City of San Antonio One Stop

April 18, 2023

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

City of San Antonio GIS
Copyright 4-18-2023

HISTORIC AND DESIGN REVIEW COMMISSION
May 03, 2023

HDRC CASE NO:	**2023-148**
ADDRESS:	419 FLORIDA ST
LEGAL DESCRIPTION:	NCB 3008 BLK 6 LOT 13
ZONING:	RM-4, H
CITY COUNCIL DIST.:	1
DISTRICT:	Lavaca
APPLICANT:	Nick Melde | Architexas
OWNER:	Hamid Mizani | H2A Ventures
TYPE OF WORK:	Wholesale siding replacement, window replacement, roof form modification, window infill, fenestration changes, and carport construction
APPLICATION RECEIVED:	April 13, 2023
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Bryan Morales

REQUEST:

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

1. Infill three windows and add four windows to the existing structure.
2. Install eight windows to the rear addition.
3. The modification of the roof form of the previously approved rear addition from a lower sloped shed roof to a steeply sloped shed form.
4. The removal and replacement of all wood 117 waterfall siding on the house and to paint the non-masonry exterior.
5. The replacement of all aluminum and vinyl windows on the existing structure with aluminum-clad wood windows.
6. Install a two-car carport at the rear of the property.

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.

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.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions
A. GENERAL
i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
B. SCALE, MASSING, AND FORM
i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures
A. COMPLEMENTARY MATERIALS
i. *Complementary materials*— Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.
B. INAPPROPRIATE MATERIALS
i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.
C. REUSE OF HISTORIC MATERIALS
i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details
A. GENERAL
i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof

form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

Historic Design Guidelines, Chapter 4, New Construction

2. Building Massing and Form
A. SCALE AND MASS
i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
ii. *Transitions*—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.
B. ROOF FORM
i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.
C. RELATIONSHIP OF SOLIDS TO VOIDS
i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.
D. LOT COVERAGE
i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures
A. NEW MATERIALS
i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
iii. *Roof material*s—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other

fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.
B. REUSE OF HISTORIC MATERIALS
Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details
A. GENERAL
i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings
A. DESIGN AND CHARACTER
i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.
B. SETBACKS AND ORIENTATION
i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

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.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted 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: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

a. The primary structure located at 419 Florida is a one-story residential structure constructed c. 1925 in the Craftsman style. The structure features a primary hipped roof with a front gable and exposed rafter tails, wood waterfall siding, and an asymmetrical front porch. This structure contributes to the Lavaca historic district.
b. CASE HISTORY – On November 3, 2021, the HDRC approved the applicants request to modify the existing east fenestration pattern, replace the existing wrought iron porch column with a new wood boxed column, replace the existing composition shingle roof with a standing seam meatal roof, construct a new side porch on the primary historic structure, construct a new one-story rear addition, and to construct a one-story rear accessory structure with the following stipulations:

i. That the proposed square windows be modified to feature a vertical orientation and one-over-one configuration to be more consistent with established historic patterns on the historic structure and in the district.

ii. That the applicant submits final window specifications for the addition to staff for review and approval. Windows should be fully wood or aluminum clad wood and feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White color is not allowed, and color selection should be presented to staff. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.

iii. That new wood columns be a maximum of 6x6" in width and feature a traditional cap and base and chamfered corners.

iv. 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.

v. That the applicant comply with all setback requirements as required by Zoning and obtain a variance from the Board of Adjustment if applicable.

vi. That the applicant submit all final material specifications to staff prior to the issuance of a Certificate of Appropriateness. If fiber cement siding or skirting is used, boards should feature a smooth finish with a maximum reveal of six inches or reveal to match the existing historic structure. Faux grain is not permitted.

c. VIOLATION – On April 21, 2023, the applicant informed staff that the contractor on site removed all original wood waterfall siding on the structure without a Certificate of Appropriateness. Staff has informed the applicant and the homeowner that wholesale siding replacement does not conform to Guidelines.

