

HISTORIC AND DESIGN REVIEW COMMISSION

February 1, 2023

HDRC CASE NO: 2023-017
ADDRESS: 116 W HUISACHE AVE
LEGAL DESCRIPTION: NCB 1770 BLK 7 LOT 5
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Ben Bowman/ASSESTS & ARCHITECTS
OWNER: Ben Bowman/ASSESTS & ARCHITECTS
TYPE OF WORK: Roof replacement, window replacement, fenestration changes, porch change, fencing, hardscaping
APPLICATION RECEIVED: January 13, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Bryan Morales

REQUEST:

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

1. Replace existing composition shingle roof with ridge cap metal roof.
2. Replace existing aluminum frame windows with composite windows (Anderson 400 Woodwright Double Hung).
3. Modify fenestration on the west and south elevations of the primary structure and the west, south, and east elevations of the accessory structure.
4. Install privacy fence in the front, sides, and rear between six (6) to eight (8) feet.
5. Replace existing tandem driveway with two separate ribbon driveways.
6. Remove and relocate the front porch stairs.
7. Remove and relocate existing full-width concrete sidewalk.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

I. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- 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.
- 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.
- 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.
- Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.

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.

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.

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.

Standard Specifications for Original Wood Window Replacement

- o 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.
- o 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.
- o 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.
- o 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.
- o 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.
- o 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.
- o 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.

- o 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.
- o 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.
- o 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.

Standard Specifications for Roof Replacement

- o That the applicant installs 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 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. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. All chimney, flue, and related existing roof details must be preserved.

FINDINGS:

- a. The property at 116 W Huisache includes a two-story Prairie style residence and a backyard two-story accessory structure built c. 1912. The house is clad in stone veneer, horizontal wood siding, vertical wood siding, and stucco with a cross-hipped shingle roof. The accessory structure is exclusively clad in wood waterfall siding and features a pyramidal hipped shingle roof. One-over-one and sliding aluminum windows appear as single, paired gangs, three ganged, and four ganged windows throughout both structures. This property contributes to the Monte Vista historic district.
- b. ADMINISTRATIVE APPROVAL: The applicant has also requested approval to repair and replace existing siding of the accessory structure in-kind and install hardscaping. These scopes have been approved administratively in accordance with the UDC.
- c. ROOF REPLACEMENT: The applicant requests approval to replace the existing composition shingle roof with a metal roof with ridge cap for both structures. Guideline 3.B.vi for Exterior Maintenance and Alterations states that metal roofs may be used on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Staff finds the metal roof conforms to guidelines, but that the ridge be crimped or feature a sleeve rather than the nonconforming ridge cap proposed by the applicant.
- d. WINDOWS (REPLACEMENT: MATERIALS): The applicant requests approval to replace all metal-sash windows with composite windows. Historic Design Guidelines for Exterior Maintenance and Alterations 6.B.iv states that when original windows are deteriorated beyond repair, new windows should match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail. Staff finds the existing metal-sash windows eligible for replacement and the proposed composite replacement windows are appropriate.
- e. FENESTRATION CHANGES (PRIMARY STRUCTURE): The applicant requests approval to add four new windows to the primary structure's west elevation and to enlarge one window. On the front elevation, the applicant requests to lengthen one window on the right side of the elevation. Additionally, the south elevation will change window size for two windows and replace one window with a sliding door. Staff finds fenestration modifications on non-primary elevations generally appropriate.
- f. FENESTRATION CHANGES (ACCESSORY STRUCTURE): The applicant requests to remove the door enclosure on the second floor of the west elevation to have the new door entryway flush with the façade, add a door to the first floor of the west elevation, move the doorway on the south elevation and enlarge it to accommodate a sliding barn door, remove a window on the south elevation, and change two windows on the south and east elevations to become two sliding windows. Staff finds this generally appropriate.
- g. FENCING: The applicant requests to remove the existing chain-link fencing throughout the property line and replace with a wood privacy fence varying in height from six (6) to eight (8) feet in height that crosses the ribbon driveway to be in line with the neighbor's existence fence line. At the driveway, the applicant proposes to install a swinging non-motorized gate made of wood located behind the front wall plane of the street-facing façade. Staff finds this to be appropriate, however the guidelines state that new fences should not exceed 6 feet in height.

- h. FRONT STAIRS AND WALKWAY: The applicant requests approval to change the location and orientation of the front porch stairs to reflect a proposed change in the front walkway location. Historic Design Guidelines for Site Elements 5.A.iii says to follow the historic alignment, configuration, and width of sidewalks and walkways. The existing sidewalk and front porch stairs appear to be historic conditions. Staff finds the request does not conform to guidelines.

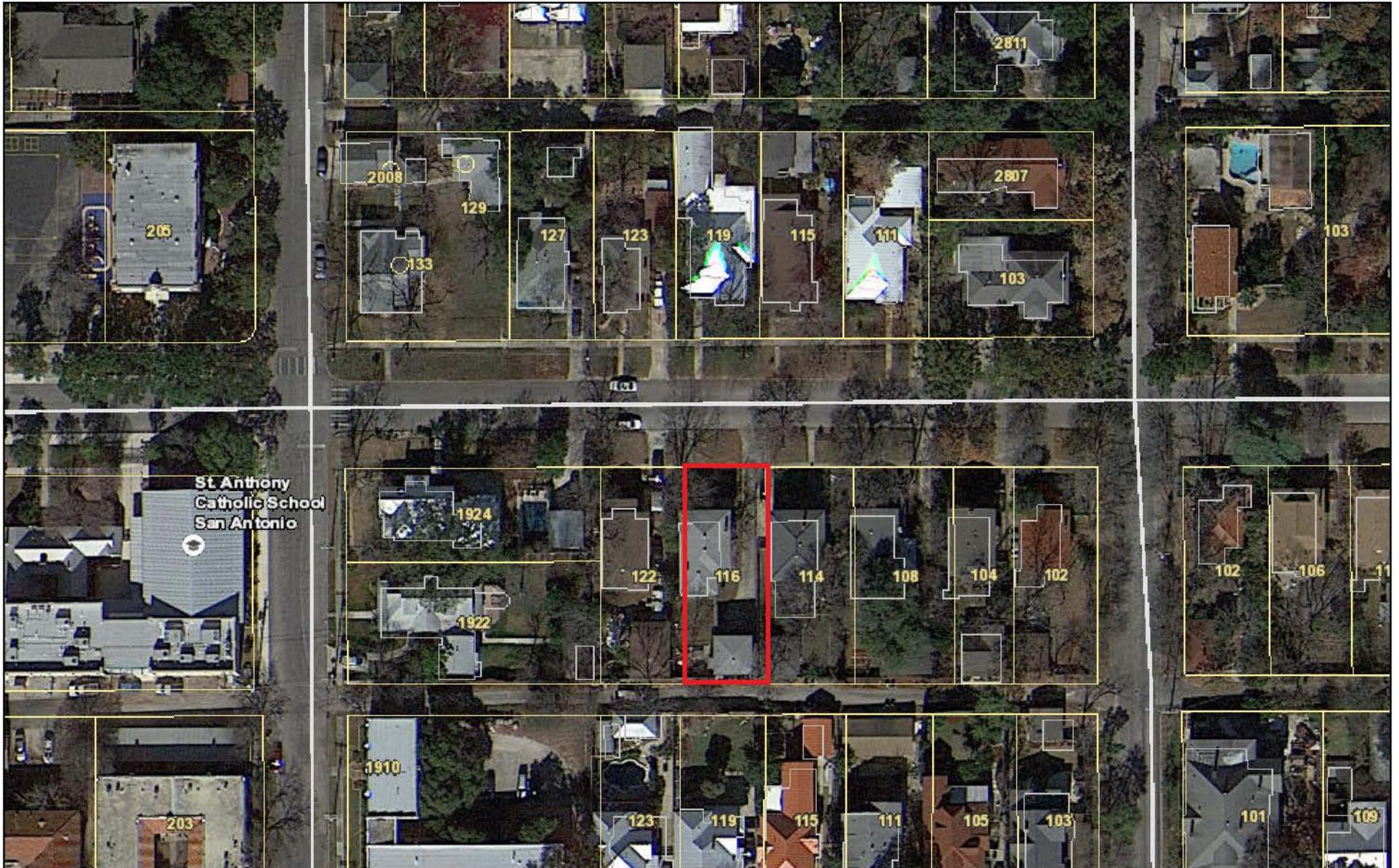
RECOMMENDATION:

