

HISTORIC AND DESIGN REVIEW COMMISSION

August 17, 2022

HDRC CASE NO: 2022-418
ADDRESS: 215 W MARIPOSA
LEGAL DESCRIPTION: NCB 9012 BLK 6 LOT 54 & 55
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Olmos Park Terrace Historic District
APPLICANT: ANA LITOFISKY/ANA LITOFISKY
OWNER: ANA LITOFISKY/ANA LITOFISKY
TYPE OF WORK: Window replacement, chimney removal
APPLICATION RECEIVED: July 14, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata
REQUEST:

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

1. Remove one (1) existing chimney from the primary structure.
2. Replace seven (7) original wood windows with vinyl windows.

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 stripping 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. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

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

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

- i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

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.

Standard Specifications for Original Wood Window Replacement

- SCOPE OF REPAIR: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- MISSING OR PREVIOUSLY-REPLACED WINDOWS: Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- MATERIAL: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.

- GLAZING: Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The primary structure located at 215 W Mariposa is a 1-story, single-family residence constructed circa 1940 in the Minimal Traditional style. The structure features a side gable composition shingle roof with minimal eave overhang and a prominent front gable, a stone chimney, one-over-one wood windows, and vinyl siding. The property is contributing to the Olmos Park Terrace Historic District.
- b. COMPLIANCE – The applicant was issued a Stop Work Order in November 2021 for work without approval, including chimney removal and the replacement of seven (7) one-over-one wood windows with vinyl windows. The property is currently in violation.
- c. CHIMNEY REMOVAL – The applicant has proposed to remove an existing stone chimney. The chimney is located on the west side of the primary structure and is highly visible from the public right-of-way. According to Guideline 3.B.vii, existing historic roof vents should be maintained. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible. The applicant has expressed that the chimney is no longer functional. The prominent chimney is a character-defining feature of the Minimal Traditional structure and relates to the development pattern of the Olmos Park Terrace Historic District. Staff does not find chimney removal consistent with the Guidelines.
- d. WINDOW REPLACEMENT: EXISTING CONDITION – At the time of application, seven (7) original wood windows had been removed and replaced with vinyl windows. The original wood windows were not salvaged; however, one window unit remains on site. Based on photos submitted, the remaining wood windows appear to be in repairable condition and may require minimal repair and intervention such as the reworking of the sashes, the replacement of a single sash element, and reglazing, along with refitting into the trim and frames. The applicant has proposed to repair the remaining wood windows.
- e. WINDOW REPLACEMENT: ENERGY EFFICIENCY AND MAINTENANCE – In terms of efficiency, in most cases, windows only account for a fraction of heat gain/loss in a building. Improving the energy efficiency of historic windows should be considered only after other options have been explored such as improving attic and wall insulation. The original windows feature single-pane glass which is subject to radiant heat transfer. Products are available to reduce heat transfer such as window films, interior storm windows, and thermal shades. Additionally, air infiltration can be mitigated through weatherstripping or readjusting the window assembly within the frame, as assemblies can settle or shift over time. The wood windows were designed specifically for this structure and can accommodate the natural settling and movement of the structure as a whole throughout seasons. Modern replacement products are extremely rigid, often resulting in the creation of gaps, cracks, and major points of air infiltration at the window frames and other areas of the exterior wall plane over time due to material incompatibility when considering the structure as whole integrated system.
- f. WINDOW REPLACEMENT: WASTE AND LIFESPAN – Over 112 million windows end up in landfills each year, and about half are under 20 years old. Historic wood windows were constructed to last 100+ years with old growth wood, which is substantially more durable than modern wood and clad products, and original windows that are restored and maintained over time can last for decades. Replacement window products have a much shorter lifespan, around 10-20 years, and cannot be repaired once they fail. On average, over the lifetime of an original wood window, replacement windows will need to be again replaced at least 4 times. The total lifecycle cost of replacement windows is also much more energy intensive than the restoration of existing windows, including material sourcing and the depletion of natural resources and forests, petroleum-heavy manufacturing methods, transportation, and installation. Finally, window repair and restoration utilizes the local labor and expertise of craftspeople versus off-the-shelf, non-custom composite products. Staff generally encourages the repair and restoration of original windows whenever possible.

