

HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2024

HDRC CASE NO: 2024-080
ADDRESS: 202 MARY LOUISE
LEGAL DESCRIPTION: NCB 6699 BLK 8 LOT 21
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Benjamin Rosas
OWNER: ROSAS BENJAMIN J & JENNIFER F
TYPE OF WORK: Rear pergola construction and spiral staircase installation
APPLICATION RECEIVED: February 12, 2024
60-DAY REVIEW: April 12, 2024
CASE MANAGER: Bryan Morales

REQUEST:

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

1. Construct a 216 sqft rear pergola with brick pavers.
2. Install a rear spiral staircase.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- 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.
- 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.
- Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- 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

- 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.
- Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- 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.
- 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.
- Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- 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.

Historic Design Guidelines, Chapter 4, New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

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.

FINDINGS:

- a. The primary structure located at 202 Mary Louise is a 2-story, single-family residence constructed circa 1926 in the Spanish Eclectic style. The home features a red clay tile hip roof and a flat roof, stucco cladding, prominent front and rear chimneys, divided lite windows, arched transoms over the front façade windows, and a decorative front door surround. The property is contributing to the Monticello Park Historic District.
- b. **ADMINISTRATIVE APPROVAL** – The applicant has received administrative approval on February 27, 2024, of the following scopes of work related to this project: swimming pool and hot tub installation; landscape, fence, fenestration, and site work modifications; and stucco and wood window repair.
- c. **SETBACKS AND ORIENTATION** – The applicant has proposed both an orientation and setback for the rear trellis that is consistent with the Guidelines for New Construction 5.B.
- d. **MASSING AND FORM** – The applicant is requesting to construct a 216 sqft 8'4" tall rear pergola with brick pavers at the property's rear. The Historic Design Guidelines for Additions 1.A.i. states to site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. Additions 1.B.i. states to design residential additions to be subordinate to the principal façade of the original structure in terms of their scale and mass. Additions 1.B.v. states the height of new additions should be consistent with the height of the existing structure and that the height should never be so contrasting as to overwhelm or distract from the existing structure. Staff finds the construction of the rear trellis generally appropriate.
- e. **ARCHITECTURAL FEATURES** – The proposed pergola features steel-tube columns and a flat bamboo dowel shade lattice roof. Additions 4.A.ii. states to 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, and that 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. Staff finds the proposed architectural features of the proposed carport generally appropriate.

- f. **ROOF** – The applicant is requesting to install a flat bamboo dowel shade lattice roof on the proposed pergola. The Historic Design Guidelines for Exterior Maintenance and Alterations 3.B.v. allows the use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way. 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 installation of the proposed roof generally appropriate.
- g. **BRICK PAVER AREA** – The applicant is requesting approval to install approximately 304 sqft of brick pavers underneath the proposed pergola. Historic Design Guidelines for Site Elements 3.B.ii. states new pervious hardscapes should be limited to areas that are not highly visible and should not be used as wholesale replacement for plantings. Staff finds the proposed brick paver area generally appropriate.
- h. **MATERIALS** – The applicant is requesting approval to construct a pergola at the rear of the primary structure to feature 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 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 materials generally appropriate.
- i. **SPIRAL STAIRCASE** – The applicant is requesting approval to install a 13' tall rear metal spiral staircase to lead to an existing roof deck. The installation of a rear spiral staircase is reversible and would not have any detrimental impact on the historic structure. Additions 4.A.ii. states to incorporate architectural details that are in keeping with the architectural style of the original structure and details should be simple in design and compliment the character of the original structure. Additions. 4.A.iii. states to consider integrating contemporary interpretations of traditional designs and details for additions. Staff finds the installation of the rear spiral staircase generally appropriate.

RECOMMENDATION:

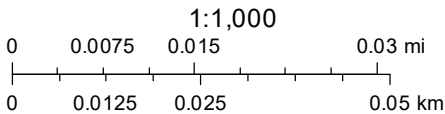
Staff recommends approval of items 1 and 2, based on findings a through i, with the following stipulations:

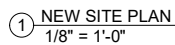
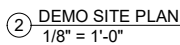
- i. That the applicant paint the rear pergola's steel frame and rear spiral staircase natural tones and colors found on site.
- ii. That the applicant meet all setback standards as required by city zoning requirements and obtain a variance from the Board of Adjustment if applicable.

City of San Antonio One Stop



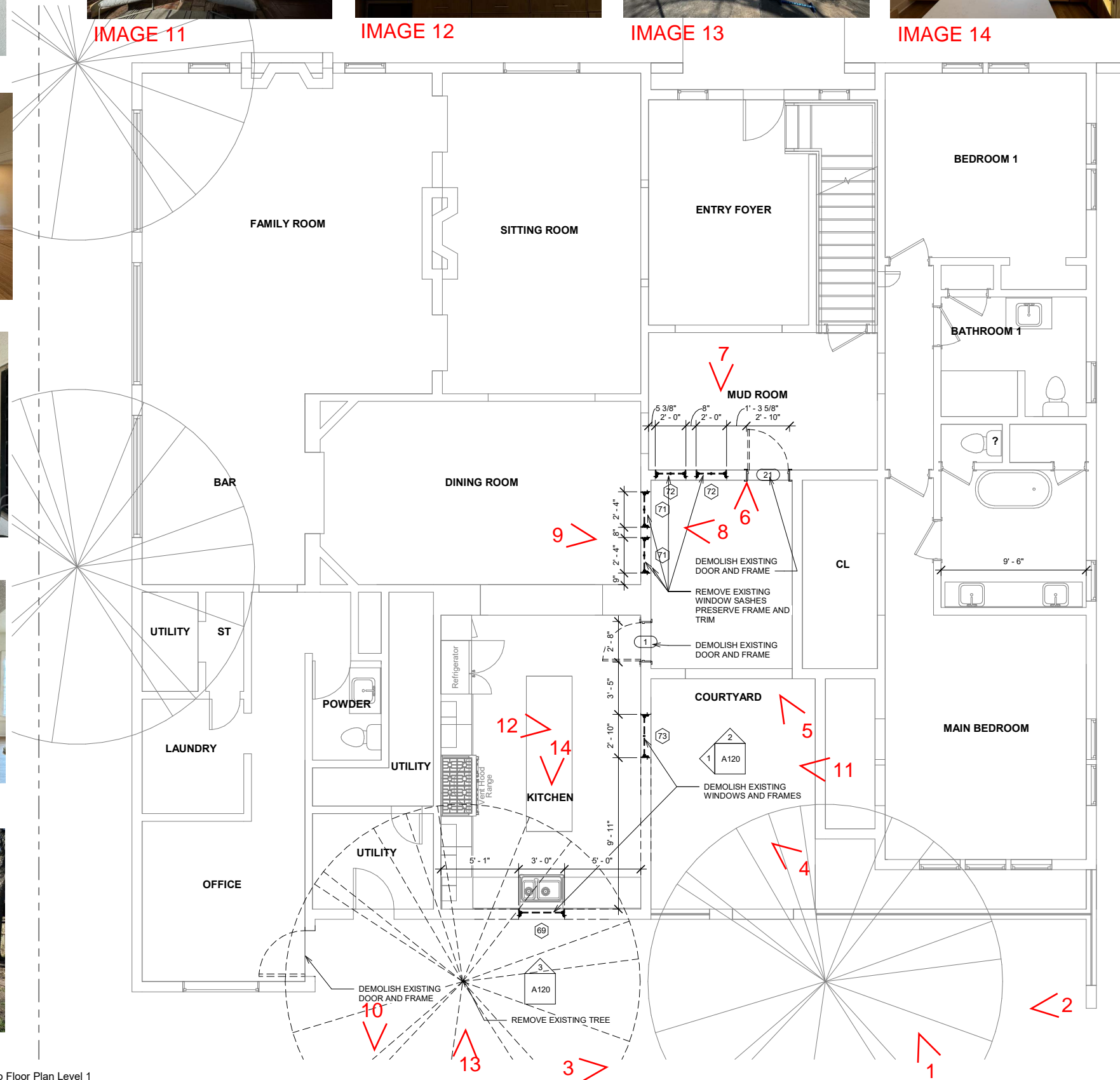
February 29, 2024





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<p>Rosas Residence</p> <p>202 Mary Louise Dr.</p>	
<p>GROUND FLOOR</p> <p>SITE PLAN</p>	
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
<p>A100</p>	
Scale	1/8" = 1'-0"



Existing Window Specs

69 - all aluminum frame and sash, anodized finish, single pane

71 - All wood frame, sash, and screen. Painted finish interior and exterior. Single pane glass.