d. FENESTRATION MODIFICATIONS (PRIMARY STRUCTURE) – The applicant is requesting to infill three windows and add four 2'x1'6" aluminum-clad wood windows to the primary structure. The Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.i. states to preserve existing window and door openings and to avoid filling in historic door or window openings. In addition, Exterior Maintenance and Alterations 6.B.iv. states to install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail. Furthermore, the Standard Specifications for Windows in Additions and New Construction states that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance and that window used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. Staff finds the infill of the three historic window openings does not conform to Guidelines. Staff finds the installation of the four windows that do not match the historic or existing windows does not conform to Guidelines.

e. WINDOWS (ADDITION) – The applicant is requesting to install one 1'6"x2'4" aluminum-clad wood window, four 3'6"x1'"H clerestory aluminum-clad wood windows, two 2'8"x5'6" fixed aluminum-clad wood windows, and one 2'6"x5'6" fixed aluminum-clad wood window to the rear addition. The Historic Design Guidelines for Exterior Maintenance and Alterations 6.B.iv. states to install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail. Furthermore, the Standard Specifications for Windows in Additions and New Construction states that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance and that window used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. Windows on the existing house are one-over-one vinyl or aluminum windows. Staff finds the installation of the eight windows that do not match the historic or existing windows does not conform to Guidelines.

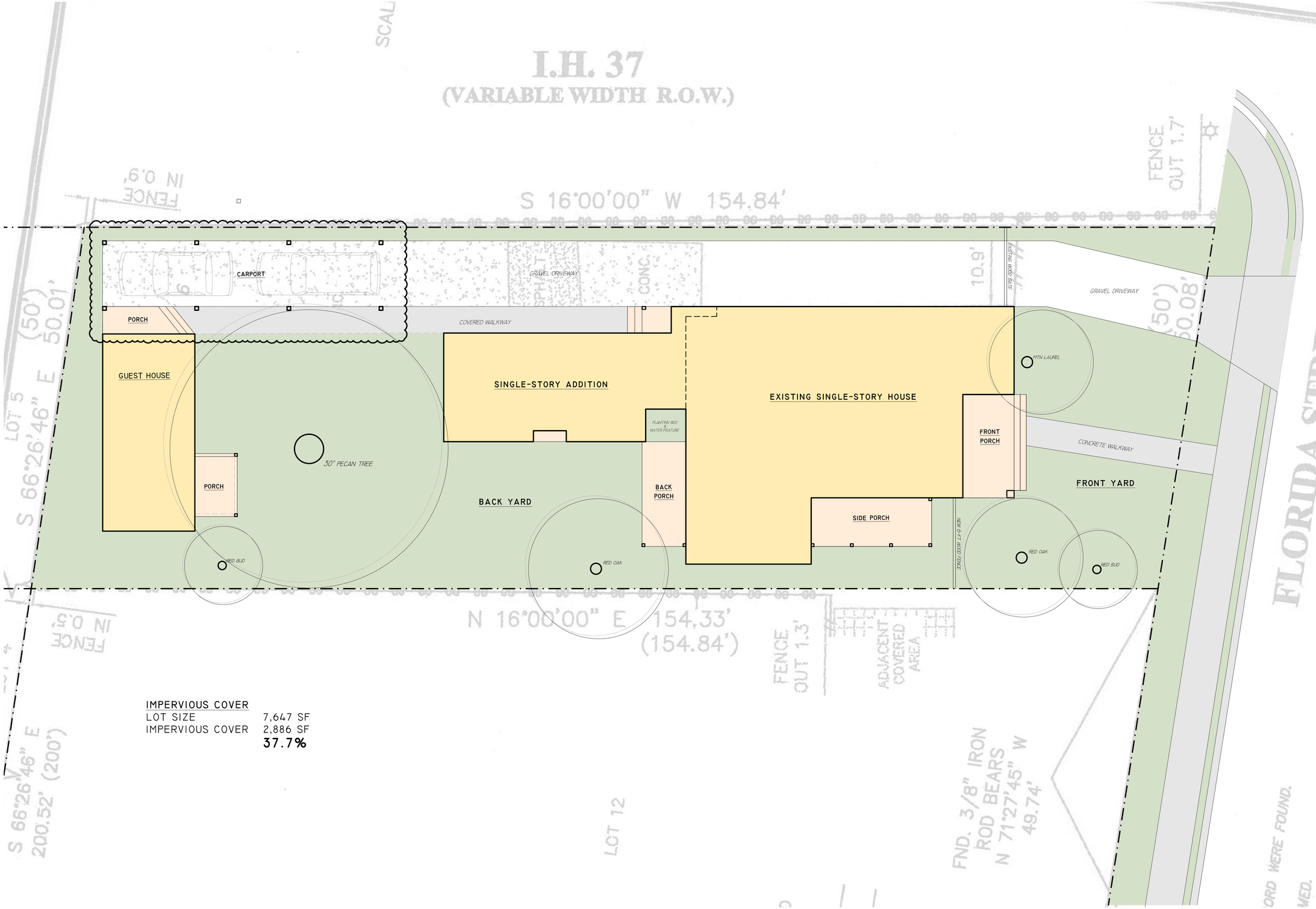
f. ROOF FORM (ADDITION) – The applicant is requesting to modify their previously approved roof form of the rear addition by increasing the pitch of the shed form. The Historic Design Guidelines for Additions 1.A.iii. states to utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions. Additionally, Additions 1.B.i stipulates to design residential additions to be subordinate to the principal façade of the original structure in terms of their scale and mass. Staff finds the change in roof form from its prior approval does not conform to Guidelines.

