

# HISTORIC AND DESIGN REVIEW COMMISSION

April 05, 2023

**HDRC CASE NO:** 2023-110  
**ADDRESS:** 209 W MARIPOSA  
**LEGAL DESCRIPTION:** NCB 9012 BLK 6 LOT 52 & 53  
**ZONING:** R-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Olmos Park Terrace Historic District  
**APPLICANT:** Sadie Cunningham/Pella South Texas  
**OWNER:** FASANELLA ED & LORING PAULA  
**TYPE OF WORK:** Window replacement  
**APPLICATION RECEIVED:** March 14, 2023  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Claudia Espinosa

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace five (5) 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 striping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

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

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

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

#### A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.

- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

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

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

### *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:**

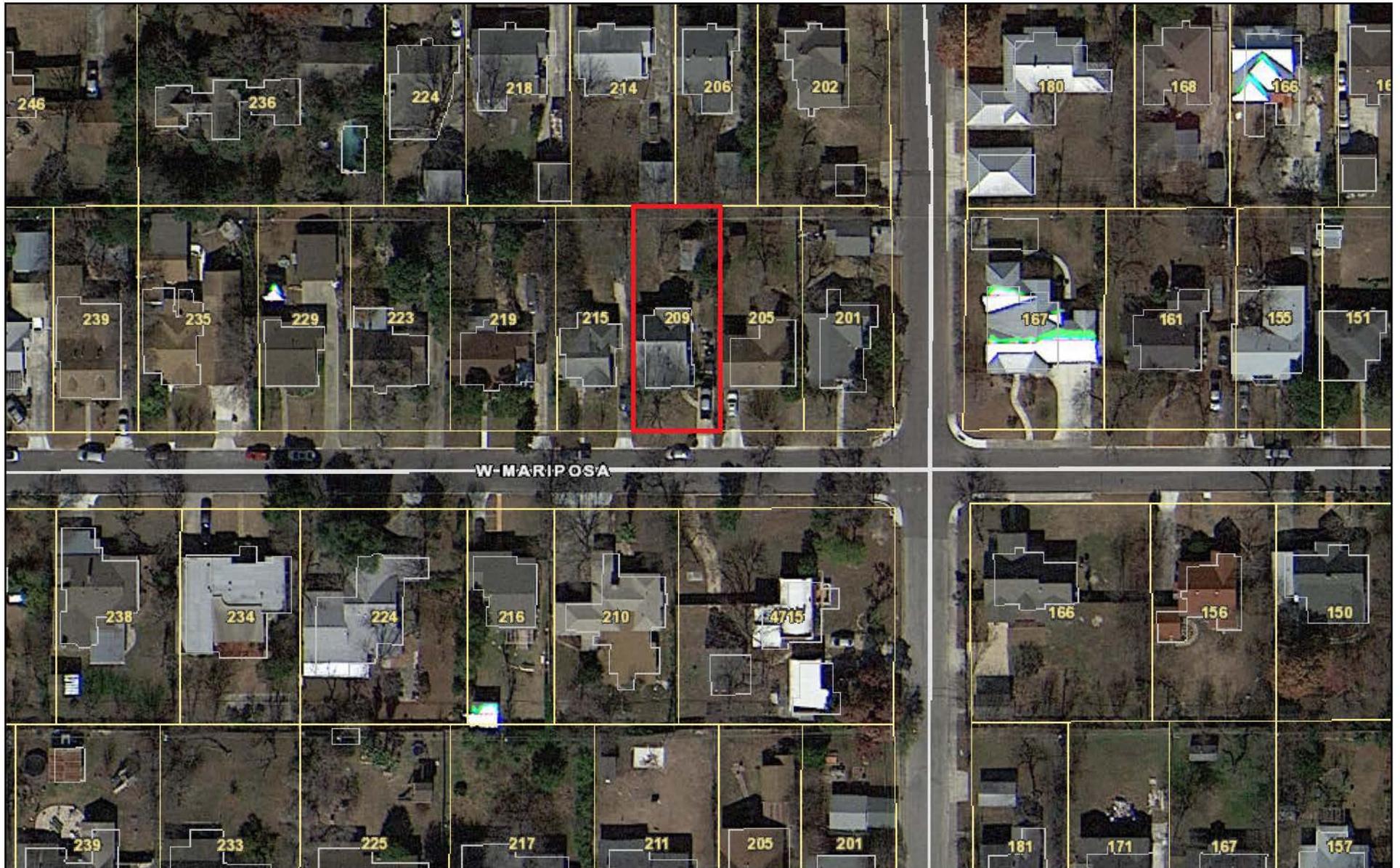
- a. The structure located at 209 W Mariposa is a 1-story, single-family residence constructed circa 1940 in the Tudor Revival style. The structure features a high-pitch sloping front gable roof with composition shingles and overhanging eaves, a prominent stucco-clad chimney on the front façade, lap siding, an arched entry door, one-over-one wood windows and vinyl replacement windows, and wood shutters on the front façade. The property features a 1-story rear accessory structure of wood construction with a front gable corrugated metal roof and a front opening. The property is contributing to the Olmos Park Terrace Historic District. At this time, the applicant is requesting to replace five (5) wood windows with vinyl windows.
- b. CASE HISTORY – The previous property owner requested to replace four (4) wood windows and one (1) vinyl window with a vinyl window product in 2021. The request to replace the wood windows was denied by the HDRC on June 2, 2021. The new property owner is requesting to replace five (5) existing wood windows with a vinyl window product.
- c. WINDOW REPLACEMENT: EXISTING CONDITION – Based on the submitted images of the exterior of the windows, staff finds the windows to be in repairable condition. The applicant was not available for staff to conduct an on-site window inspection. However, staff conducted a site visit on May 21, 2021, for the previous HDRC case and found that the existing wood windows featured broken or missing cords, signs of wood rot, chipped paint, painted glass or film application, and most of the windows were nailed shut. While the windows showed signs of deterioration, the existing windows were found to be repairable.
- d. 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. The historic house already features an inherent barrier in the original wood screens. 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.
- e. 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.
- f. WINDOW REPLACEMENT – The applicant has proposed to replace five (5) wood windows with vinyl windows per the submittal documents. According to the Historic Design Guidelines, wood windows should be repaired in place and restored whenever possible, unless there is substantial evidence that the windows are deteriorated beyond repair. If a window assembly is deemed irreparable, the window should be replaced in-kind in