72 - All wood frame, sash, and screen. Painted finish interior and exterior. Single pane glass.

73- All wood frame, sash, and screen. Painted finish interior and exterior. Single pane glass.

Existing Door Specs

1 - Painted wood frame. Painted fiberglass door with vision panel.

21 - Painted wood frame.
Painted fiberglass door with full
glass panel.

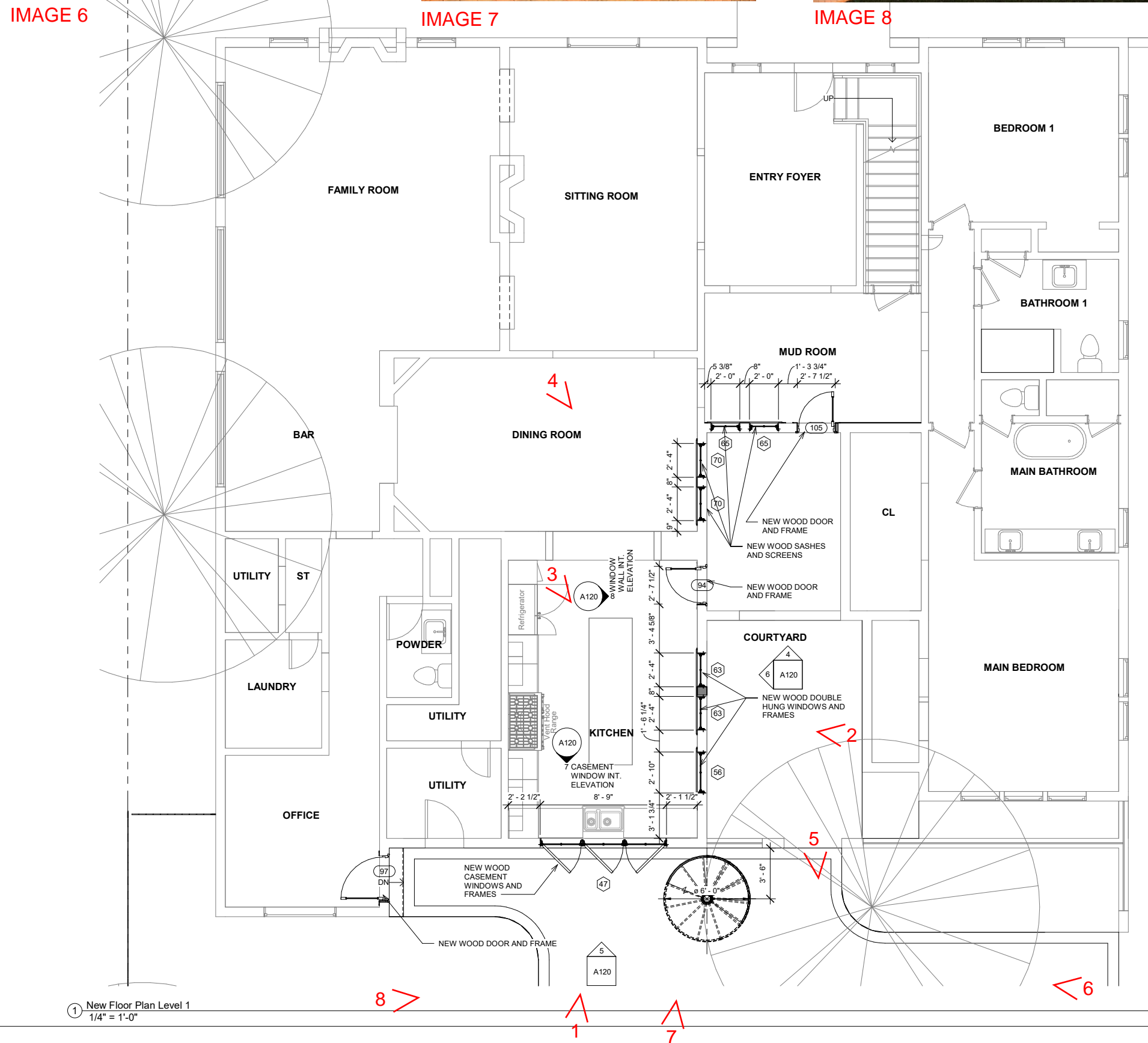
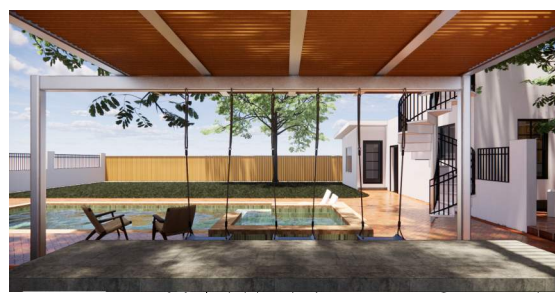
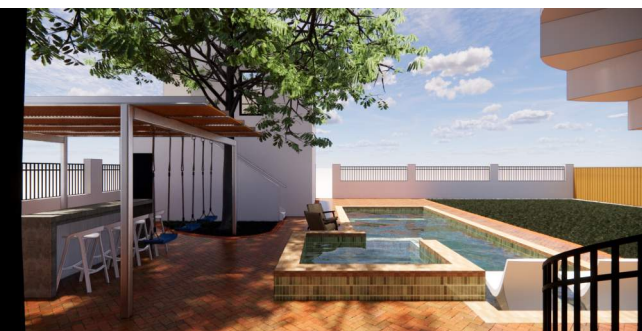
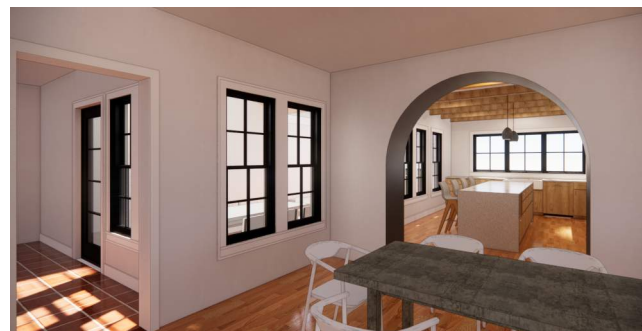
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Rosas Residence
202 Mary Louise Dr.
DEMO FLOOR PLAN
LEVEL 1

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Rosas Residence 202 Mary Louise Dr.
NEW FLOOR PLAN LEVEL 1