- g. WINDOW REPLACEMENT – The applicant has proposed to replace seven (7) existing wood windows with Ply-Gem vinyl replacement windows featuring a faux grid. The seven (7) replacement windows are located on the front façade, the east elevation, and the rear elevation. According to the Historic Design Guidelines, wood windows should be repaired in place and restored whenever possible, unless there is substantial evidence that the windows are deteriorated beyond repair. Guideline 6.B.iv for Exterior Maintenance and Alterations states that new windows should be installed 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. Staff finds that the proposed replacement product is not appropriate or consistent with the Guidelines. The applicant should install fully wood one-over-one windows to match the previously existing windows in material, dimension, configuration, and profile.

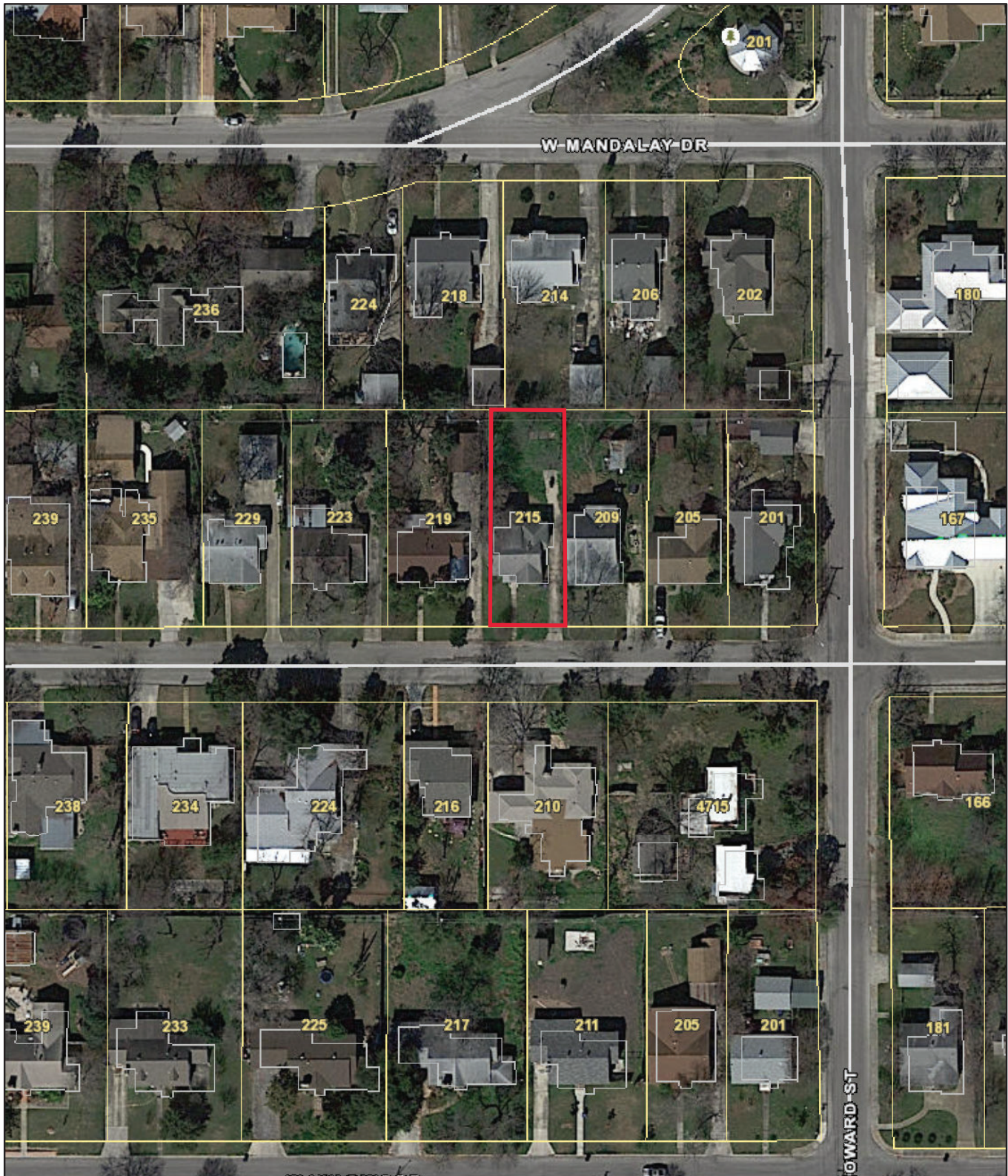
RECOMMENDATION:

Item 1, staff does not recommend approval of the chimney removal based on findings a through c. Staff recommends that the chimney is reconstructed to match the previously existing chimney in material, profile, and design. The applicant is required to submit a drawing of the chimney to staff for review and approval prior to the issuance of a Certificate of Appropriateness showing that the reconstruction will match the previously existing chimney.