terms of materiality, configuration, inset, proportion, style, and detailing. As noted in finding b, staff finds that the windows are in repairable condition. Staff does not find replacement consistent with the Guidelines.

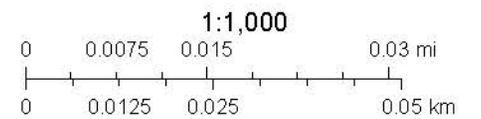
**RECOMMENDATION:**

Staff does not recommend approval of the replacement of wood windows based on findings b through f. Staff recommends the applicant repair the wood windows with in-kind materials.

# City of San Antonio One Stop



March 29, 2023



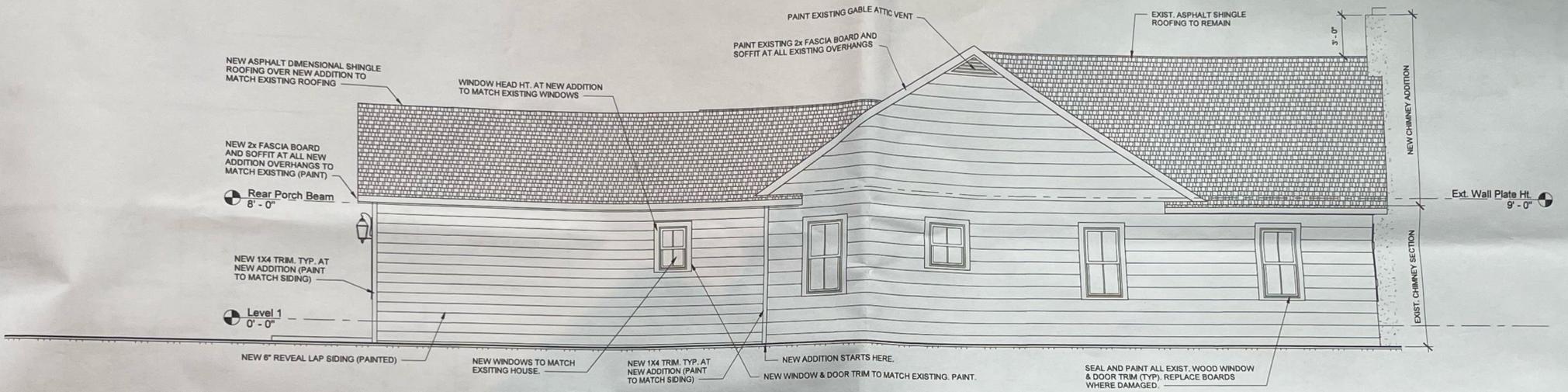




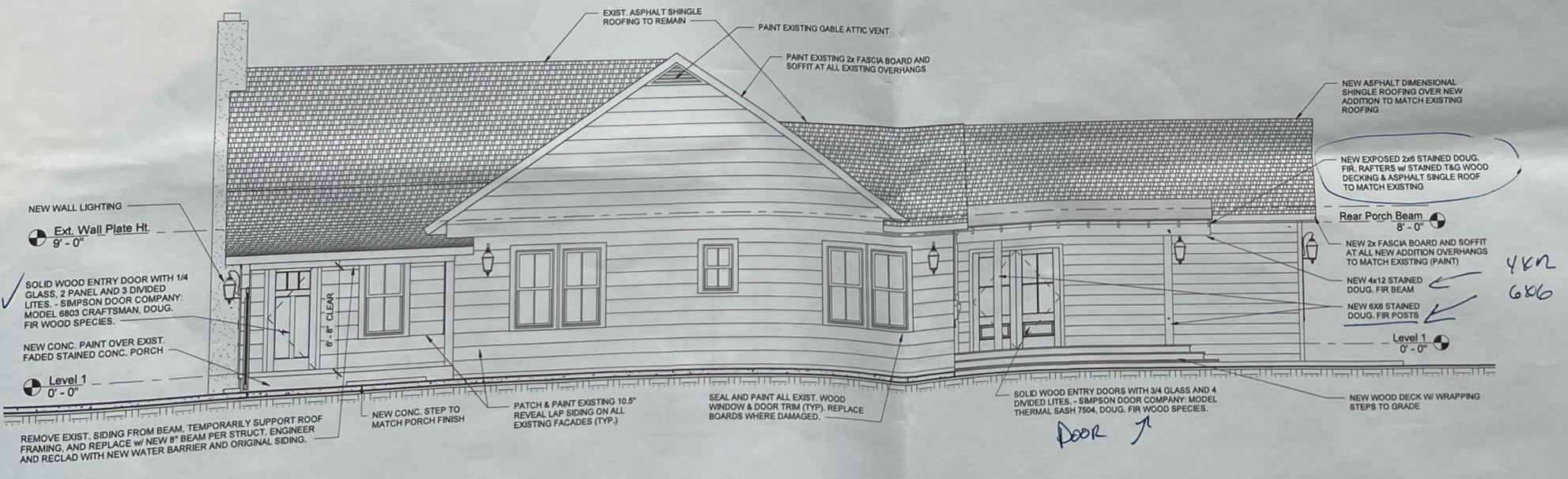








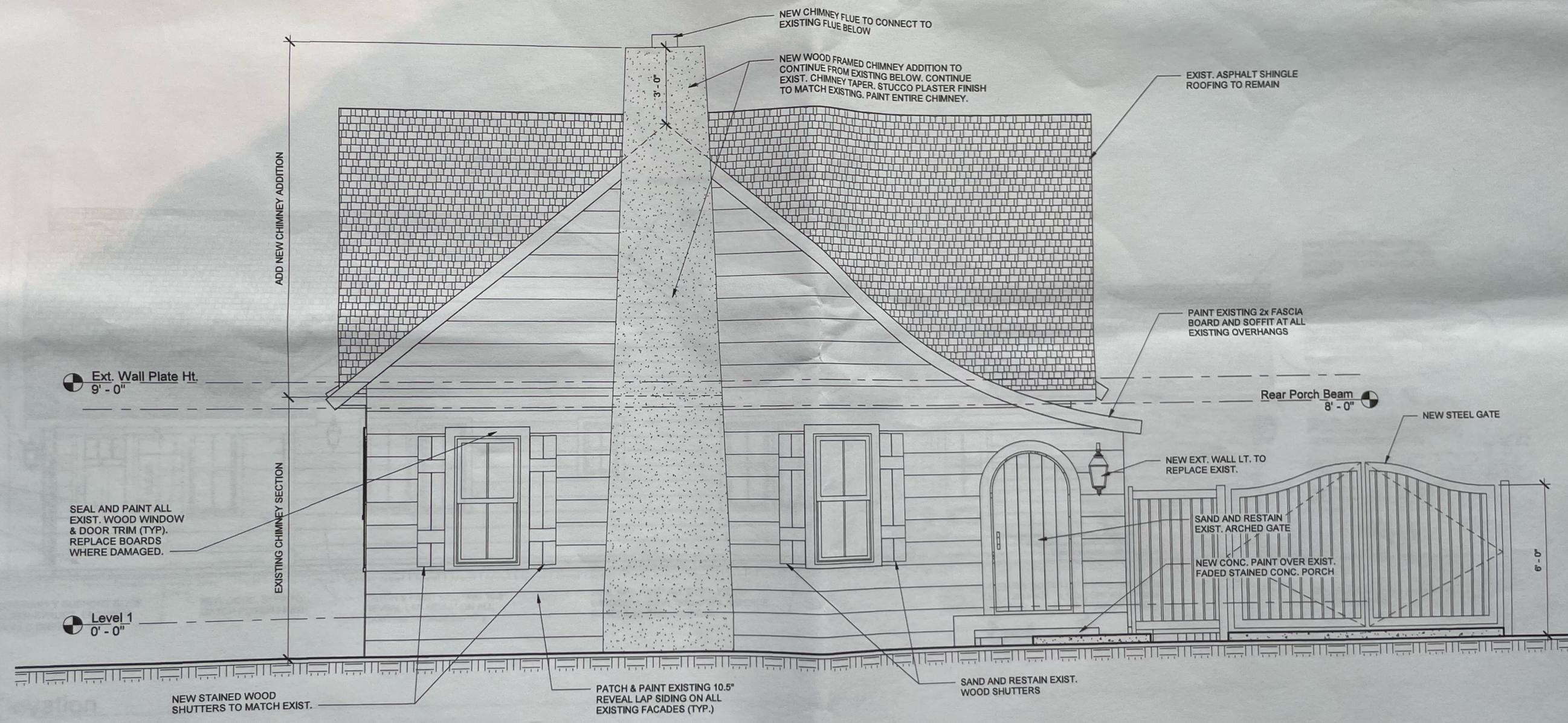
1 West Exterior Elevation  
1/4" = 1'-0"



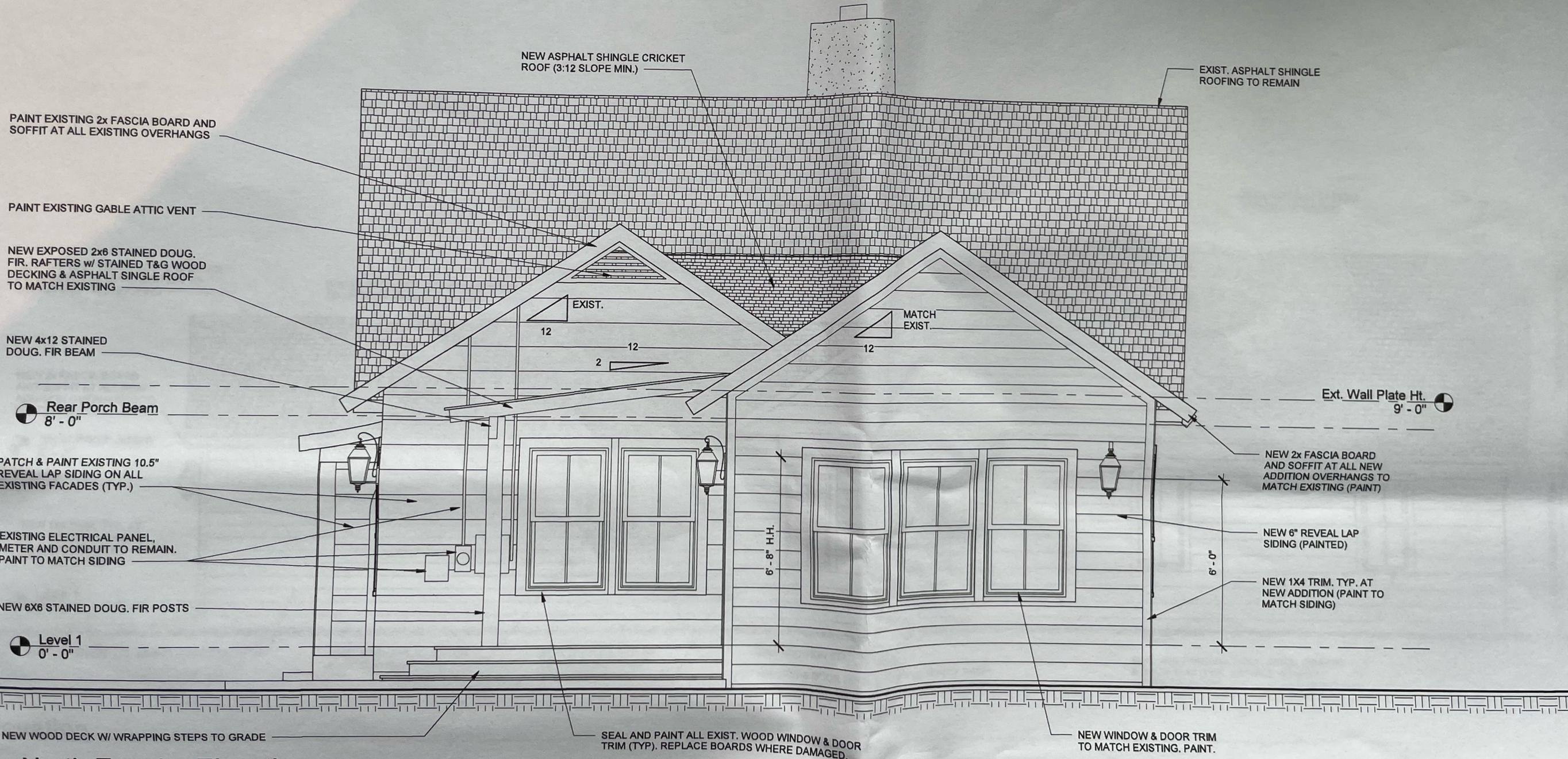
2 East Exterior Elevation  
1/4" = 1'-0"



