wood
- Optional light brown or silver shadow bars are placed between the two panes of insulating glass to complete the effect
- Available in 5/8", 7/8" or 1-1/8" putty or 7/8" bead



### GRILLES BETWEEN THE GLASS (GBG)

- Low-maintenance option
- Available in 5/8" flat or 23/32" contour









# 6

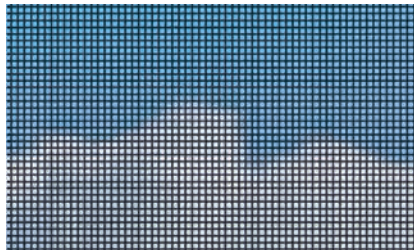


## SCREEN TECHNOLOGY

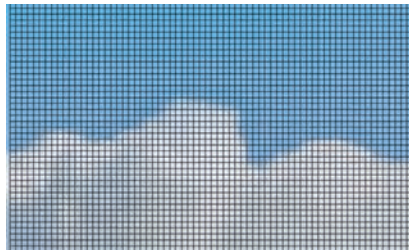
### SCREEN OPTIONS

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

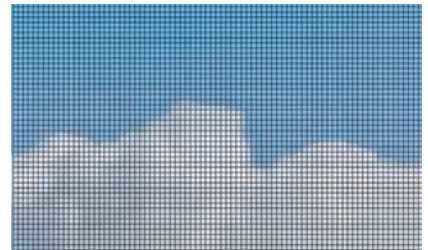
UltraVue® fiberglass and aluminum mesh screens are available in charcoal or silver finishes.



View through regular fiberglass insect screen



View through BetterVue® insect screen



View through UltraVue® insect screen

### PATIO DOOR SCREENS

As on our windows, bottom-rolling extruded (both regular and heavy duty) BetterVue screens are standard on patio doors.

### ALUMINUM FRAME SCREENS

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

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

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







# WINDOW OPTIONS

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

	W-2500™ Standard	W-2500™ Traditional
Glass Options		

Obscure	●	●
Clear Glass	●	●

Low-E		
Options Available	●	●

Glass		
Dual-Pane	●	●

Other Glass Options		
Dirt-Resistant Glass	●	●
Protective Film	●	●

Exterior Finish		
Wood Exterior		●
Brilliant White	●	●
Desert Sand	●	●
Chestnut Bronze	●	●
French Vanilla	●	●
Hartford Green	●	●
Mesa Red	●	●
Black	●	●
Silver		●
Dark Chocolate		●

	W-2500™ Standard	W-2500™ Traditional
Interior Wood Species		

Auralast® Pine	●	●
----------------	---	---

Interior Finish		
Perfect White Paint	●	●
Pure Ivory Paint	●	●
Desert Sand Paint	●	●
Grey Pearl Paint	●	●
Gunmetal Paint	●	●
Luxury Bronze Paint	●	●
Blackest Ink Paint	●	●
Rosemary Paint	●	●
Greystone Stain	●	●
Warm Toffee Stain	●	●
Walnut Stain	●	●
Fruitwood Stain	●	●
Kodiak Stain	●	●
Clear Lacquer	●	●

	W-2500™ Standard	W-2500™ Traditional
Interior Radius Trim		

Options Available	●	●
-------------------	---	---

Exterior Trim		
Options Available	●	●

Hardware Finishes		
White	●	●
Desert Sand	●	●
Chestnut Bronze	●	●
Polished Brass	●	●
Antique Brass	●	●
Brushed Chrome	●	●
Oil-Rubbed Bronze	●	●
Powder-Coat Black	●	●

Grilles		
Options Available	●	●

Screens		
Options Available	●	●



# PATIO DOOR OPTIONS

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

## Glass Options

Obscure	●
Clear Glass	●

## Low-E

Options Available	●
-------------------	---

## Glass

Dual-Pane	●
-----------	---

## Other Glass Options

Dirt-Resistant Glass	●
Protective Film	●

## Exterior Finish

Brilliant White	●
Desert Sand	●
Chestnut Bronze	●
French Vanilla	●
Hartford Green	●
Mesa Red	●
Black	●
Silver	●
Dark Chocolate	●