Staff recommends approval of items 1 through 5, based on findings a through g, with the following stipulation:

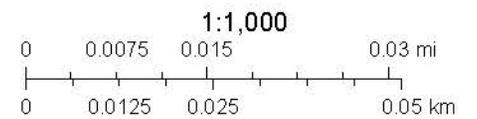
1. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. All chimney, flue, and related existing roof details must be preserved.
2. That the privacy fence not exceed 6' in height.

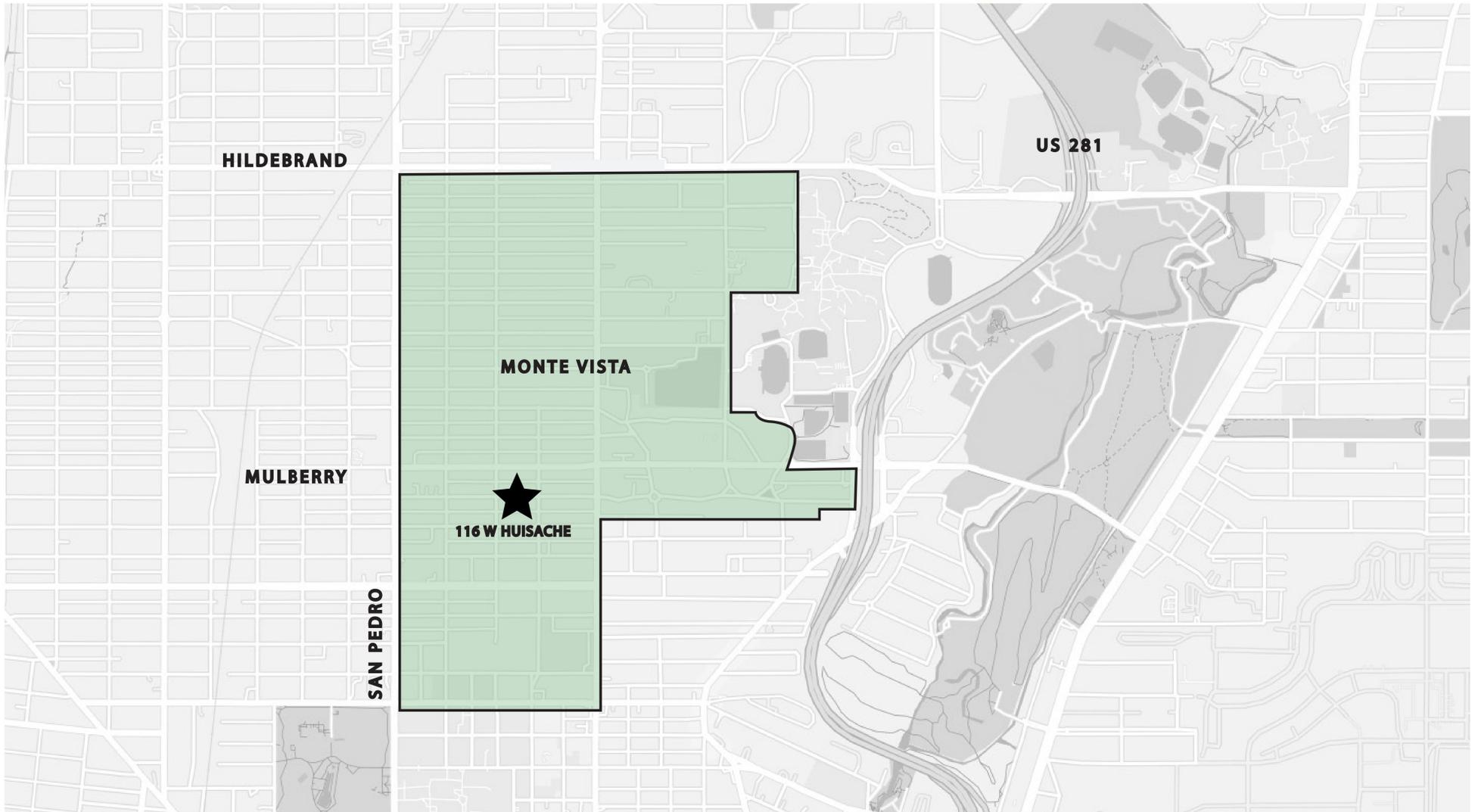
Staff does not recommend approval of items 5 and 6, removing and relocating the front porch stairs and front walkway, based on finding h.

City of San Antonio One Stop



January 27, 2023





116 W. HUISACHE

REFERENCE MAP

1/2023

TEL: 210 332 8193 www.AssetsAndArchitects.com



PROJECT NARRATIVE

116 W Huisache is located in the Monte Vista historic district and was constructed in 1917. We estimate the last major renovation was completed sometime in the 1970's. In this renovation, a number of existing openings in the building envelope were repositioned, enclosed, or modified significantly. In it's current configuration, the home only has two windows along the original western façade, which seems unusual over a 30' long, 2 story building massing.

This renovation has left both the primary structure and casita with a number of single pane aluminum windows that are not representative of the home's era or the surrounding neighborhood character. Additionally, exterior aluminum window inserts were installed on all remaining original windows. A stone veneer was installed around the front porch and interior fireplace surround. Also of note, the rear porch of the primary structure was enclosed at some point in the home's history, although this work appears to predate the aluminum window installations.

The project team proposes to rehabilitate this home and accessory structure with a complete interior renovation and limited modifications to the exterior of the building. All existing wood siding material will be preserved, and matching profiles will be milled to match existing materials where limiting patching will be required. We propose to remove all existing aluminum windows and replace them with clad wood, block framed windows. We also propose to introduce a number of new windows of the same type along the western façade, which

are not visible from the public realm. This proposal includes reconfiguration of the front porch entry stair to address the street, and be more in keeping with the predominant pattern of head-on entry into the front porch as preceded throughout the neighborhood. Replacement of the existing composition shingle roof is required- we propose to install a standing seam metal roof on both structures, to include a low profile ridge cap. This is a well-precedented condition on surrounding historic structures in this block, and the low-slope nature of the hipped roof structure makes it difficult to see the roof surface from ground level.

The existing driveway width is not adequate for modern vehicles- we propose to reconfigure the existing tandem drive configuration by installing two adjacent, separate ribbon drives for 116 W Huisache as well as the neighboring property. We are working with the neighbor at their request to coordinate and install both drives simultaneously. We would also like to remove all existing chainlink fence, and install a new wood privacy fence around the back yard that varies in height from 6' to 8'.

The casita structure has a large amount of T-117 siding requiring replacement. We would like to replace damaged siding in-kind, and stabilize the structure with a new grade beam and structural header above the existing driveway openings. The proposal also includes replacement of the existing exterior stair and installation of an additional drive opening facing the alley ROW.