g. SIDING REPLACEMENT – The applicant is requesting to remove and replace all existing 117 wood waterfall siding in-kind and to paint the exterior of the house. The Historic Design Guidelines for Exterior Maintenance and Alterations 1.B.iii. states to replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair. The wholesale siding removal occurred without notice to staff concerning its condition. Staff finds the replacement of the 117 wood waterfall siding generally conforms to Guidelines.
h. WINDOW REPLACEMENT – The applicant is requesting to replace all non-original windows on the existing structure with aluminum-clad wood windows. The Standard Specifications for Original Wood Window Replacement states that where original windows are found to be missing or previously replaced with a non-conforming 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. Additionally, the Historic Design Guidelines for Exterior Maintenance and Alterations 6.B.iv. states to install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail. Staff finds that the replacement of non-original windows on the property with aluminum-clad wood windows generally conforms to Guidelines.
i. CARPORT – The applicant is requesting to construct a two-car carport at the end of the driveway. The Historic Design Guidelines for New Construction 5.A.i. states that the design of new garages and outbuildings must be visually subordinate to the principal historic structure in terms of their height, massing, and form. In addition, New Construction 5.A.iii. stipulates to relate new garages and outbuilding to the period of construction of the principal building on the lot by using complementary materials and simplified architectural details. The applicant has not submitted construction documents for staff to review.

RECOMMENDATION:
Staff recommends approval of items 1, 2, and 4 through 6, based on findings a through i, with the following stipulations:

i. That the proposed square, clerestory, and fixed windows be modified to feature window profiles that are more consistent with the established patterns found on the historic structure and in the district. Updated elevation drawings are required for final approval.
ii. That the applicant retain the historic window openings and replace the non-original windows with the proposed aluminum-clad wood windows.
iii. That the 117 wood waterfall siding replacement be installed in the same manner as the siding previously removed without additional sheathing to maintain the same wall thickness and detail where the siding meets the existing window trim.
iv. That the applicant submit to staff carport construction documents for review.

Staff does not recommend approval of item 3, based on findings f. Staff recommends that the applicant retain the roof form previously approved by HDRC. If the single sloped roof form is approved by the HDRC, then the proposed fenestration configuration for the west façade of the addition that includes the clerestory windows may be considered compatible with the approved design.



IMPERVIOUS COVER

LOT SIZE	7,647 SF
IMPERVIOUS COVER	2,886 SF
	37.7%

1 **Landscape Plan**
n.t.s.