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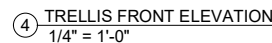
TRELLIS



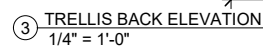
5 TRELLIS REFLECTED CEILING PLAN
1/4" = 1'-0"



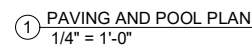
② TRELLIS LEFT/RIGHT SIM. ELEVATION
1/4" = 1'-0"



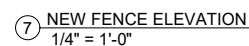
④ TRELLIS FRONT ELEVATION
1/4" = 1'-0"



③ TRELLIS BACK ELEVATION
1/4" = 1'-0"



① PAVING AND POOL PLAN
1/4" = 1'-0"



⑦ NEW FENCE ELEVATION
1/4" = 1'-0"

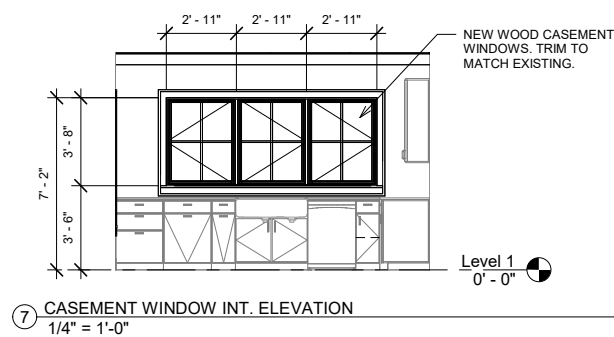
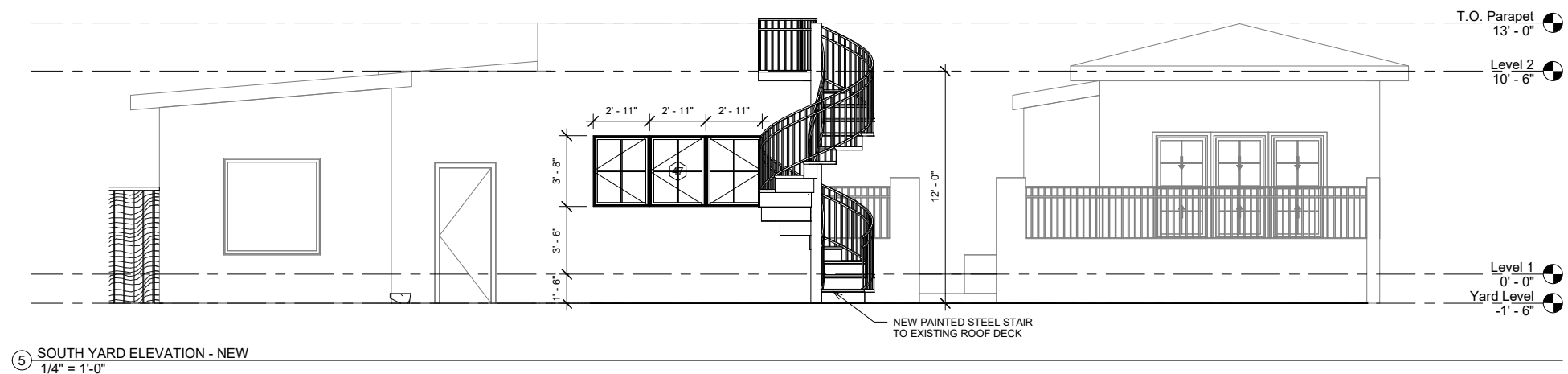
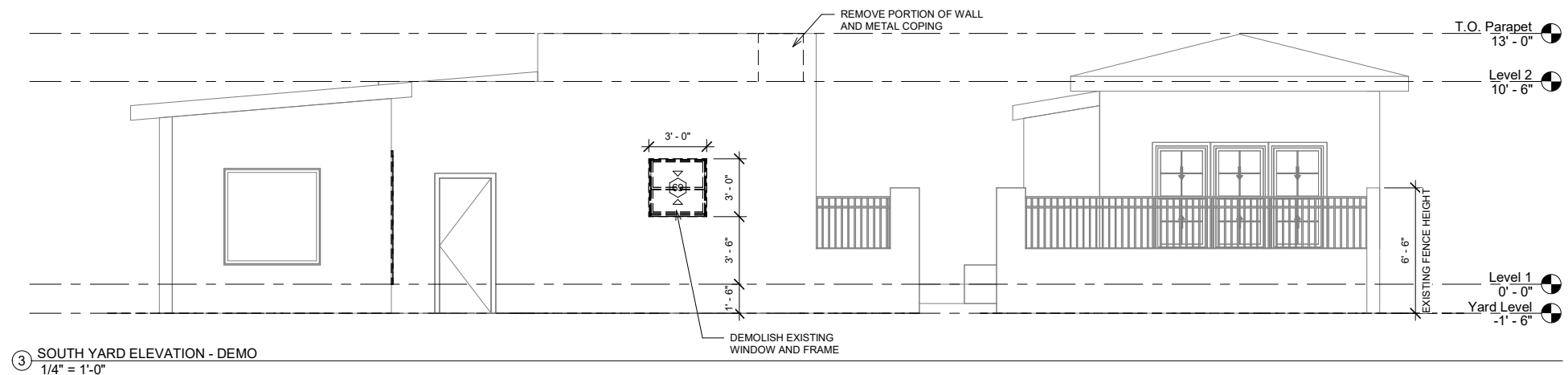
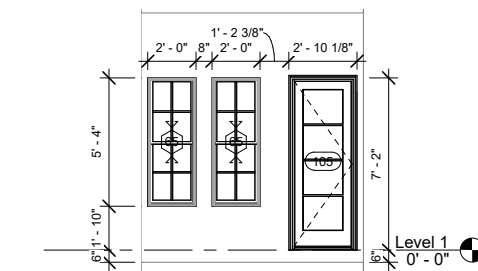
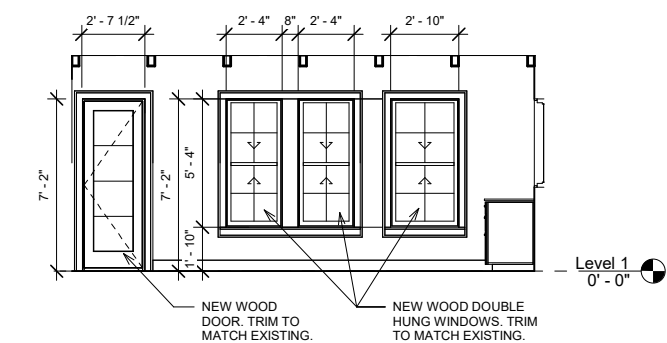
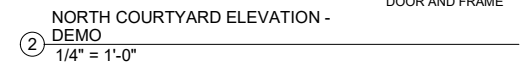
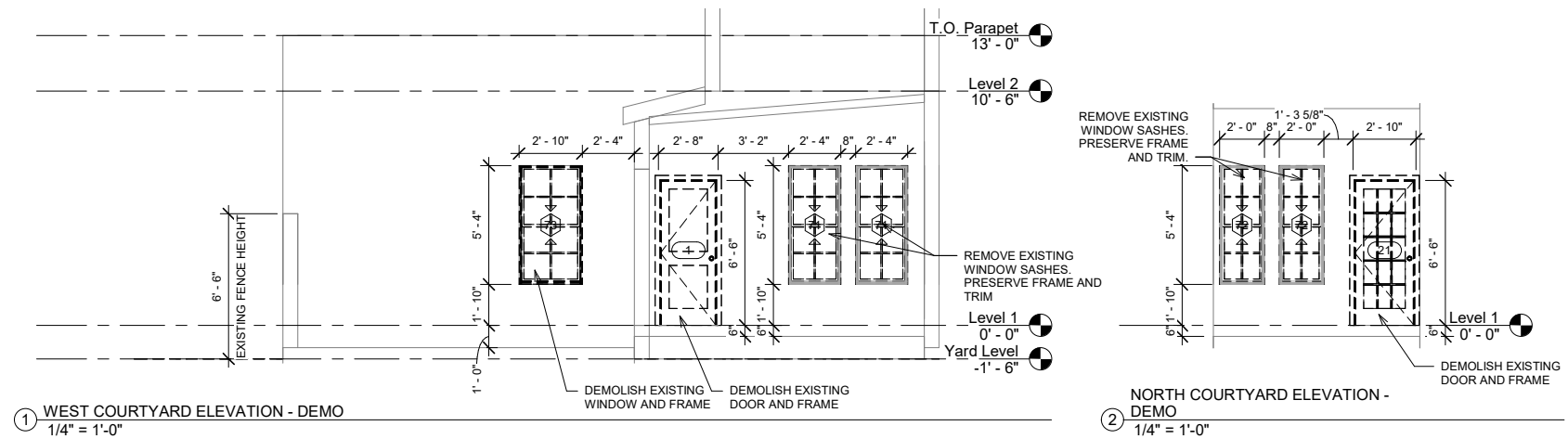
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BACKYARD PLANS AND ELEVATIONS