SOUTHEAST CORNER



SOUTHWEST CORNER





EAST FACADE



SOUTH FACADE



WEST FACADE





NORTH FACADE



WEST FACADE



DRIVE BAY



SIUTH FACADE



EAST FACADE



EAST FACADE

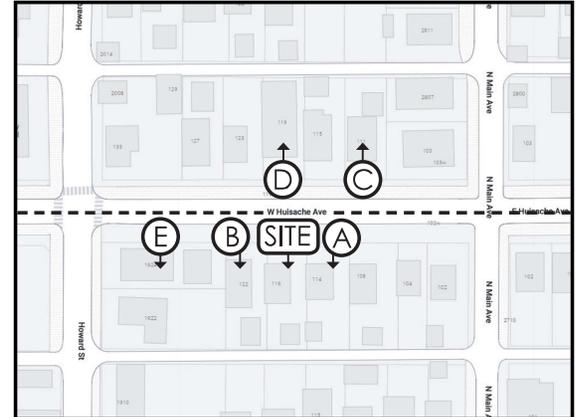




Ⓐ 114 W. HUISACHE



Ⓑ 122 W. HUISACHE



KEY MAP



Ⓒ 111 W. HUISACHE
HIPPED METAL ROOF WITH RIDGE CAP



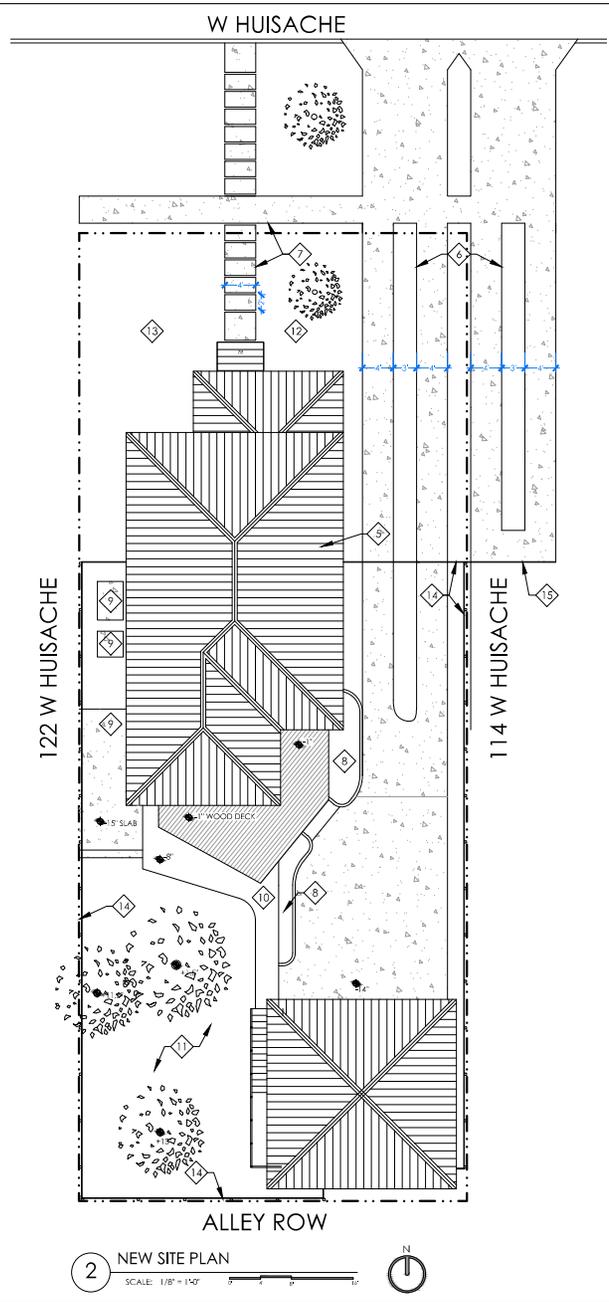
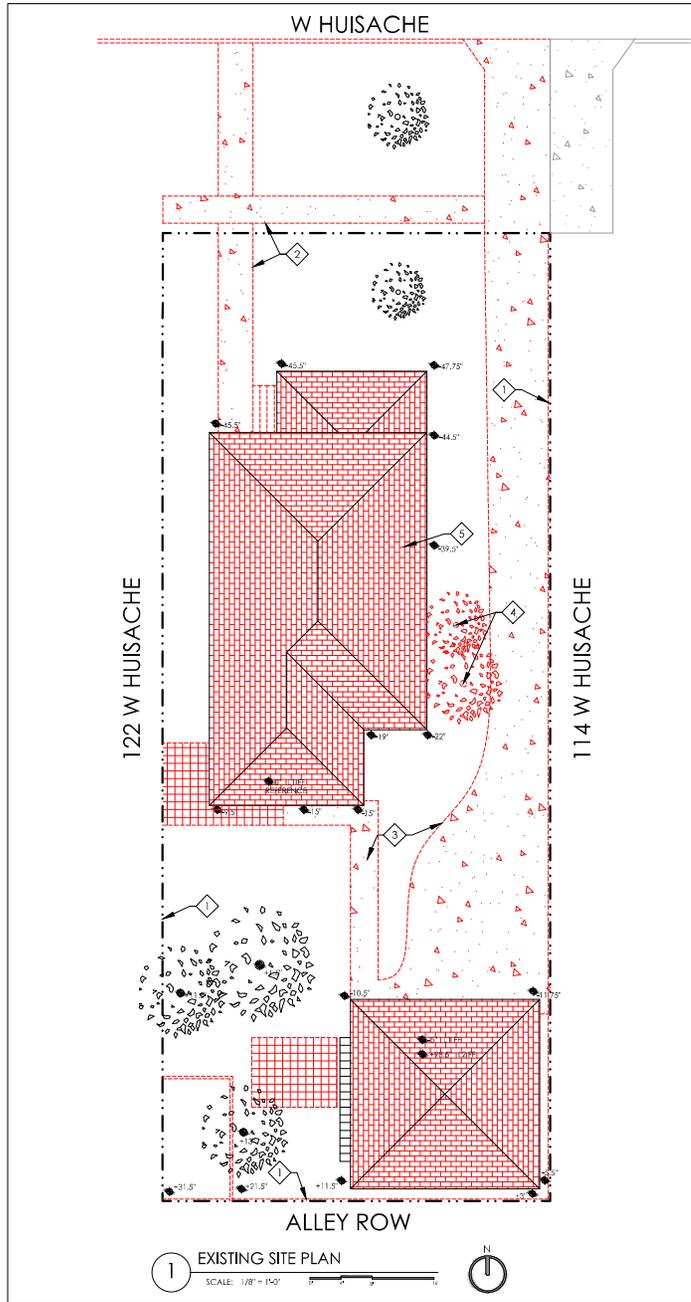
Ⓓ 119 W. HUISACHE
HIPPED METAL ROOF WITH RIDGE CAP



Ⓔ 1924 HOWARD
GABLE METAL ROOF WITH RIDGE CAP







LINETYPES

- EXISTING INTERIOR PARTITION
- ABOVE OR BEYOND
- WALL OR COMPONENT TO DEMO
- NEW WALL

GENERAL NOTES

- G1. THE APPLICATION INCLUDES THE RECONSTRUCTION OF BOTH THE SUBJECT PROPERTY AND THE NEIGHBORING DRIVEWAY FROM A SUB-STANDARD CONJOINED DRIVEWAY TO TWO INDIVIDUAL RIBBON DRIVES.
- G2. ALL EXISTING TREE TREES TO BE RETAINED, WITH THE EXCEPTION OF TWO CHINESE TALLOW TREES (NON-NATIVE, INVASIVE TREE SPECIES).
- G3. REMOVE ALL EXISTING OVERHEAD TELECOM SERVICE, SATELLITE DISHES, AND ABANDONED INFRASTRUCTURE. REMOVE EXTERIOR CAST IRON PLUMBING STACKS. REMOVE ATTIC VENTS (INSULATE TO ROOF DECK).