Architexas
San Antonio | Dallas | Austin
www.architexas.com
417 8th Street
San Antonio, Texas 78215
p 210.998.2422

Rehabilitation + Addition

419 Florida Street
San Antonio, TX 78215

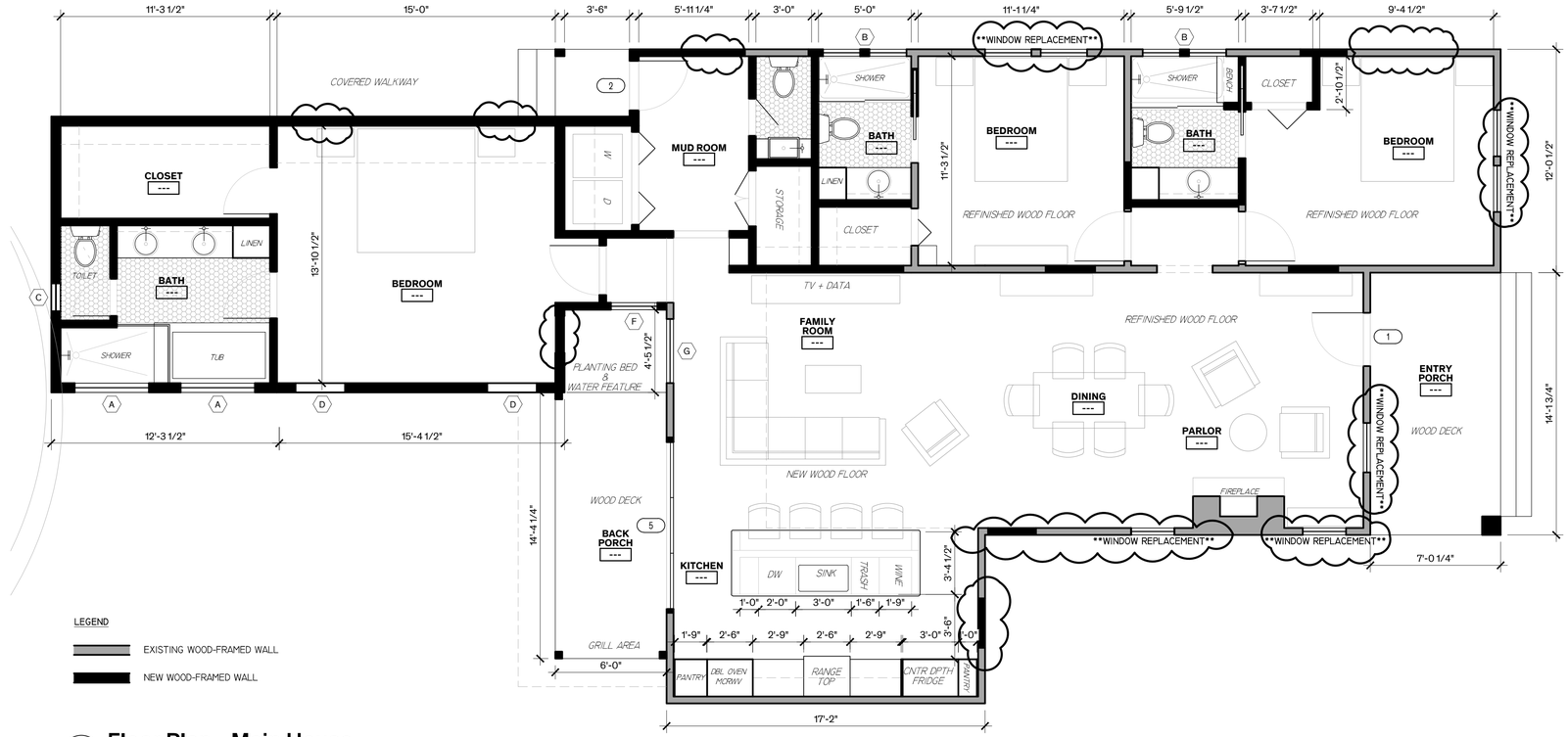
REVISION HISTORY

PERMIT DOCUMENTS

Architexas No. 2139
Date October 15, 2021

Sheet Name
Landscape Plan

Sheet Number
A1.01



1 Floor Plan - Main House

1/4" = 1'-0"