A105

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<p>Rosas Residence</p> <p>202 Mary Louise Dr.</p> <p>ELEVATIONS</p>

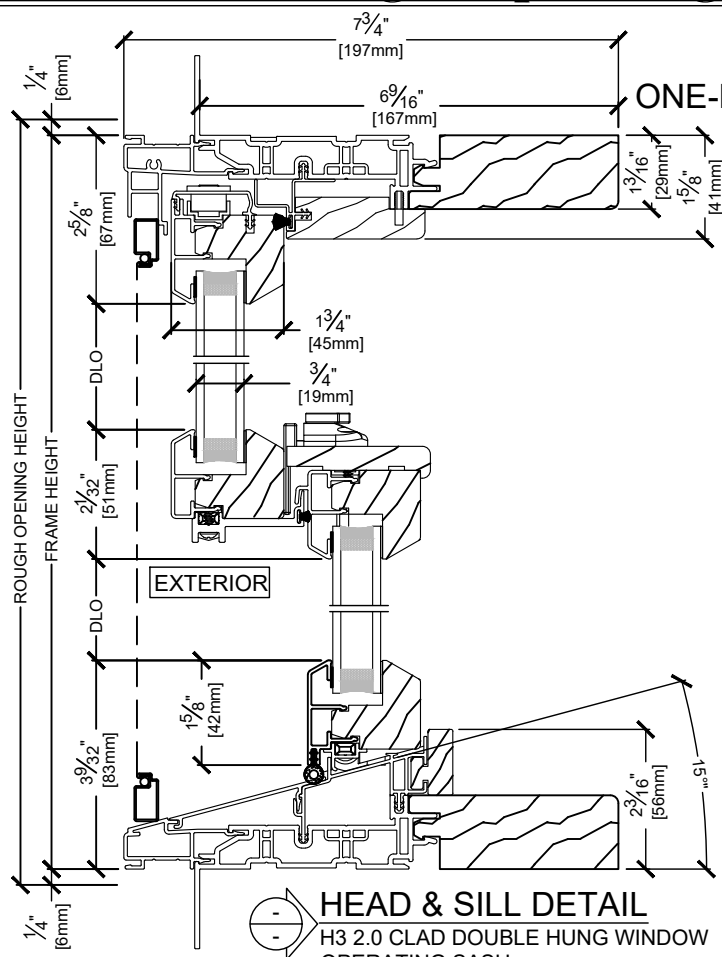
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H3 Double Hung - Operating

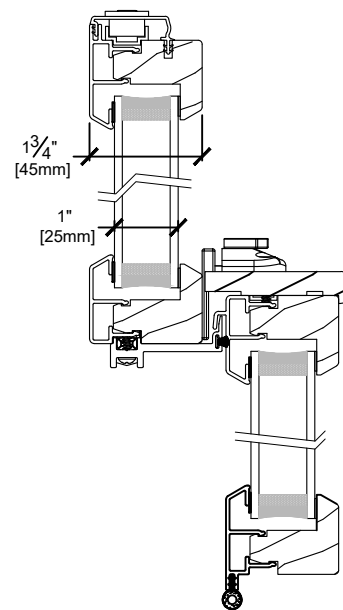
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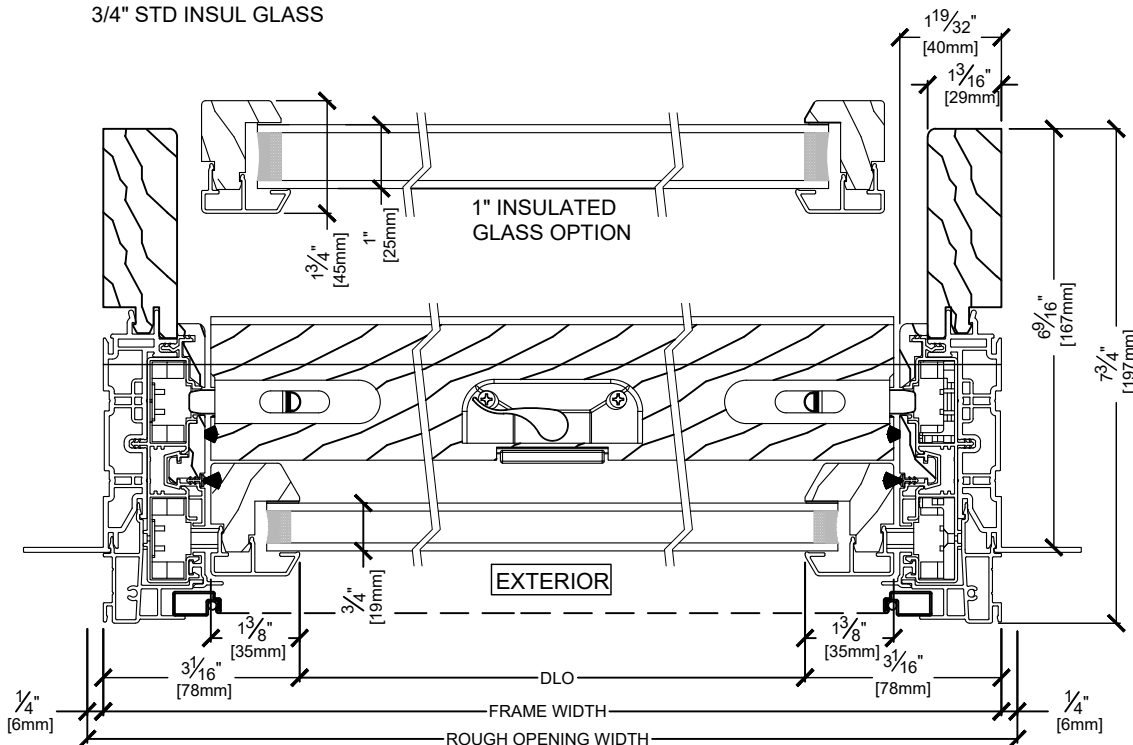
HEAD & SILL DETAIL