**1 North Exterior Elevation**  
3/8" = 1'-0"



**2 South Exterior Elevation**  
3/8" = 1'-0"



**1 North Exterior Elevation**  
 3/8" = 1'-0"

NEW CHIMNEY FLUE TO CONNECT TO EXISTING FLUE BELOW

NEW CHIMNEY ADDITION TO EXISTING CHIMNEY

EXIST. ASPHALT SHINGLE

A101	DEMOLITION PLAN
A102	PROPOSED FLOOR PLAN
A103	ROOF PLAN & DETAILS
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS
A400	INTERIOR ELEVATIONS

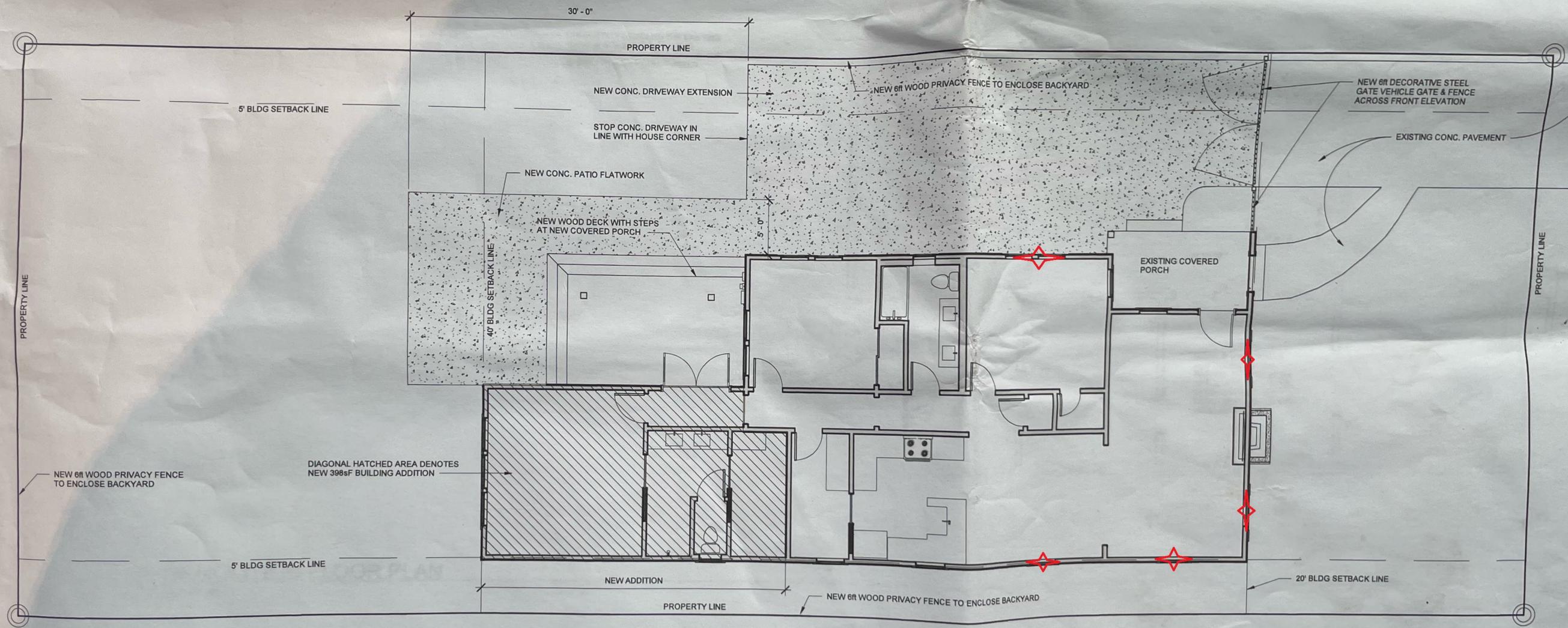
STANDARDS ONLY. SUBSTITUTIONS OF "EQUAL" PRODUCTS MAY BE MADE ONLY WITH OWNER'S PERMISSION. I.C.B.O./N.E.R. SUBSTITUTIONS SHALL BE MADE ONLY WITH PRODUCTS WHICH HAVE CURRENTLY ACTIVE I.C.B.O./N.E.R. EVALUATION REPORTS, OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.