KEYNOTES

- 1 REMOVE EXISTING CHAINLINK FENCE
- 2 REMOVE AND REPLACE EXISTING SIDEWALK
- 3 REMOVE EXISTING CONCRETE DRIVE AND FLATWORK
- 4 REMOVE TWO EXISTING CHINESE TALLOW TREES
- 5 REPLACE EXISTING COMPOSITION SHINGLE ROOF WITH STANDING SEAM METAL ROOF
- 6 INSTALL NEW RIBBON DRIVE WITH APRON, BOTH PROPERTIES
- 7 NEW SIDEWALK AND APPROACH
- 8 CURBED PLANTER
- 9 MAINTENANCE PAD
- 10 PERVIOUS WALLING SURFACE
- 11 TURF GRASS, LANDSCAPING
- 12 NATIVE POLLINATOR GARDEN
- 13 LANDSCAPED L.I.D. DEPRESSION
- 14 NEW 6\"/>

IMPERVIOUS COVER

EXISTING IMPERVIOUS COVER: 3,540 SF
 PROPOSED IMPERVIOUS COVER: 3,390 SF
 4% NET REDUCTION IN IMPERVIOUS COVER



NO.	DATE	DESCRIPTION OF ISSUE
01	2023	HDCR REVIEW SET

RENOVATION

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 SAN ANTONIO TX 78212

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 TEXAS REGISTRATION # 24312

HDCR REVIEW



PROJECT NUMBER:
 22-03 116 W HUISACHE

DATE:
 JANUARY 2023

SHEET TITLE:
 EXISTING + NEW
 SITE PLAN

SHEET NUMBER:

A1.00



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HDCR REVIEW



PROJECT NUMBER
22-03 116 W HUISACHE

DATE
JANUARY 2023

SHEET TITLE

LEVEL 1 PLANS

SHEET NUMBER

A2.01

LINETYPES

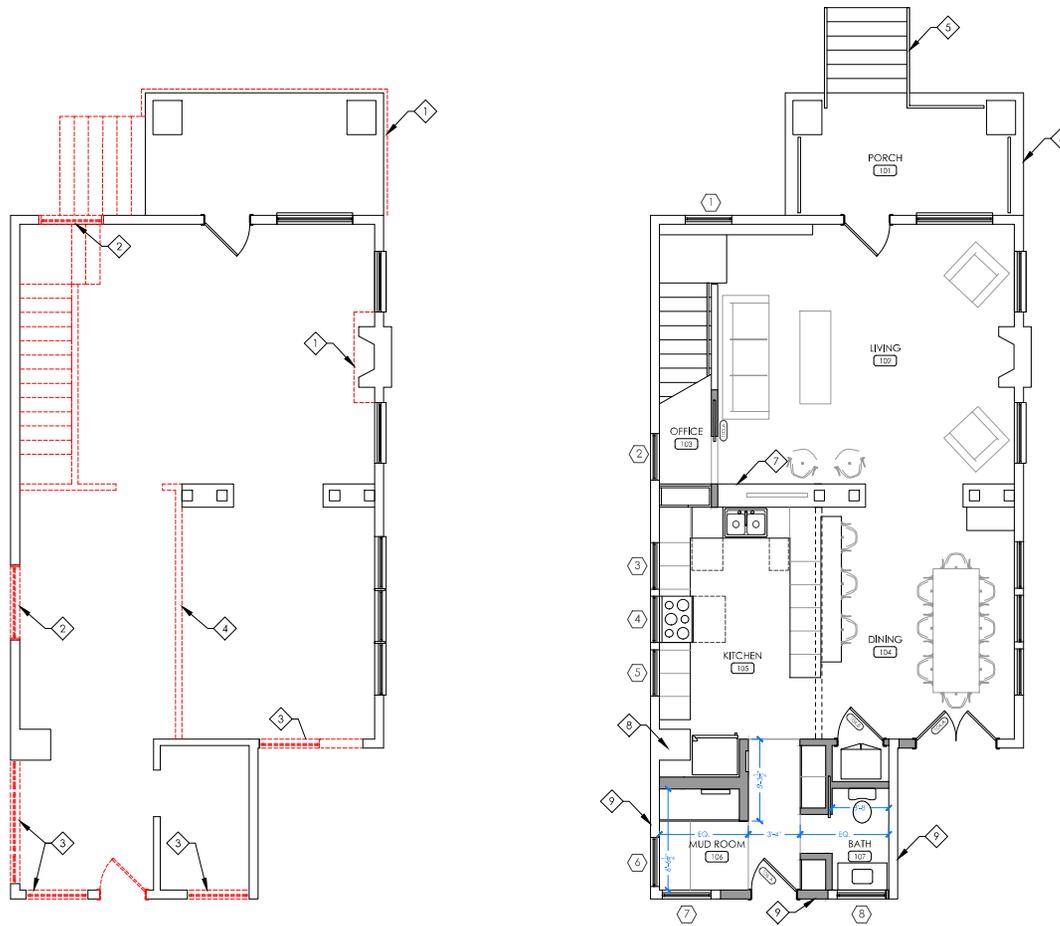
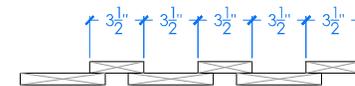
- EXISTING INTERIOR PARTITION
- ABOVE OR BEYOND
- WALL OR COMPONENT TO DEMO
- NEW WALL

GENERAL NOTES

- G1. PAINT EXTERIOR OF BOTH STRUCTURES. COLOR TBD
- G2. EXISTING FRONT DOOR TO REMAIN. REPAIR AND PAINT.
- G3. EXISTING WOOD SIDING TO REMAIN. REPAIR WITH IDENTICAL PROFILE AS REQUIRED. STAGGER JOINTS.
- G4. REMOVE ALL RETROFIT GUTTERS AND DOWNSPOUTS.

KEYNOTES

- 1 REMOVE RETROFIT STONE CLADDING
- 2 REMOVE EXISTING ALUMINUM FRAME STAINED GLASS WINDOW
- 3 REMOVE EXISTING ALUMINUM FRAME WINDOW
- 4 STRUCTURAL WALL. NEW BEAM PER PLANS
- 5 INSTALL NEW STAIR AND HANDRAIL/ GUARDRAIL
- 6 RESTORE EXISTING PORCH FLOORING, SOFFIT, AND SIDING
- 7 CABINETRY PER INTERIOR ELEVATIONS
- 8 EXISTING BRICK CHIMNEY TO REMAIN. SEAL
- 9 RECLAD ENCLOSED PORCH WITH BOARD AND BATTEN CEDAR. SEALED.