H3 2.0 CLAD DOUBLE HUNG WINDOW
OPERATING SASH
3/4" STD INSUL GLASS

FLUSH FRAME ONE-PIECE EXTENSION - 6 9/16" JAMB



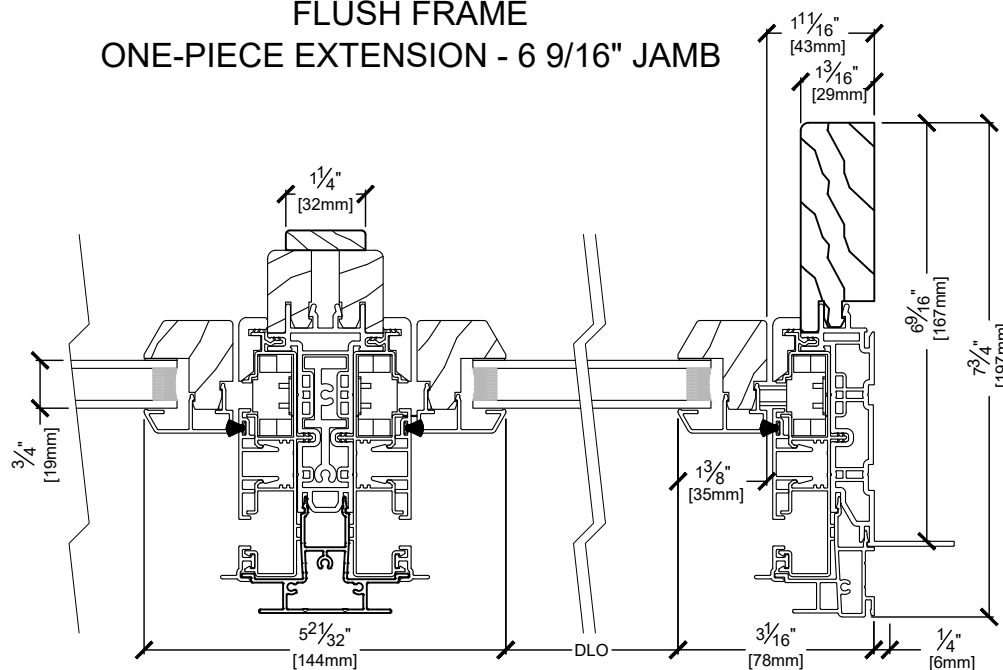
1" INSULATED
GLASS OPTION



JAMB DETAIL AT CHECKRAIL

H3 2.0 CLAD DOUBLE HUNG WINDOW
OPERATING SASH
3/4" STD INSUL GLASS

FLUSH FRAME ONE-PIECE EXTENSION - 6 9/16" JAMB

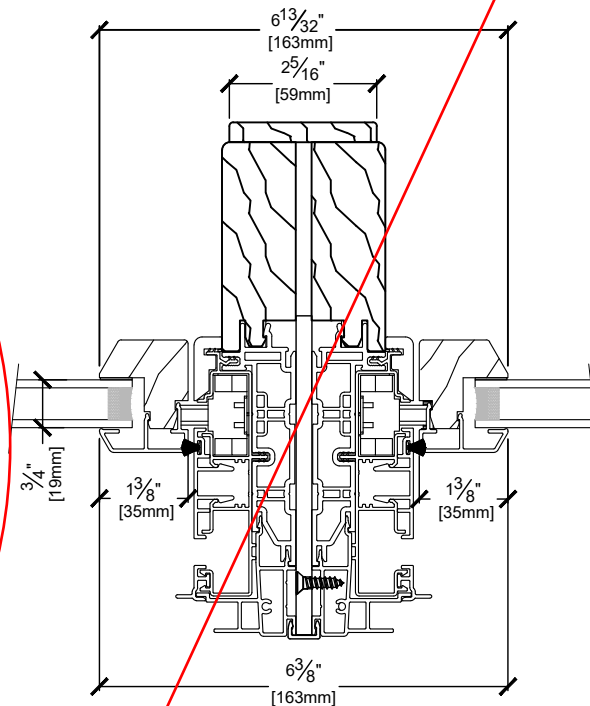
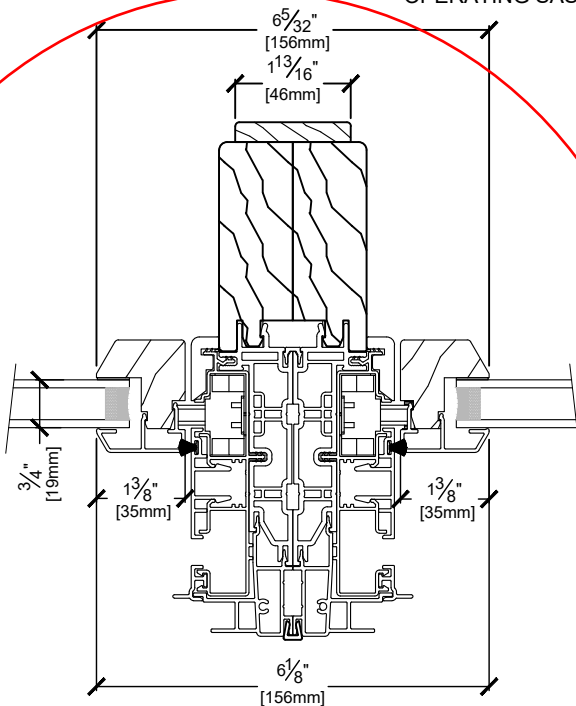


EXTERIOR



COMMON MULL DETAIL AT SILL

H3 2.0 CLAD DOUBLE HUNG WINDOW
OPERATING SASH



TIGHT BOX MULL DETAIL AT SILL

H3 2.0 CLAD DOUBLE HUNG WINDOW
OPERATING SASH



1/4" PLATE MULL DETAIL AT SILL

H3 2.0 CLAD DOUBLE HUNG WINDOW
OPERATING SASH



UPGRADE YOUR EXPECTATIONS WITHOUT UPGRADING YOUR BUDGET



High Tech Fusion Technology

STILL “THE MOST INNOVATIVE WINDOW OF THE YEAR.”





When we introduced our advanced H3 window, Window & Door magazine gave it the Crystal Achievement Award for innovation.

Since then, all we've done is make it even better.

At the core of the H3 is our patented Fusion Technology™. It integrates three perfect materials – extruded aluminum, vinyl and wood – into one perfect window. This unique fusion results in improved energy efficiency & performance, noticeably enhanced aesthetics, an extreme seal, and easier installation.

MORE IMPROVEMENTS FOR AN INDUSTRY LEADER.

The past few years have seen some incredible improvements to an already over-achieving window line. We recently introduced our H3 exterior trim profile system with four available looks.

You'll also find our H3 FeelSafe product line making a name for itself in Zone III impact-prone locations. Add the continuous head and sill offered on all of our H3 products, and you'll see why our H3 Series remains a game changer.



H3 DOUBLE HUNG



H3 CASEMENT



H3 HORIZONTAL SLIDER



H3 AWNING



H3 DIRECT SET

NOBODY'S EVER BUILT A CASEMENT LIKE THIS BEFORE

H3



H3 AWNING WINDOW

Like all our products, Sierra Pacific awning windows are custom made, by hand, to your exact specifications. We think you'll notice the difference in how they look and how they perform.

Awning windows are a great choice when you want the fresh air of an open window even if it's raining. Our awning windows are commonly used alone or combined underneath a large picture window to provide ventilation.

Now available in our  FeelSafe impact line.