## Wood Species

Auralast® Pine	●
----------------	---

## Interior Finish

Perfect White Paint	●
Pure Ivory Paint	●
Desert Sand Paint	●
Grey Pearl Paint	●
Gunmetall Paint	●
Luxury Bronze Paint	●
Blackest Ink Paint	●
Rosemary Paint	●
Greystone Stain	●
Warm Toffee Stain	●
Walnut Stain	●
Fruitwood Stain	●
Kodiak Stain	●
Clear Lacquer	●

## Exterior Trim

Options Available	●
-------------------	---

## Hardware Finishes

White	●
Desert Sand	●
Bronze	●
Matte Black	●
Satin Nickel	●
Antique Brass	●
Polished Brass	●

## IG Blinds

Options Available	●
-------------------	---

## Grilles

Options Available	●
-------------------	---

## Screens

Options Available	●
-------------------	---









© 2023 JELD-WEN, Inc. All rights reserved. | JELD-WEN, the JELD-WEN Logo, the JW Logo, and AURALAST are registered trademarks of JELD-WEN, Inc. W-2500, SUNFLOW, SUNRESIST, SUNSTABLE, and HEATSAVE are trademarks of JELD-WEN, Inc. ENERGY STAR is a registered trademark of the US Environmental Protection Agency. BETTERVUE and ULTRAVUE are registered trademarks of Phifer Inc. JELD-WEN is proud to be part of the JELD-WEN global family of product brands and companies.

11-95998 03/23



**ARRISON, Paints, Oils, Glass**

Longorio Juan, lab, r 309 S Pecos.  
 Longorio Juan, wks Washington Theatre, r 510 Buena Vista.  
 Longorio Lorenzo, lab, r 205 Division.  
 Longorio Pedro, lab, r Vera Cruz near cemetery.  
 Longorio Ramon, lab, r 201 W Arsenal.  
 Longorio Sesario, lab, r cor Tampico, Alazan.  
 Longorio Tomas, wks San Fernando Cathedral, r same.  
 Longorio Tomas, minister, r 510 Buena Vista.  
 Loo John, wks Jin Lon, r same.  
 Loeff Alvina (wid William), **r 232 Camargo.**  
 Loeff Helene Miss, r 232 Camargo.  
 Loeff Julia Miss, clk Kypfer & Seng, r 232 Camargo.  
 Loos Philip, cond S P R R, r 523 Sherman.  
 Lopez Andreas, lab, r Jones ave nr W Josephine.  
 Lopez Anesario, lab, r rear 311 N San Saba.  
 Lopez Antonio, lab, r 325 El Paso.  
 Lopez Antonio B, porter A Scholz, r 312 El Paso.  
 Lopez Benito, grain dealer, r 208 S Laredo.  
 Lopez Benjamin, barber 706 W Commerce, r same.  
 Lopez D G, news agt Southern News Co, r S Flores.  
 Lopez Epifanio, lab, r Guadalupe nr Alazan.  
 Lopez Francisco, r 614 S Concho.  
 Lopez Francisco, lab, r Monterey nr S Brazos.  
 Lopez Francisco, lab, r 408 N Concho.  
 Lopez Francisco, r 406 S Laredo.  
 Lopez Francisco, lab, r 201 S Speed.  
 Lopez G Miss, r Rio Grande nr Belmont.

**ing Store,**

**LOS E. COMMERCIAL ST. NO.**  
 A large and full line of Patent Medicines,  
 Ateliers, Pharmaceutical Preparation  
 Plasters and Crutches.



State: Texas City: San Antonio Date: 1896



[Previous](#) [Next](#)