1 EXISTING LEVEL 1 PLAN
SCALE: 1/4" = 1'-0"



2 NEW LEVEL 1 PLAN
SCALE: 1/4" = 1'-0"



ID	TYPE	BRAND	MATERIAL	INSTALLATION	NOMINAL SIZE		SCREEN	INTERIOR FINISH	EXTERIOR FINISH	GLASS	COMMENTS
					WIDTH	HEIGHT					
1	DOUBLE HUNG	ANDERSON 400 OR 50A	CLAD WOOD	BLOCK FRAME	35"	25"	NONE	TBE	REPAIR/STONE	LOW IN ARGON	
2	DOUBLE HUNG	ANDERSON 400 OR 50A	CLAD WOOD	BLOCK FRAME	35"	25"	NONE	TBE	REPAIR/STONE	LOW IN ARGON	
3	PICTURE	ANDERSON 400 OR 50A	CLAD WOOD	BLOCK FRAME	35"	25"	NONE	TBE	REPAIR/STONE	LOW IN ARGON	
4	PICTURE	ANDERSON 400 OR 50A	CLAD WOOD	BLOCK FRAME	35"	25"	NONE	TBE	REPAIR/STONE	LOW IN ARGON	
5	PICTURE	ANDERSON 400 OR 50A	CLAD WOOD	BLOCK FRAME	35"	25"	NONE	TBE	REPAIR/STONE	LOW IN ARGON	
6	DOUBLE HUNG	ANDERSON 400 OR 50A	CLAD WOOD	BLOCK FRAME	35"	4'-0"	NONE	TBE	REPAIR/STONE	LOW IN ARGON	
7	DOUBLE HUNG	ANDERSON 400 OR 50A	CLAD WOOD	BLOCK FRAME	35"	4'-0"	NONE	TBE	REPAIR/STONE	LOW IN ARGON	
8	DOUBLE HUNG	ANDERSON 400 OR 50A	CLAD WOOD	BLOCK FRAME	35"	4'-0"	NONE	TBE	REPAIR/STONE	LOW IN ARGON	
9	PICTURE	ANDERSON 400 OR 50A	CLAD WOOD	BLOCK FRAME	35"	2'-10.5"	NONE	TBE	REPAIR/STONE	LOW IN ARGON	
10	PICTURE	ANDERSON 400 OR 50A	CLAD WOOD	BLOCK FRAME	24"	4'-0"	NONE	TBE	REPAIR/STONE	LOW IN ARGON	2 HINGED VALUED TOGETHER
11	PICTURE	ANDERSON 400 OR 50A	CLAD WOOD	BLOCK FRAME	24"	4'-0"	NONE	TBE	REPAIR/STONE	LOW IN ARGON	2 HINGED VALUED TOGETHER

WINDOW NOTES

- W1. REMOVE ALL EXISTING ALUMINUM WINDOW INSERTS AND BURGLAR BARS
- W2. REPAIR AND PAINT ALL EXISTING WOOD WINDOWS TO REMAIN. MAINTAIN DOUBLE HUNG OPERABILITY AT BOTH SIDES. REGLAZE ALL CRACKED GLASS AS REQUIRED.
- W3. INSTALL TEMPERED GLASS IN EXISTING WINDOWS AT ALL IRC-REQUIRED LOCATIONS (STAIRWELL, DOOR SWING HAZARDS BATHROOMS, ETC.)



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HDCR REVIEW



PROJECT NUMBER
22-03 116 W HUISACHE

DATE
JANUARY 2023

SHEET TITLE

LEVEL 2 PLANS

SHEET NUMBER

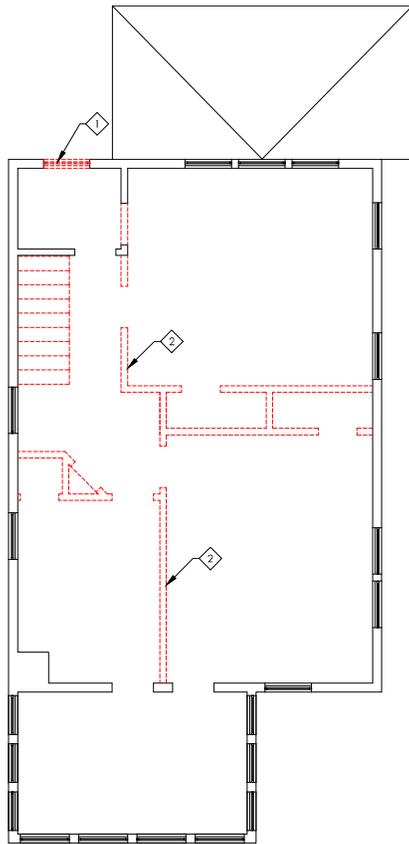
A2.02

LINETYPES

- EXISTING INTERIOR PARTITION
- ABOVE OR BEYOND
- WALL OR COMPONENT TO DEMO
- NEW WALL

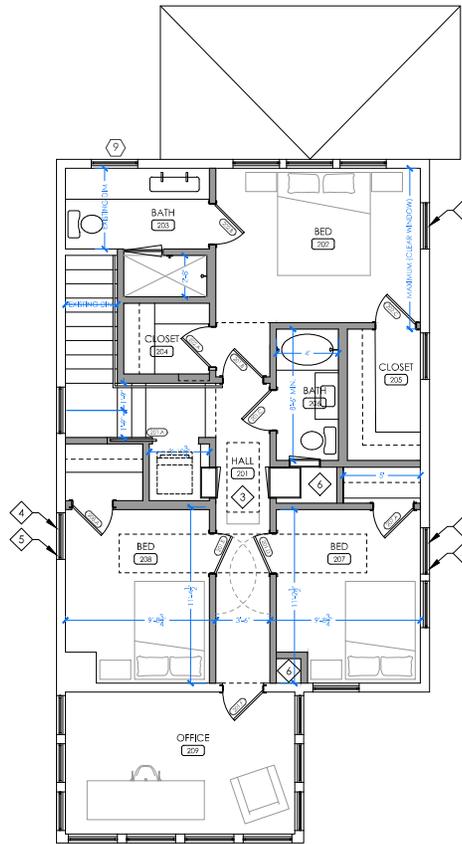
KEYNOTES

- REMOVE ATYPICAL DOUBLE HUNG WINDOW
- STRUCTURAL WALL BRACE THROUGH RECONSTRUCTION
- ATTIC ACCESS, NEW HVAC SYSTEM ABOVE
- TEMPERED GLASS REQUIRED
- 5.7 EGRESS WINDOW REQUIRED, CONFIRM OPERATION
- HVAC CHASE SPACE



1 EXISTING LEVEL 2 PLAN

SCALE: 1/4" = 1'-0"

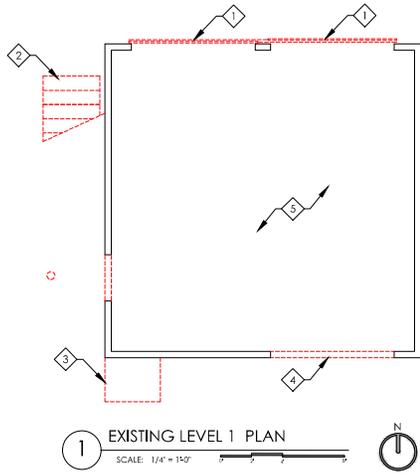


2 NEW LEVEL 2 PLAN

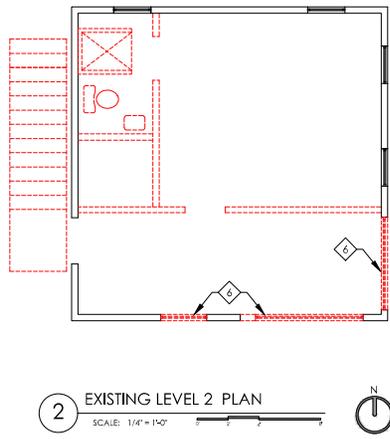
SCALE: 1/4" = 1'-0"