Wood interior for warmth, beauty and thermal insulation with 4-9/16" standard jamb depth. Not just a veneer like some windows. Select ponderosa pine is standard. Available natural, primed, or factory finished, and in 7 other wood species.

Seamless factory mull system stops water with integral continuous head and sill mulls.

Proprietary patented Fusion Technology™ integrates 3 perfect materials into 1 perfect window.

Extra-strong 0.078" vinyl base frame for superior rigidity, tight corners, total protection against rot, and enhanced resistance to air or water leaks. No vinyl components are visible when window is closed.

Thicker, stronger extruded aluminum cladding. Ours is at least twice as thick as competitors' roll-form cladding for greater durability and dent resistance.

Premium weatherstripping.

Custom sizing to 1/8" available.

Integral rigid nailing fin for greater structural integrity, improved water barrier and easy installation. The H3 virtually eliminates racking problems.

Choose from eight species of interior wood.

Innovative snap-lock design means no unsightly screws or fasteners on the interior. Only minor nail holes to fill in the screen track.

Protected to the core against water with our exclusive patented CoreGuard Plus™ wood treatment for superior rot resistance.

Top of the line Encore handle and operating hardware are standard.

Available with simulated divided lite grilles or our grilles between the glass.

Mix and match the H3 with our premium line to help stay within budget.

Sash has sealed and mitered corners outside, non-mitered inside. Architectural sash setback of 7/8".



NOBODY'S EVER BUILT A
DOUBLE HUNG LIKE THIS BEFORE



Now available in our 
FeelSafe impact line. 11/14/17

Wood interior for warmth, beauty and thermal insulation with 4-9/16" standard jamb depth. Not just a veneer like other mid-priced windows. Select ponderosa pine is standard. Available natural, primed, or factory finished, and in 8 other wood species.

Extra-strong 0.078" vinyl base frame for superior rigidity, tight corners, total protection against rot and enhanced resistance to air or water leaks.

Protected to the core against water with our exclusive patented CoreGuard Plus™ wood treatment for superior rot resistance.

Proprietary patented Fusion Technology™ integrates 3 perfect materials into 1 perfect window.

Innovative snap-lock design means no unsightly screws or fasteners on the interior.

Low profile surface mounted lock with easy to operate lever.

Constant force balance for smooth, easy operation.

Integral rigid nailing fin for greater structural integrity, improved water barrier and easy installation. The H3 virtually eliminates racking problems.

Available for new construction applications with an integral nailing fin or as an insert or pocketing window for replacement applications.

Choose from eight species of interior wood.

Concealed jambliner just like on our custom built, high end windows.

Easy-tilt sash for easy cleaning.

Premium weatherstripping.

Custom sizing to 1/8" available.

Sash are sealed and mitered corners outside, non-mitered inside.

Seamless factory mull system stops water with integral continuous head and sill mulls.

Thicker, stronger extruded aluminum cladding. Ours is at least twice as thick as competitors' roll-form cladding for greater durability and dent resistance.

Mix and match the H3 with our premium line to help stay within budget.

Available with simulated divided lite grilles or our grilles between the glass.



HIGH PERFORMANCE GLAZING OPTIONS



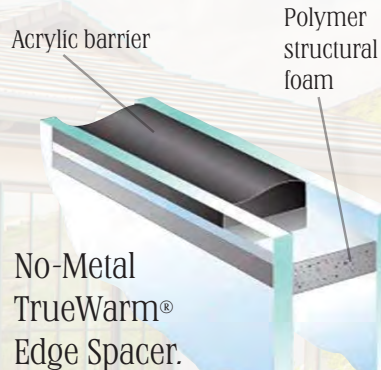
FINE TUNE YOUR WINDOWS FOR OPTIMAL PERFORMANCE.

What's the best glazing for your windows and patio doors?

Obviously, what's best for a freezing northern winter is not necessarily right for a hot southern summer. We have the answer. With one of the broadest selections of glazing options in the window industry, Sierra Pacific lets you choose exactly the right performance glass for your exact weather and environmental conditions.

You can choose glazing to improve your energy efficiency and lower your energy bills. You can capture the sun's heat, or reflect it. You can also reduce outside noise, block the sun's damaging UV rays, or even enhance your privacy.

Mandalay Homes



Acrylic barrier

Polymer structural foam

No-Metal TrueWarm® Edge Spacer.

THE ADVANTAGE OF NO-METAL SPACERS.

One of the technological advances that make our H3 windows perform so well is our patented No-Metal TrueWarm® Edge spacers.

Many window manufacturers use aluminum spacers between their panes of glass. These conduct cold and heat, and that's not good for thermal performance.

Our no-metal warm edge spacers are 100% polymer structural foam, for excellent thermal performance and a superior seal.

Low-E 366



Cardinal's triple layer silver product with their exclusive XL Edge Spacer for superior performance. 95% UV protection. Solar heat gain coefficient of 0.27.* Also available with Preserve® protective film or with Preserve and Neat® coating for a naturally cleaner glass.* **

Low-E 366 with i89 Coating**



The same superior performance as regular Low-E 366 (above), but with the addition of i89 coating on the interior surface to increase insulating value and reduce solar heat gain. Meets even the most extreme requirements in the majority of the Canadian Energy Star zones. Also available with Preserve protective film or with Preserve and Neat coating.* **

Low-E 340



Cardinal's newest glazing innovation. It has an amazingly low 0.18* solar heat gain coefficient to keep out the heat even in the blazing sun. Slightly tinted. Blocks 98% of UV rays. Less heat gain when it's hot, less heat loss when it's cold, and maximum glare control. Also available with Preserve protective film or with Preserve and Neat coating.* **

Low-E 180 Passive Solar



A very high (0.70*) coefficient for capturing solar heat gain. Ideal for reducing your heating bills in colder climates. Superior insulation value blocks cold and keeps in the heat. Also available with Preserve protective film or with Preserve and Neat coating.* **

Low-E 180 Passive Solar with i89 Coating**



The same superior performance as regular Low-E 180 (above), but with the addition of i89 coating on the interior surface to increase insulating value. Meets even the most extreme requirements in the majority of the Canadian Energy Star zones. Also available with Preserve protective film or with Preserve and Neat coating for a naturally cleaner glass.* **

Dual or Triple Pane Low-E



Insulated for improved energy efficiency. Single surface low-E coating to reduce solar heat gain and block UV rays.

Insulated Glass



For moderate climates. Basic glazing with basic performance.

Sound Control

Reduces outside noise by as much as 50% while blocking 99% of damaging UV rays. Laminated for shatter resistance. Available insulated or non-insulated.

FeelSafe® Insulated Low-E with or without Sea Turtle Glazing



Protect your home and our sea turtle population. FeelSafe windows and patio doors are engineered inside and out to resist hurricane-force winds, pounding rain, wind-borne debris, and rapid pressure changes that could implode your home or literally blow off the roof. Available in low-E, low-E 366 or low-E 340.

FeelSafe® Laminated with or without Sea Turtle Glazing



For moderate climates, our non-insulated, shatter-resistant FeelSafe glass provides the utmost security—whether your concern is severe storms or intruders. Also available in low-E 366 or low-E 340.

* All values shown are center of glass. ** Interior surface coatings, also known as surface #4, are applied to the interior (room-side surface) of a dual pane IG unit, resulting in improved thermal performance and lower heating costs. Because the coating reflects heat back into the room, the room-side pane of glass will be slightly colder in winter, causing a higher potential for interior condensation. *** Available when selecting XL Edge Spacer.