Item 2, staff does not recommend approval of the installation of vinyl windows based on findings d through g. Staff recommends that the applicant installs fully wood windows that meet the following stipulation:

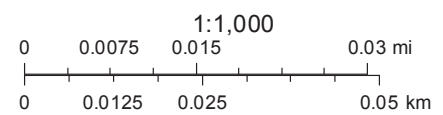
- i. That the applicant installs fully wood windows that feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not 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. Faux grids are not permitted. The applicant is required to submit updated specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

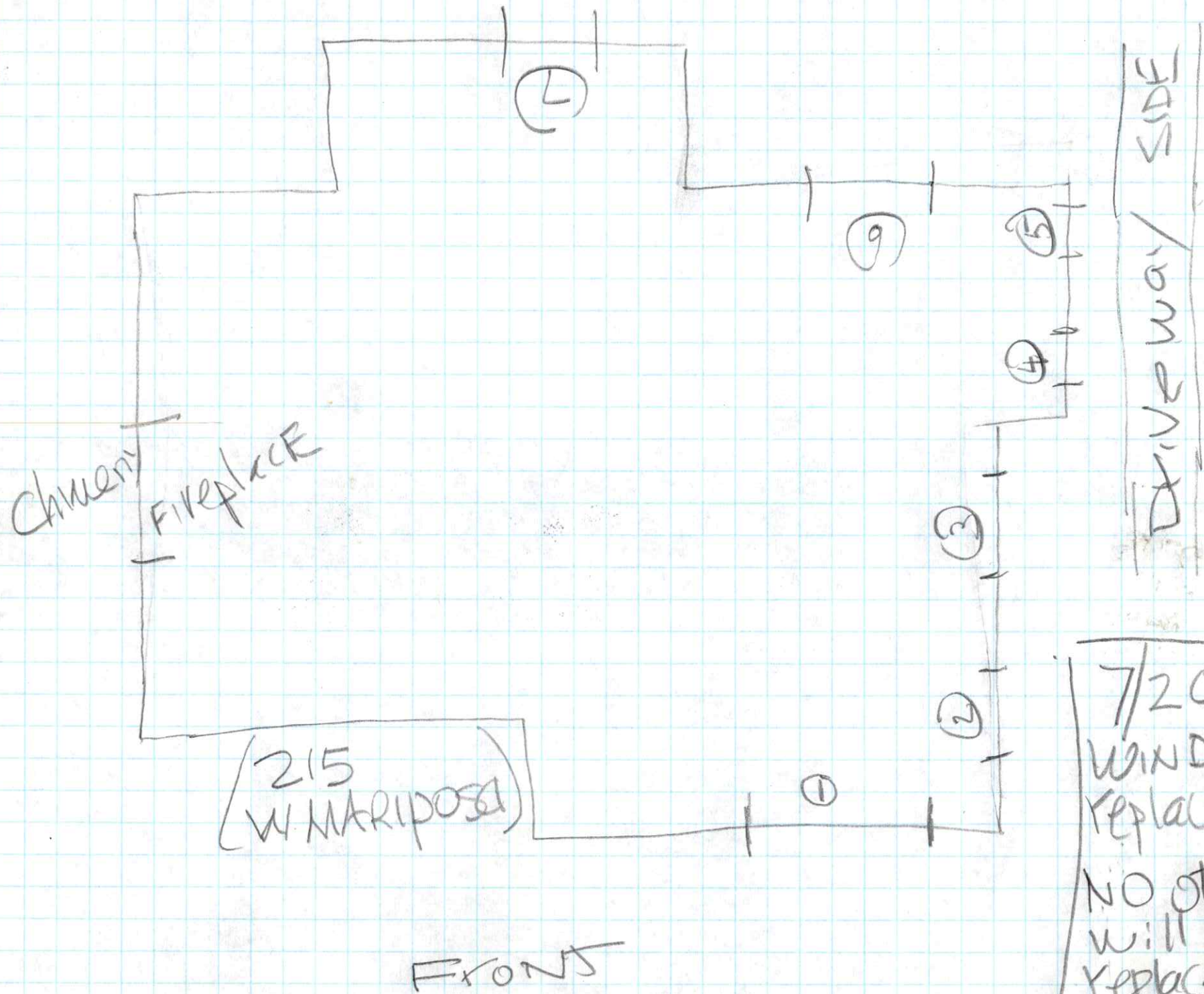
City of San Antonio One Stop



August 11, 2022

— User drawn lines





7/20
WINDOWS
REPLACED
NO OTHERS
WILL BE