8. ONLY SOLID SAWN LUMBER OR HEAT RESISTANT ADHESIVE (HRA) LUMBER SHALL BE USED FOR STRUCTURAL MEMBERS.

9. IF THE PROPERTY IS WITHIN AN ESTABLISHED 100-YEAR FLOOD PLAIN, THE THE FINISHED FLOOR ELEVATION OF THE FOUNDATION MUST BE PLACED AT OR ABOVE THE MINIMUM ELEVATION REQUIRED BY THE OWNER'S INSURANCE POLICY. ENSURE FINISHED GRADE SURROUNDING THE FOUNDATION IS SLOPED TO ENSURE STORM WATER DRAINS AWAY FROM THE FOUNDATION ON ALL SIDES.

1st FLOOR AIR CONDITIONING
TOTAL AREA
GARAGE AREA:
TOTAL COVERED PORCHES
TOTAL FOUNDATION AREA

SEE SHEET A101 FOR DEMOLITION PLAN.



FedEx Office

PROPOSED SITE PLAN  
3/16" = 1'-0"

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SEAL: 10/28/20



Revisions		
No.	Description	Date

MARCUS TOBER  
SAN ANTONIO, TEXAS

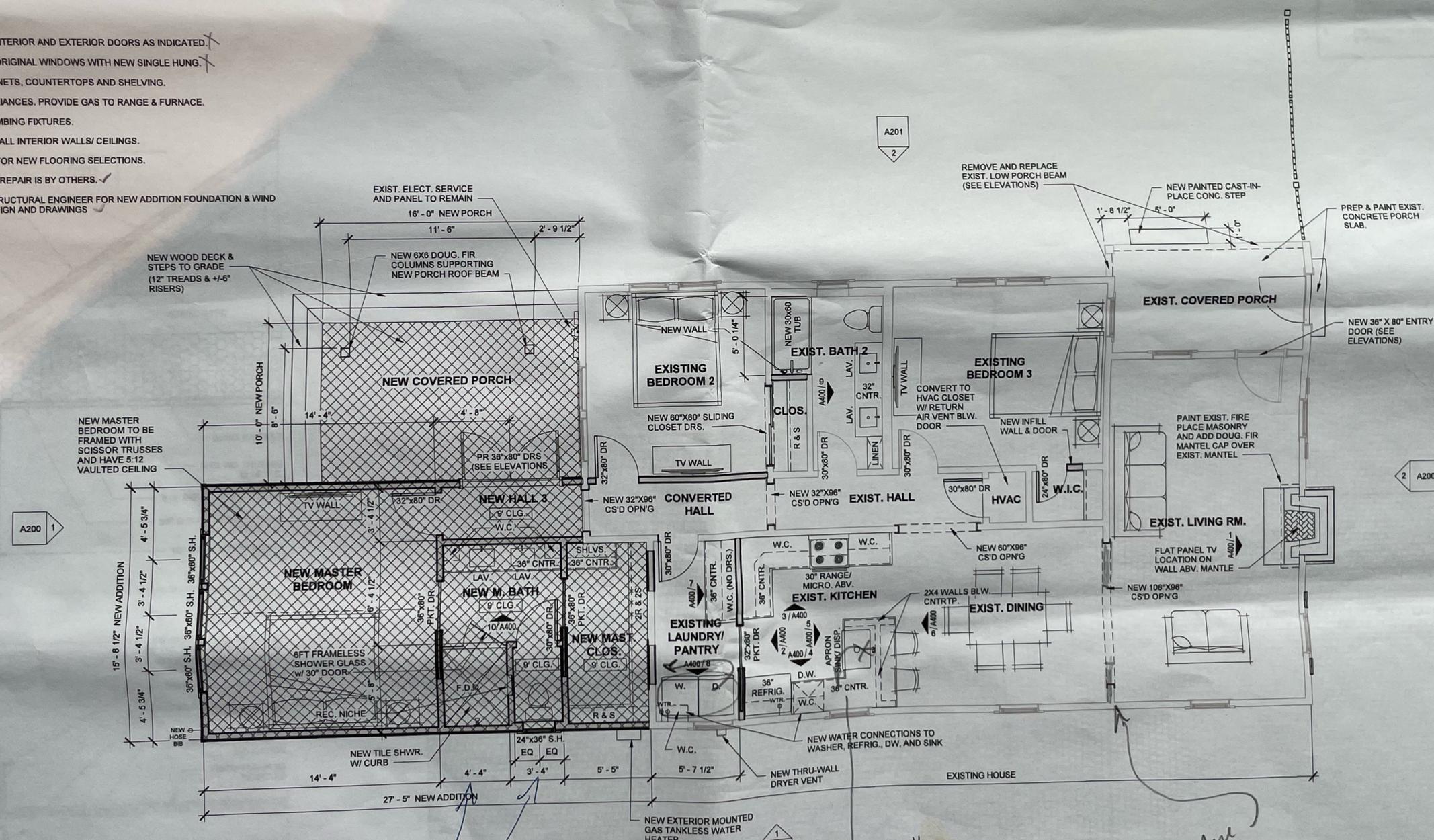
**TOBER RESIDENCE  
RENOVATION &  
ADDITION**

20015  
PROPOSED FLOOR PLAN

**A102**

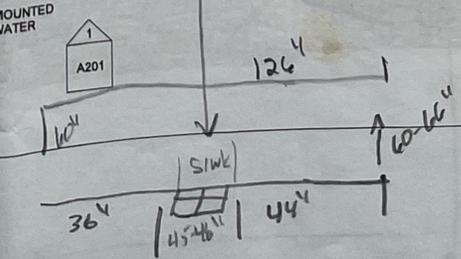
10/28/20

- REPLACE ALL INTERIOR AND EXTERIOR DOORS AS INDICATED.
- REPLACE ALL ORIGINAL WINDOWS WITH NEW SINGLE HUNG.
- ALL NEW CABINETS, COUNTERTOPS AND SHELVING.
- ALL NEW APPLIANCES. PROVIDE GAS TO RANGE & FURNACE.
- ALL NEW PLUMBING FIXTURES.
- PRIME/ PAINT ALL INTERIOR WALLS/ CEILINGS.
- SEE OWNER FOR NEW FLOORING SELECTIONS.
- FOUNDATION REPAIR IS BY OTHERS.
- REFER TO STRUCTURAL ENGINEER FOR NEW ADDITION FOUNDATION & WIND BRACING DESIGN AND DRAWINGS.



**1 PROPOSED FLOOR PLAN**  
1/4" = 1'-0"

*sketch 2*  
*\*more handy to wall*



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Additional scope of work: replacing like for like sized windows around the house. Order is vinyl windows.

Specs of Materials to be used at install for 209 W Mariposa, San Antonio.

- General install will include nails, closed cell foam for insulation between door/windows and framing, no trim as it is a pocket fit so no changes will be made to the exterior, and silicone caulking to seal windows and prevent water intrusion.