Architexas

San Antonio | Dallas | Austin
www.architexas.com

417 8th Street
San Antonio, Texas 78215

p 210.998.2422

Rehabilitation + Addition

419 Florida Street
San Antonio, TX 78215

REVISION HISTORY

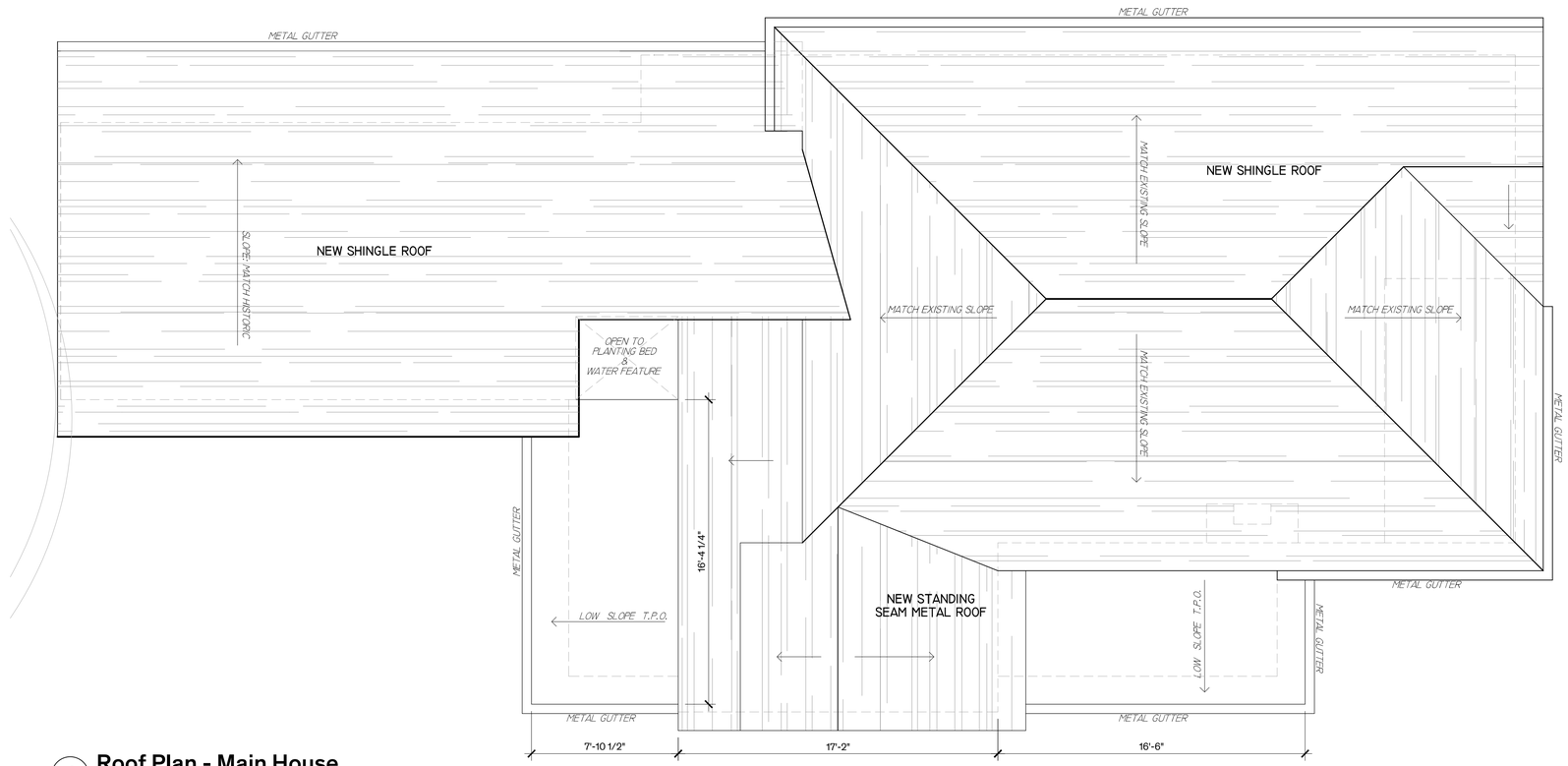
PERMIT DOCUMENTS

Architexas No.
2139

Date
October 15, 2021

Sheet Name
Floor Plan

Sheet Number
A1.02



1 **Roof Plan - Main House**
1/4" = 1'-0"