REPLACED

#1



215 W. Naviposa



b

>



ORIGINAL

REAR

Rear

Original

7



REPLACE
COMP
ROOF































2

3

4 5

East view

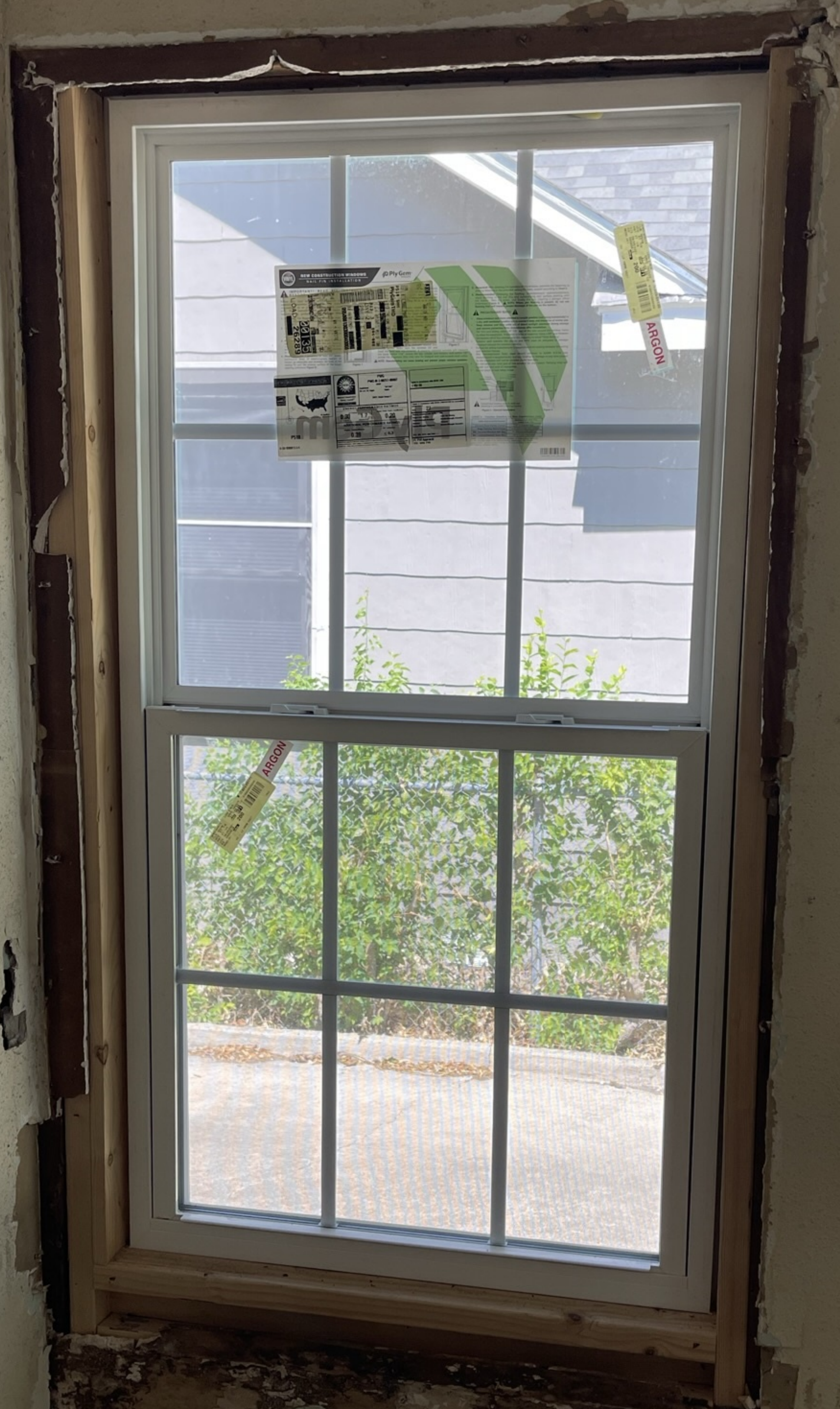


INSIDE #1



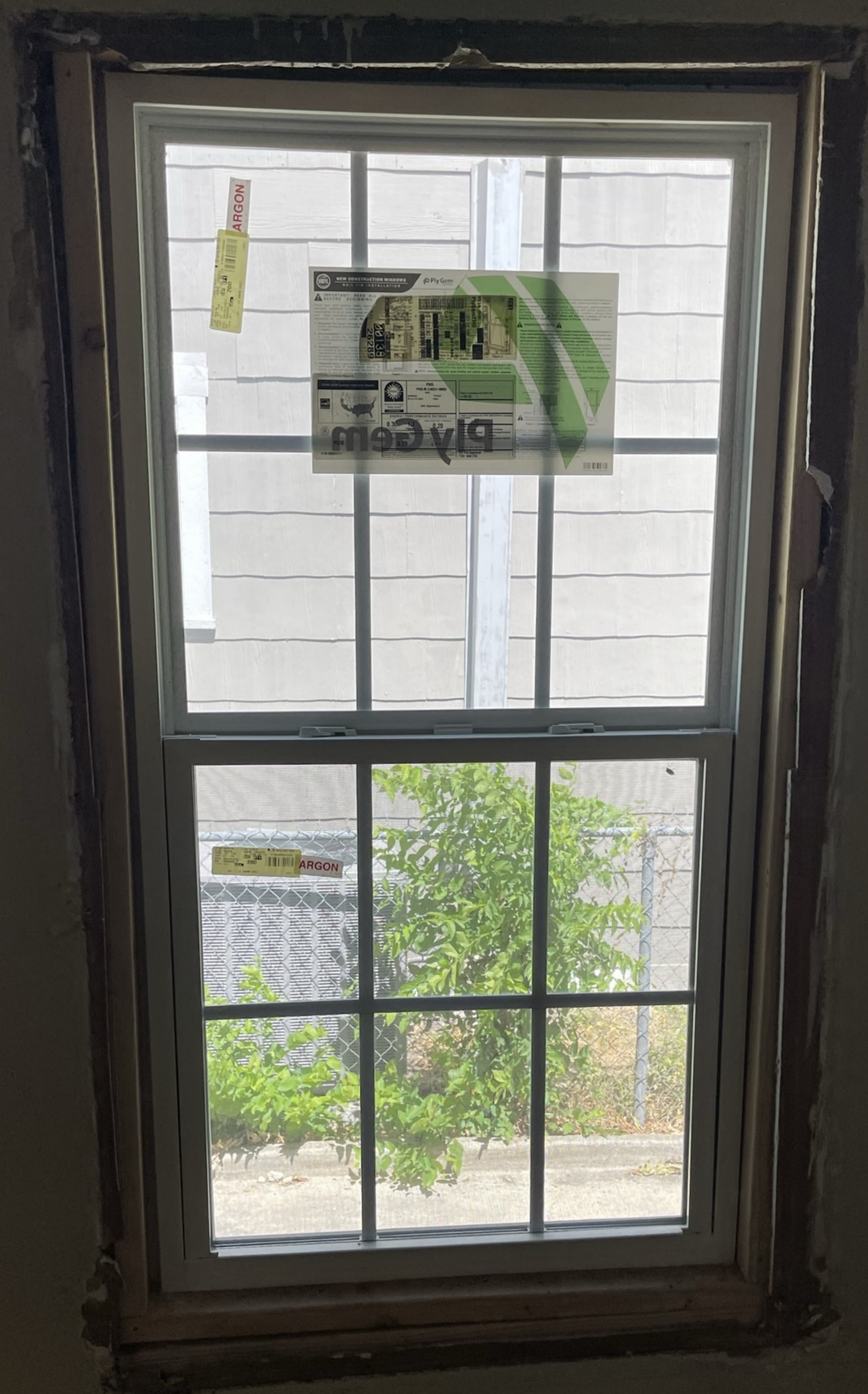
#2





3

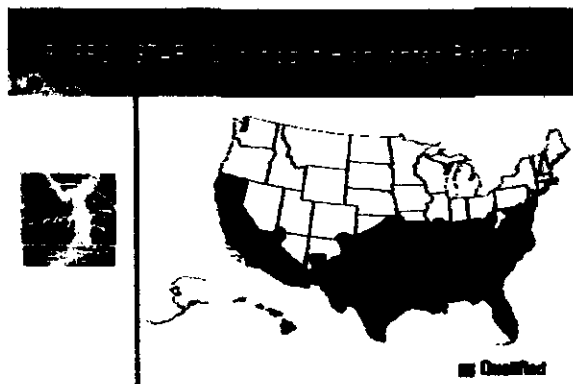
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5