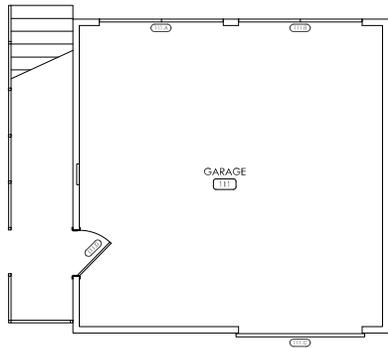
NUMBER	DOOR SCHEDULE									
	NOMINAL OPENING		OPERATION	TYPE	MANUFACTURER	MODEL	INT. FINISH	EXT. FINISH	HARDWARE	NOTES
	WIDTH	HEIGHT								
106.A	6'-0"	8'-0"	FRENCH-CLOSING	FULL SWHT	TSD	TSD	PFD	PFD	TSD	
106.B	2'-0"	8'-0"	SWINGING	FULL SWHT	TSD	TSD	PFD	PFD	TSD	
111.A	6'-0"	8'-0"	FRENCH-CLOSING	CLEAR	CUSTOM	-	SEALED	SEALED	TSD	CUSTOM DOOR PANEL BOARD AND BATTEN PROFILE
111.B	6'-0"	8'-0"	FRENCH-CLOSING	CEDAR	CUSTOM	-	SEALED	SEALED	TSD	CUSTOM DOOR PANEL BOARD AND BATTEN PROFILE
111.C	6'-0"	8'-0"	BARN DOOR	CEDAR	CUSTOM	-	SEALED	SEALED	TSD	CUSTOM DOOR BOARD AND BATTEN PROFILE
111.D	2'-0"	8'-0"	SWINGING	FLUSH	TSD	TSD	PFD	PFD	TSD	
201.A	3'-0"	8'-0"	SWINGING	FLUSH	TSD	TSD	PFD	PFD	TSD	



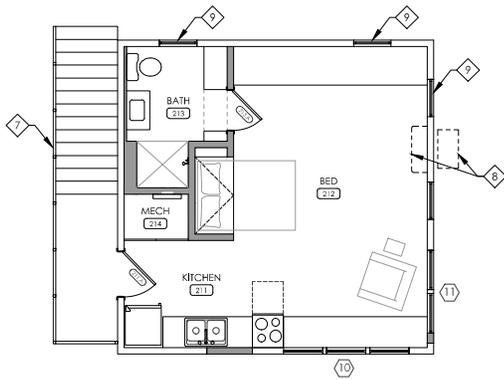
1 EXISTING LEVEL 1 PLAN
SCALE: 1/4" = 1'-0"



2 EXISTING LEVEL 2 PLAN
SCALE: 1/4" = 1'-0"



3 NEW LEVEL 1 PLAN
SCALE: 1/4" = 1'-0"



4 NEW LEVEL 2 PLAN
SCALE: 1/4" = 1'-0"

LINETYPES

- EXISTING INTERIOR PARTITION
- ABOVE OR BEYOND
- WALL OR COMPONENT TO DEMO
- NEW WALL

KEYNOTES

- 1 REMOVE EXISTING BARN DOORS AND AWNING, REFRAME EXISTING HEADER
- 2 REMOVE EXISTING STAIR AND ENTRY ENCLOSURE
- 3 REMOVE EXISTING WATER HEATER SHED
- 4 CREATE NEW ACCESS OPENING FACING PUBLIC ALLEY
- 5 REMOVE AND REPLACE EXISTING RETROFIT CONCRETE SURFACE, REINFORCE GRADE BEAM
- 6 REMOVE EXISTING ALUMINUM FRAME WINDOW
- 7 CONSTRUCT NEW EXTERIOR STAIR WITH METAL HANDRAIL AND 2" WIRE TRELLIS
- 8 NEW WALL-MOUNTED MINSPLET (HIGH)
- 9 REPAIR AND REPAINT ORIGINAL DOUBLE HUNG WINDOW



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RENOVATION

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SAN ANTONIO TX 78212

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TEXAS REGISTRATION # 24932

HDRC REVIEW



PROJECT NUMBER:
22-03 116 W HUISACHE
DATE:
JANUARY 2023

SHEET TITLE

CASITA PLANS

SHEET NUMBER

A2.03



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HDCR REVIEW



PROJECT NUMBER
22-03 116 W HUISACHE
DATE
JANUARY 2023

SHEET TITLE

EXISTING ELEVATIONS

SHEET NUMBER

A5.00



1 EAST ELEVATION- EXISTING
SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION- EXISTING
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION- EXISTING
SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION- EXISTING
SCALE: 1/4" = 1'-0"



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HDCR REVIEW



PROJECT NUMBER
22-03 116 W HUISACHE
DATE
JANUARY 2023

SHEET TITLE

PROPOSED ELEVATIONS

SHEET NUMBER

A5.01



1 EAST ELEVATION- NEW
SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION- NEW
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION- NEW
SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION- NEW
SCALE: 1/4" = 1'-0"



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HDCR REVIEW



PROJECT NUMBER
22-03 116 W HUISACHE
DATE
JANUARY 2023

SHEET TITLE

EXISTING ELEVATIONS

SHEET NUMBER

A5.10

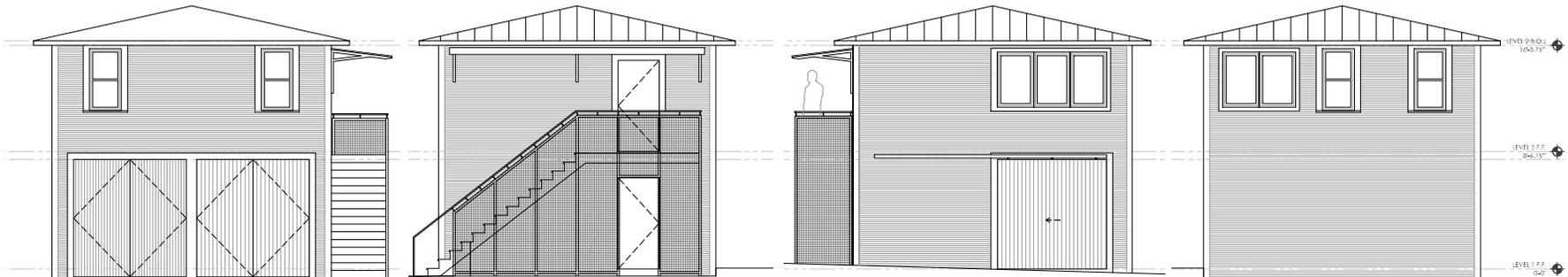


1 NORTH ELEVATION- EXISTING
SCALE: 1/4" = 1'-0"

2 WEST ELEVATION- EXISTING
SCALE: 1/4" = 1'-0"

3 SOUTH ELEVATION- EXISTING
SCALE: 1/4" = 1'-0"

4 EAST ELEVATION- EXISTING
SCALE: 1/4" = 1'-0"

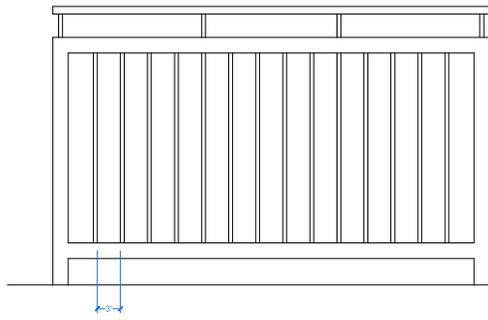


5 NORTH ELEVATION- NEW
SCALE: 1/4" = 1'-0"

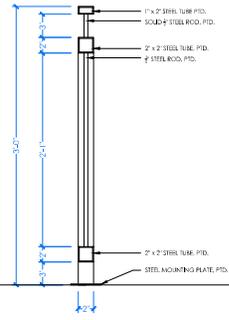
6 WEST ELEVATION- NEW
SCALE: 1/4" = 1'-0"