Architexas

San Antonio | Dallas | Austin
www.architexas.com

417 8th Street
San Antonio, Texas 78215

p 210.998.2422

Rehabilitation + Addition

419 Florida Street
San Antonio, TX 78215

REVISION HISTORY

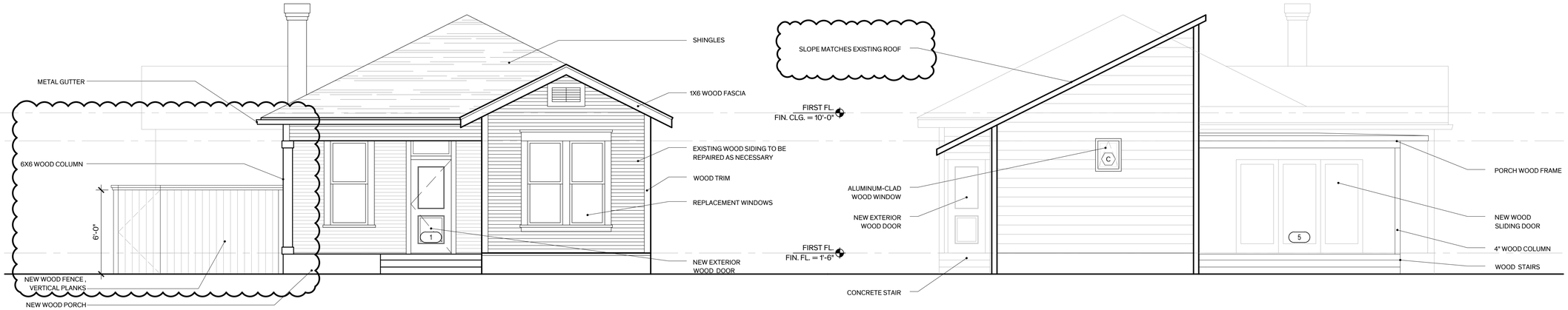
PERMIT DOCUMENTS

Architexas No.
2139

Date
October 15, 2021

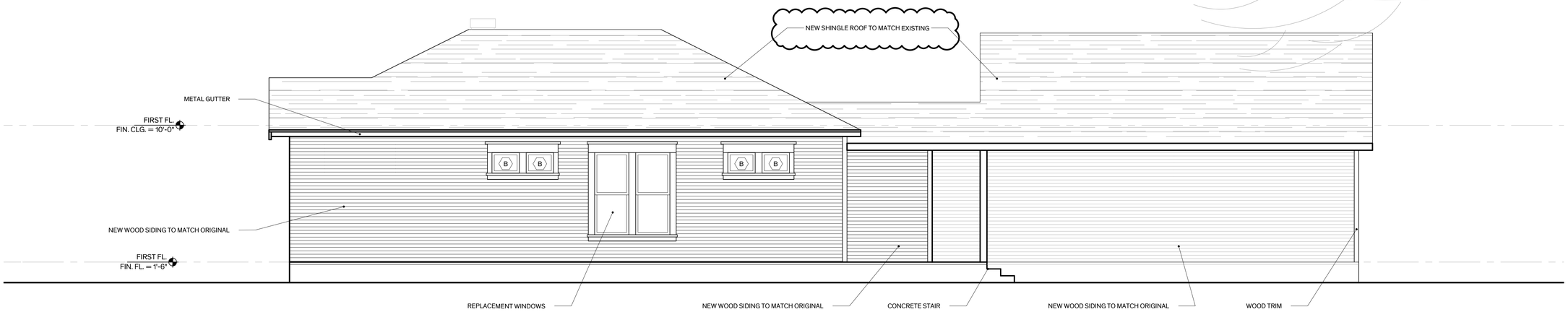
Sheet Name
Roof Plan

Sheet Number
A1.03

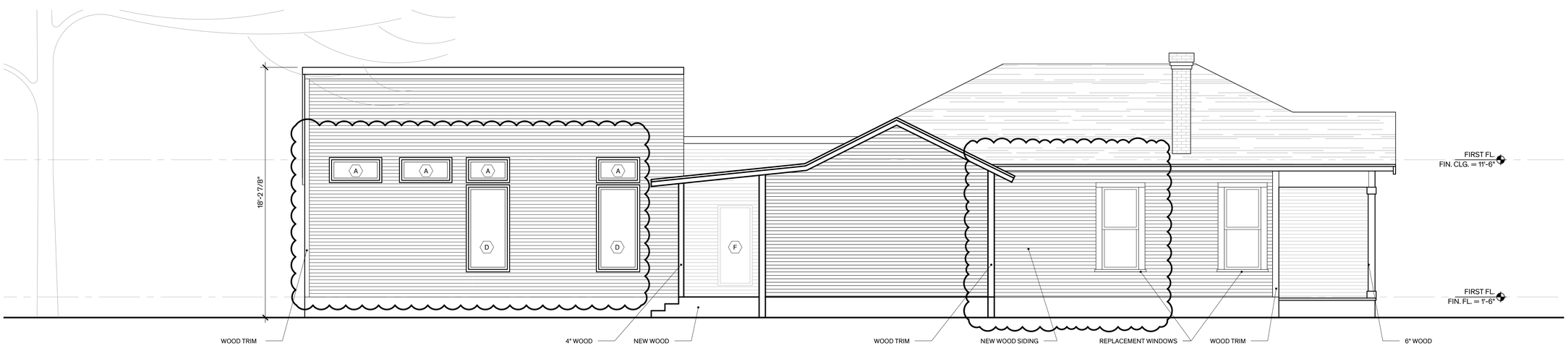


1 **South Elevation**
1/4" = 1'-0"

2 **North Elevation**
1/4" = 1'-0"



3 **East Elevation**
1/4" = 1'-0"



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

Architexas

San Antonio | Dallas | Austin
www.architexas.com

417 8th Street
San Antonio, Texas 78215

p 210.998.2422