P510

D-SO-9580813-3-4

 National Fenestration Rating Council®	PWG PWG-M-3-80251-00002 SHRP	
	Double Glazed 08 Lo-E SC Argon	"3/4 Gold" Argon VINYL Single Hangs H
ENERGY PERFORMANCE RATINGS		
U-Factor 0.30 (U.S./A-P)	1.7 (Metric/SI)	Solar Heat Gain Coefficient 0.20
ADDITIONAL PERFORMANCE RATINGS		
Visible Transmittance 0.39	Air Leakage ≤ 0.3	
<small>Manufacturer certifies that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions that a specific product has. NFRC does not recommend any product and does not warrant the suitability of any product for any application.</small>		

Tested in accordance with ASTM E330. +45/-55
Tested in accordance with ASTM E96/E1313/E1332 for acoustical performance: STC: 27
Glazing complies with ASTM E 1300 Keeper Lite Glazing Leak Lite Glazing Double-Strength Annular Double-Strength Annular Airspace Airspace Double-Strength Annular Double-Strength Annular
STC: (27) OTC: (28) EWR: ()
FL Prod Approval: TIN- WIN 2/90

JX1

SD:
006 OF 008 W/F: N/A

TEXT:

179

DEPT: 071 ☐ MAKE ☐ MAKE DATE: 09/28/2021

P510 SHH

PlyGemTHD

CUST: THE HOME DEPOT 6544



S.O.#: 09580813 055 OF 100

B13- 3 006-008

DAY-2

OPEN SIZE: 32 X 60

DUE: 10/01/2021

095808130300060008

P510

WH - WHITE

40 - LE 3MM 5527

1Hx2V - 1Hx2V

Flat (Colonial)

N/A - NOT APPLICABLE

2 KW/EN - WS

WH - White

3/4



121A01200940314594

121A010000000106000

00137

LOAD: **26289**



Investigation Report

Property

Address	215 W Mariposa
District/Overlay	Olmos Park Terrace
Owner Information	Ana & James Martin Litofsky


Site Visit

Date	11/18/2021
Time	05:20 PM (-6 GMT)
Context	citizen report
Present Staff	Edward Hall
Present Individuals	None
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	50%
Description of work	Removal of masonry chimney, fenestration modifications, exterior modifications, window replacement.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Posted "Notice of Investigation", Posted additional "Stop Work Notice"
Will post-work application fee apply?	Yes

Documentation

Photographs	
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Investigation Report





Investigation Report

Nov 18, 2021 at 5:21:58 PM
CITY OF SAN ANTONIO 215 W Mariposa Dr
OFFICE OF HISTORIC PRESERVATION San Antonio, TX 78212
1901 S. Alamo St. San Antonio, Texas 78204
7:45am - 4:30pm Monday - Friday
(210) 207 - 0035
United States

NOTICE OF INVESTIGATION

ADDRESS: 215 W MARIPOSA [BCAD] OWNER: ANA + JAMES M. HTOFSKY

An investigation of this property has been performed by the Office of Historic Preservation and the following violations have been identified:

☒ Code 35-451(a): Work without Certificate of Appropriateness (COA): WOOD WINDOW REPLACEMENT, CHIMNEY REMOVAL, EXTERIOR MODIFICATIONS

☐ Code 35-451(b): Work beyond Scope of Approval: _____

☐ Code 35-615: Demolition by Neglect: _____

STOP WORK: ☒ Yes | Not Applicable

Please contact the Office of Historic Preservation within 48 hours of the inspection date: NOVEMBER 18, 2021

A re-inspection by staff may occur without prior notice; photographs have been recorded for evidence.

Continued failure to comply with the laws of the City of San Antonio and the State of Texas will subject you to criminal and civil prosecution, to the full extent permitted by law. Violations of City ordinances are criminal class C violations and will be prosecuted accordingly. Violations of State law are also subject to civil prosecution to state district court by the City of San Antonio. Penalties for continued violations of the law include but are not limited to: (1) a criminal investigation on your record; (2) criminal fines; (3) civil penalties in the range of \$1,000 to per day; (4) attorney fees; (5) expenses to the City of San Antonio to prosecute you; (6) fines on your property; and (7) a finding that you have committed a nuisance and are responsible to the community for the same; (8) destruction of your property; (9) if you are found to be a nuisance, the City may shut your business and issue permits for this project and others; etc.

11/30/2021 03:21 PM