7 SOUTH ELEVATION- NEW
SCALE: 1/4" = 1'-0"

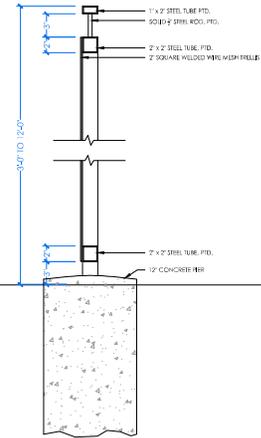
8 EAST ELEVATION- NEW
SCALE: 1/4" = 1'-0"



1 FRONT POCH RAILING ELEVATION
SCALE: 1-1/2" = 1'-0"



2 FRONT POCH RAILING SECTION
SCALE: 1-1/2" = 1'-0"



3 CASITA RAILING SECTION
SCALE: 1-1/2" = 1'-0"



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PROJECT NUMBER
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DATE
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SHEET TITLE

MISC. DETAILS

SHEET NUMBER

A7.00

PRODUCT OVERVIEW



Double-Hung Windows

Choose Woodwright® double-hung windows that replicate the look of traditional architecture or our best-selling tilt-wash double-hung windows that are extremely energy efficient. Both are available as full-frame or insert windows, and can be part of bay window combinations. Coordinating picture and transom windows are also available.



Specialty Windows

A collection of stylish shapes to help distinguish a home's style or create a delicate accent.



Woodwright full-frame windows come in a variety of shapes.



Our **Narroline® double-hung window conversion kit** can upgrade Andersen® Narroline double-hung windows to tilt-wash windows.



Complementary specialty windows offer 35 additional shapes and custom sizes.



Casement & Awning Windows

Casement and awning windows are energy efficient, and are built with our low-maintenance Perma-Shield® cladding. Available for new construction or replacement, as integral twin or triple units, or as part of bay or bow window combinations. Coordinating picture and transom windows are also available.



Gliding Windows

Superior energy efficiency, reliable performance and uncommon beauty. Both sash on our gliding windows open for improved ventilation.

Complementary casement windows come in a variety of shapes and in French casement options.



Frenchwood® Gliding & Hinged Inswing Patio Doors

Wide wood profiles provide the authentic craftsmanship of traditional French doors, and our Perma-Shield exterior cladding protects the unit and offers low maintenance. Add blinds-between-the-glass to conveniently control light and privacy. To learn more about other traditional- and contemporary-style Andersen door options, visit andersenwindows.com/doors.

Frame any Frenchwood patio door with **Frenchwood patio door sidelights and transoms**.



Complementary curved top patio doors, including Springline™ and arch hinged doors, are handcrafted and complement our 400 Series products.

WOODWRIGHT® DOUBLE-HUNG INSERT WINDOWS

FEATURES

FRAME

A A Fibrex® material exterior protects the frame – beautifully. Best of all, it's low maintenance and never needs painting.*

B For exceptional long-lasting performance, sill members are constructed with a wood core and a Fibrex material exterior.

C Natural wood stops are available in pine, maple, oak and prefinished white. Wood jamb liners add beauty and authenticity to the window interior.

D Multiple weatherstrip systems help provide a barrier against wind, rain and dust. The combination of spring-tension vinyl, rigid vinyl and flexible bulb weatherstrip is efficient and effective.

E Exterior stop covers are specially designed to allow easy application of high-quality sealant.

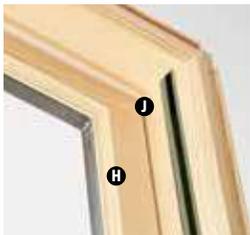
3 1/4" (83) "pocket window" jamb depth allows convenient replacement without disturbing interior window trim for most double-hung replacement situations.

F For units with white exterior color, the exterior jamb liner is white. For all other units, the exterior jamb liner is gray.

SASH

G Balancers in the sash enable contractors to screw through the jamb during installation without interfering with the window's operation.

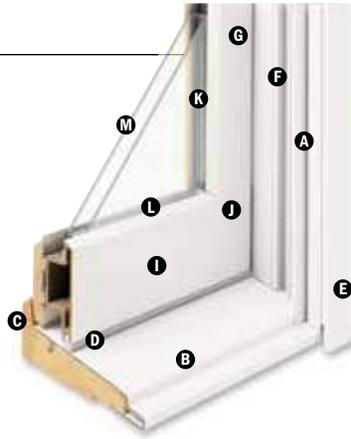
Wood Jamb Liner



H Natural wood sash interior with classic chamfer detailing. Available in pine, maple, oak or prefinished white.

I Low-maintenance sash exterior provides long-lasting protection and performance. Sash exteriors on most units include Fibrex material.

J Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.



GLASS

K In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

L Silicone bed glazing provides superior weathertightness and durability.

M High-Performance options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

Patterned glass options are available. See page 12 for more details.

HARDWARE



Standard lock and keeper design provides an easy tilt-to-clean feature integrated into the lock.

SILL ANGLES

Three sill angles are available – 0°, 8° and 14° – to closely match the existing sill in window replacement applications. See page 71 for details.



0° Sill Angle



8° Sill Angle



14° Sill Angle

Sill Angle Finder App

Our Sill Angle Finder App lets you quickly and easily find the sill angle of existing double-hung windows. Available for free for both iPhone® and Android™ smartphones. Download the app for iPhone from the App Store™ or for Android smartphones from the Google Play Store. The app is only available for smartphones, as tablets and other large devices are too bulky for measuring window sill angles.

INSTALLATION

Exterior Stop Cover



An exterior stop cover provides a clean transition from the new window to the existing window casing.

Included Installation Materials



Flat self-hanging shims, backer rod, installation screws and complete instructions are included with each insert window. See the measurement guide and worksheet at andersenwindows.com/measure.

SASH OPTIONS**



Cottage

Reverse Cottage

*Visit andersenwindows.com/warranty for details.

**Shown on 400 Series tilt-wash double-hung full-frame windows.

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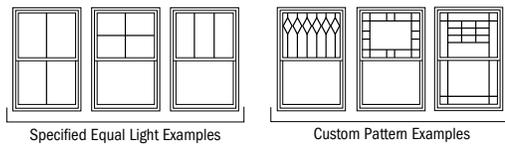
Dimensions in parentheses are in millimeters.