Prairie
3-1/2" wide



Tradesman
3-1/2" wide



Tradesman II
3-1/2" wide



Craftsman
3-1/2" wide



Continental
3-1/2" wide



Colonial
3-1/2" wide



Regal
3-1/2" wide



Provincial
3-1/2" wide



Tudor
3-1/2" wide

ROSETTES



Available in 2.5" or 3.5"
sizes in matching wood
species.



Heritage
2-3/4" wide



Heritage II
2-3/4" wide



Traditional
2-1/4" wide



Contemporary
2-1/4" wide

A PREMIUM FACTORY FINISH

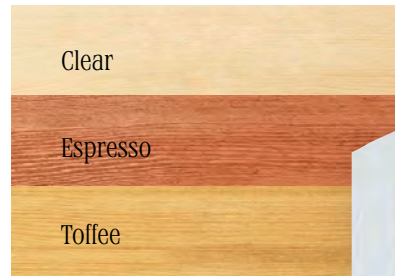
Nothing beats a factory finish performed with state-of-the-art equipment under rigorously controlled, ultra-clean conditions.

Sierra Pacific gives you two premium options: Ultra Stain and Ultra Coat.

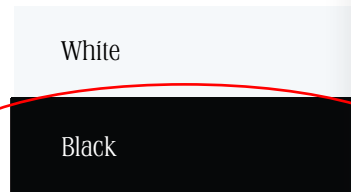
Ultra Stain is an advanced, multi-step process that brings out all the beauty of your wood interior. Ultra Coat is a white or black durable interior paint.

Both Ultra Stain and Ultra Coat are so tough, they resist scratching and marring and so superior, they provide advanced protection against moisture.

ULTRA STAIN



ULTRA COAT



CHOOSE CAREFULLY THESE COLORS STAY A LONG, LONG, LONG TIME

The exterior of Sierra Pacific H3 windows is fully encased in low maintenance, heavy-duty, extruded aluminum. Ours is at least twice as thick as our competitors' roll-form cladding.

What's more, our finishing process leads the industry in durability and environmental safety. Non-hazardous AAMA 2604 and 2605 powder-coatings have the color retention, surface hardness and scratch resistance necessary to withstand even the harshest conditions.

As for colors? Nobody gives you more choices than Sierra Pacific. 70 colors and some sensational textures allow you to add warmth, a splash of cheerfulness or a new statement to your designs. We'll also custom match any color you choose.

COLOR STAY™ COLLECTION



Ⓥ Available in vinyl.



MAKE OUR WINDOWS UNIQUELY YOURS

With our grille and hardware design options, you can make the look of your H3 windows truly complement your home—whether your décor is traditional, contemporary, or something in between.



CASEMENT HARDWARE

Our standard handle is the Encore from Truth. It's the same high-end handle as on our premium casements. It folds out of the way of window treatments, and comes in beautiful hardware finishes.



BEAUTIFUL FINISHES *Special order. Extended lead-time.



DOUBLE HUNG HARDWARE

Easy-tilt latches make window cleaning a breeze. Available in multiple finishes.

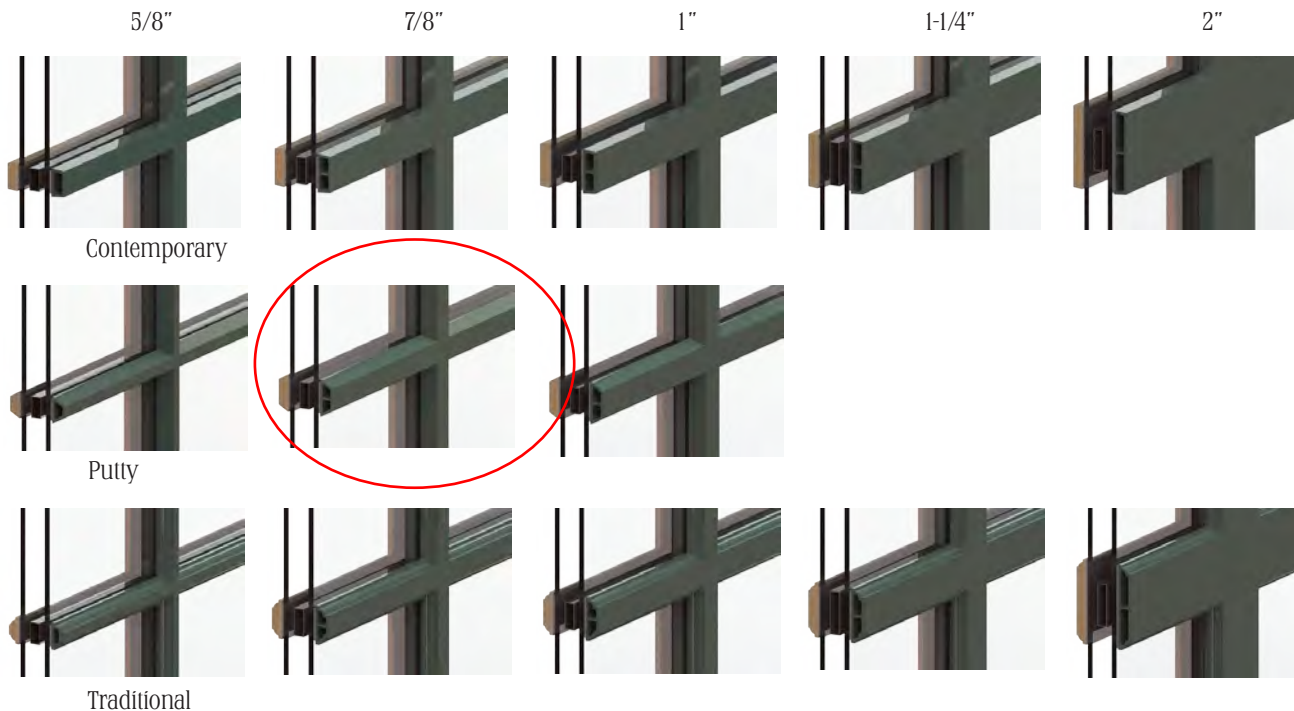
*Special order. Extended lead-time.



CLASSIC APPEAL, MODERN EASE

Sierra Pacific offers two ways to achieve the classic appeal of traditional divided lights. Our newly expanded selection of simulated divided light profiles, with optional aluminum spacers between the glass, and our grilles between the glass, giving you the visual appeal you want without the grille ever getting in your way.

SIMULATED DIVIDED LITE PROFILES



GRILLES BETWEEN THE GLASS

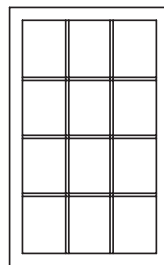
Grilles between the glass come in your choice of profiles: 11/16" or 1" contour or 5/8" flat. Available in 8 colors.

Two-tone grilles also available.

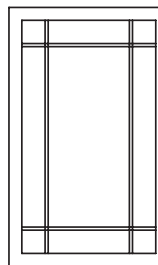


GRILLE CONFIGURATIONS

Your grilles can be as traditional or as unique as you choose. Our standard configurations include equal and prairie. But with our custom configurations, we're ready to transform your inspiration into reality.



Equal



Prairie



Bronze spacer
option shown



MBK & Associates

MORE CUSTOMIZATION MADE REMARKABLY EASY

— CONTINUOUS HEAD & SILL ADVANTAGE —

The continuous head & sill of our H3 windows makes installing multi-wide units much simpler. It also improves structural integrity and dramatically increases performance with a water-tight mull joint certified up to three-wide and two-high.