Grille Patterns

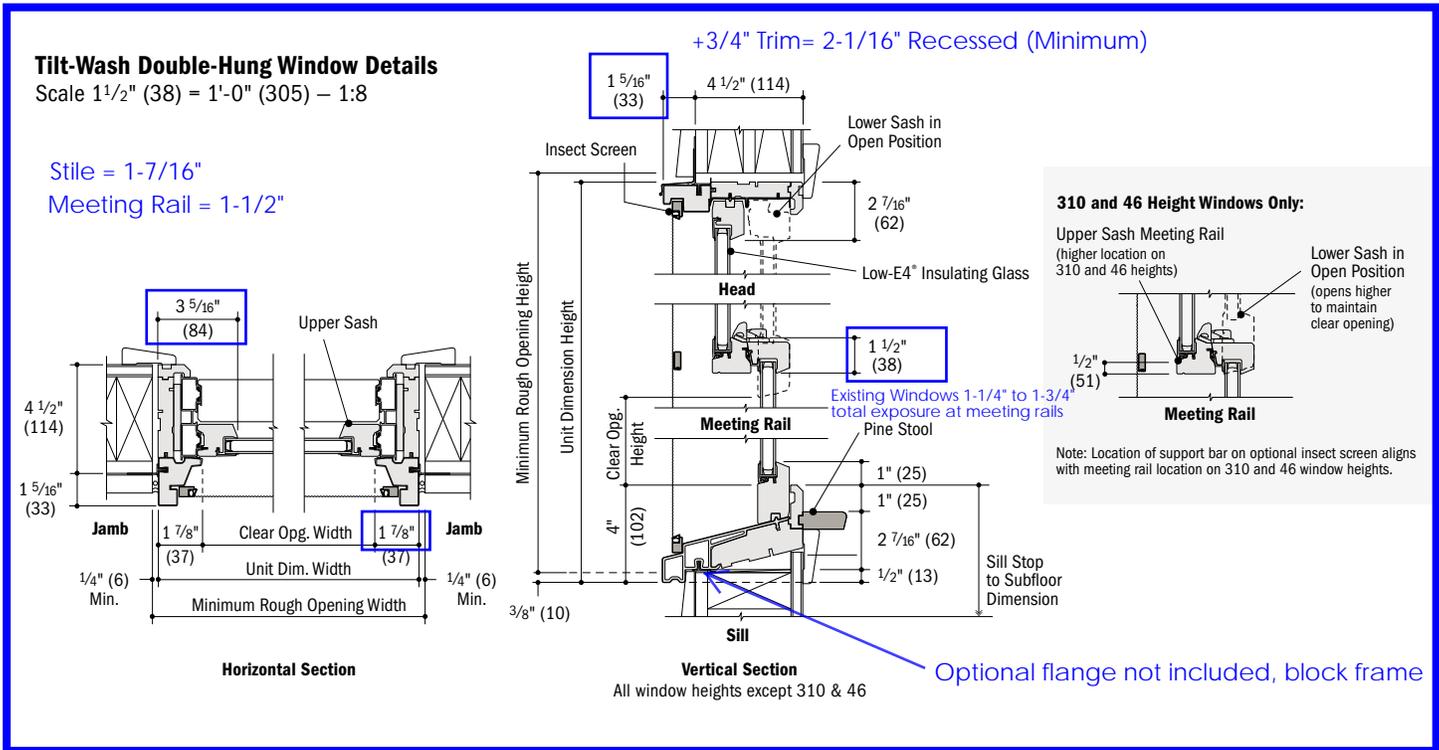
	Diamond*	Prairie A	6-Light Prairie	Colonial						
Tilt-Wash Double-Hung										
Tilt-Wash Picture										
Tilt-Wash Transom										

Patterns for double-hung windows are also available in Upper Sash Only (USO) configurations. For picture window patterns that require alignment with double-hung window patterns, identify the sash style (equal, cottage or reverse cottage) when ordering. **Number of lights and overall pattern varies with window size. Patterns not available in all configurations.**

*Available only in Simulated Divided Light (SDL) configuration and only in 3/4" (19) and 7/8" (22) widths.



Specified equal light and custom patterns are also available. For more grille options, see page 14 or visit andersenwindows.com/grilles.



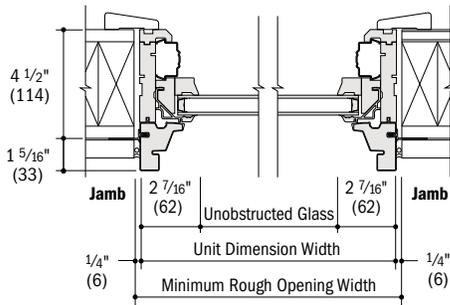
400 Series Tilt-Wash Double-Hung Full-Frame Windows

- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 210-211.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

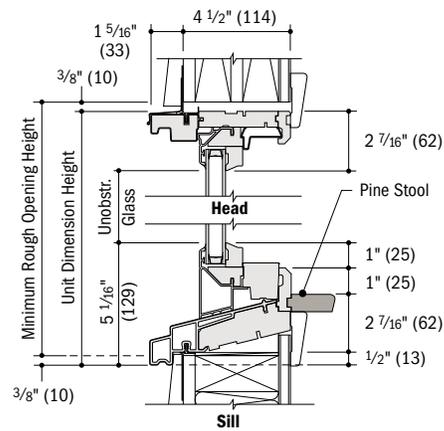
TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

Tilt-Wash Picture Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



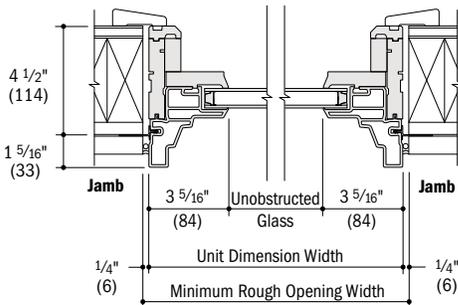
Horizontal Section



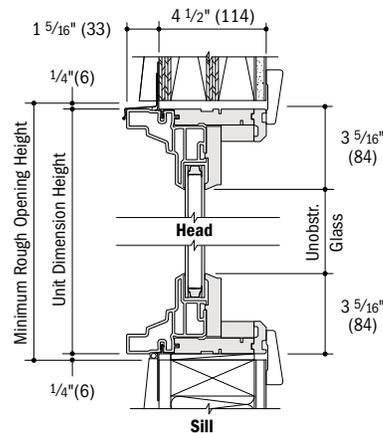
Vertical Section

Tilt-Wash Transom Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section



Vertical Section

Horizontal (stack) Joining Detail

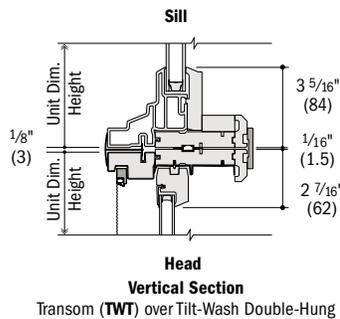
Scale 1 1/2" (38) = 1'-0" (305) – 1:8

Overall Window Dimension Height

Sum of individual window heights
plus 1/16" (1.5) for each join.

Overall Rough Opening Height

Overall window dimension height.*



Transom (TWT) over Tilt-Wash Double-Hung

Vertical (ribbon) Joining Detail

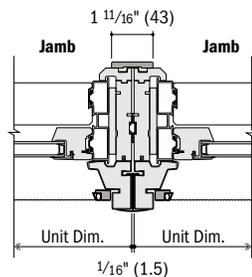
Scale 1 1/2" (38) = 1'-0" (305) – 1:8

Overall Window Dimension Width

Sum of individual window widths
plus 1/16" (1.5) for each join.

Overall Rough Opening Width

Overall window dimension width plus 1/2" (13).



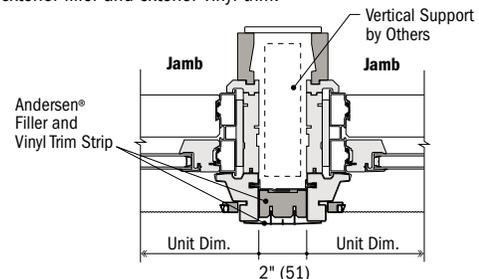
Tilt-Wash Double-Hung to Tilt-Wash Double-Hung

For more joining information, see the combination designs section starting on page 181.

Separate Rough Openings Detail

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

To meet structural requirements or to achieve a wider joined appearance, windows may be installed into separate rough openings having vertical support (by others) in combination with Andersen® exterior filler and exterior vinyl trim.



Tilt-Wash Double-Hung and Tilt-Wash Double-Hung

* Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
 * Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 210-211.
 * Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
 * Consult with an architect or structural engineer regarding minimum requirements for structural support members between adjacent rough openings.
 * Dimensions in parentheses are in millimeters.
 * For stacks where bottom unit in combination is a double-hung or picture window with a sloped sill, if bottom window has a flat sill add 1/2" (13) to the overall window dimension height.