MULLING OPTIONS



Continuous
Head & Sill
Mull Post



Tight Mull

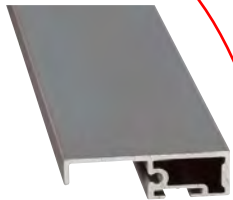
at
casements



Plate Mull

EXTERIOR TRIM PROFILES

Whitney Kamman Photography | Adams Construction



2" Flat Casing



3.5" Flat Casing



2" Brickmould



2" Oval



One of the industry's top performers keeps getting design improvements to make it even easier to install, more efficient to own and more beautiful to look at.

Add-on clad profile gives homeowners the flexibility to choose the aesthetic they want.

OUR INSTALLATION SECRET: TIME IS MONEY

The H3 isn't just remarkably advanced. It's also remarkably easy to install and finish. A rigid nailing fin is integral to H3 windows. It produces greater structural integrity, an improved water barrier and the virtual elimination of racking problems.

Plus, our innovative snap-lock design also means no unsightly screws or fasteners on the interior and fewer nail holes to fill. In fact, the only nail holes on the casement are in the screen track.

The bottom line is that you save time. And time is money.



THE PERFECT COMPLEMENT TO YOUR H3 WINDOWS.

In addition to the remarkably advanced H3, Sierra Pacific also offers several complete lines of wood windows and patio doors. We build them with careful attention to detail, superb craftsmanship, innovative engineering, and the newest technology.

Of course, they're designed to complement your H3 windows.



Casement Window



Double Hung Window



Single Hung Window



Awning Window



Horizontal Sliding Window



Bay or Bow Window



Swinging Patio Door



Sliding Patio Door



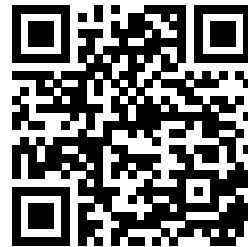
Geometric Shape Window

Instagram Follow us @SierraPacificWindows



Your Sierra Pacific product may contain inert gas, intended to improve thermal performance. Even the best manufacturing techniques cannot guarantee that the initial fill rate of the inert gas will be maintained during the product's lifetime, and Sierra Pacific makes no such guarantee. If the product is fitted with a breather or capillary tube system, it must be treated as if it is entirely air filled. Sierra Pacific does not guarantee the presence of inert gas or any thermal performance related to inert gas. See actual warranty for complete details.

We reserve the right to change product specifications without notice. Photography used may not represent current product features and options.
Sierra Pacific windows and doors are successful thanks in part to our unique patents. Visit spi-ind.com/ip to learn more.



We're the company building the most uncompromising windows
and doors possible for clients with the highest expectations, a fact
we're proving one beautiful project
at a time.

SCAN THE QR CODE TO SEE FOR YOURSELF.

MARY LOUISE DRIVE (CLEVELAND)

FURR DRIVE (CONSTANTIA)

DONALDSON AV.

W. GRAMERCY PL. (JOHNS AV.)

W. KINGS HIGHWAY

W. SUMMIT AV.

W. MULBERRY AV.

FREDERICKSBURG

BLVD (AV.)

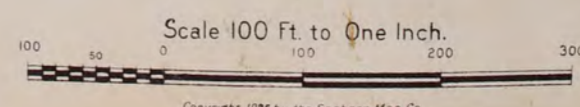
SAN ANTONIO

ELMIENDORF



Scale 100 Ft. to One Inch.

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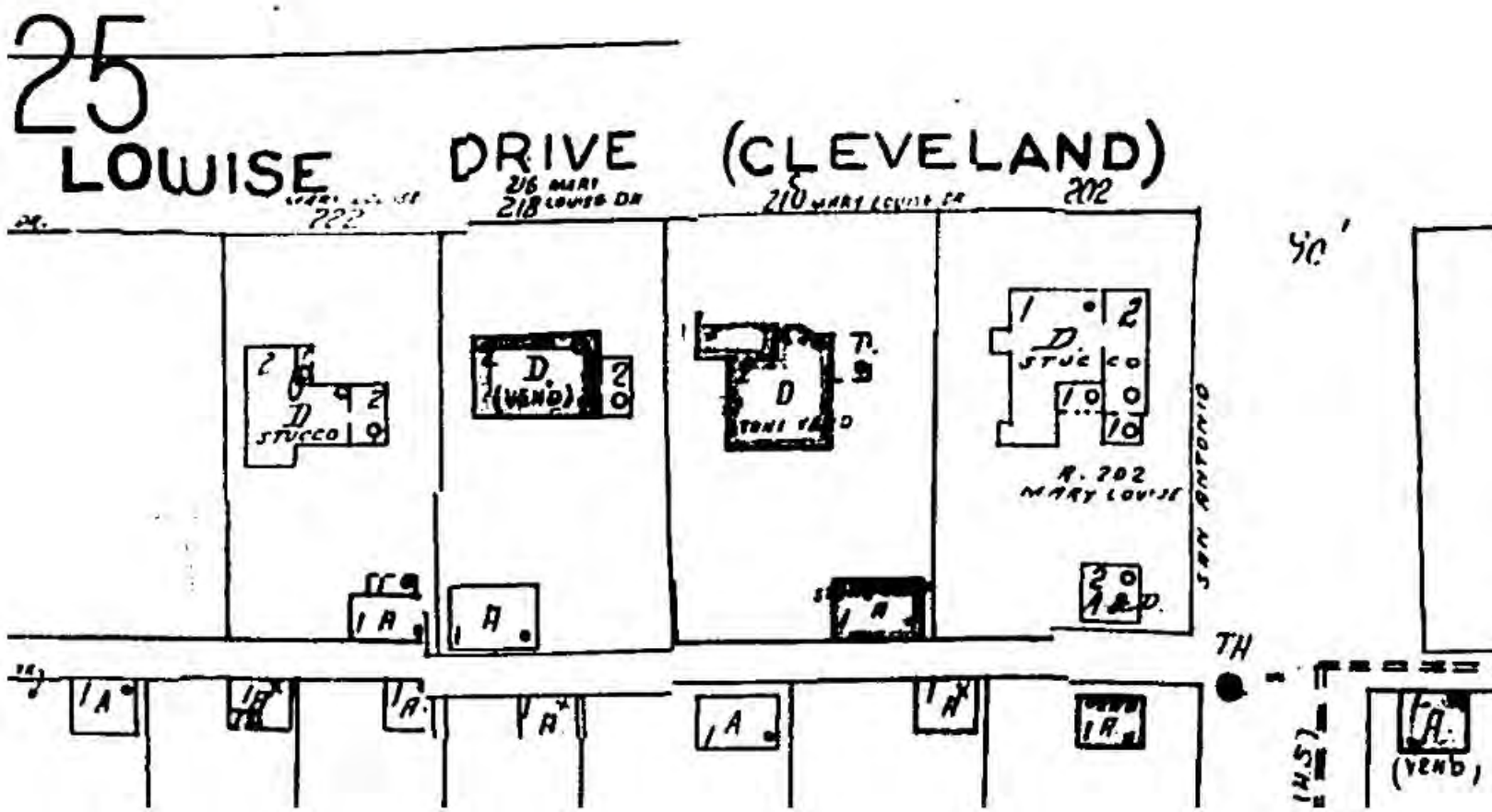
City: San Antonio

Date: 1911-Mar. 1951 *

Volume: vol. 5, 1924-June 1950



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20 m
50 ft

29.46411 -98.52781

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