Rehabilitation + Addition

419 Florida Street
San Antonio, TX 78215

REVISION HISTORY

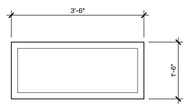
PERMIT DOCUMENTS

Architexas No.
2139

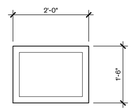
Date
October 15, 2021

Sheet Name
Proposed Exterior Elevations - Main House

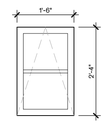
Sheet Number
A2.01



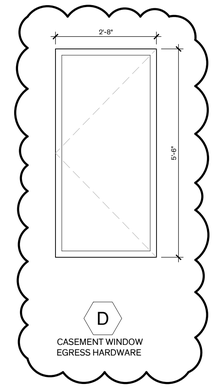
A
FIXED WINDOW



B
FIXED WINDOW

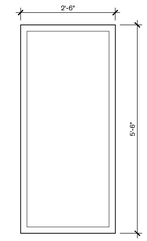


C
AWNING WINDOW

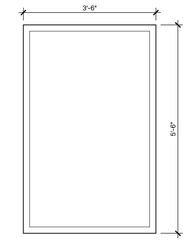


D
CASEMENT WINDOW
EGRESS HARDWARE

E
FIXED WINDOW



F
FIXED WINDOW

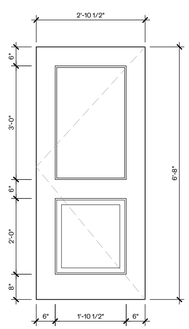


G
FIXED WINDOW

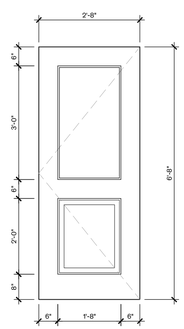
GENERAL NOTES

REFER TO FLOOR PLANS AND ELEVATIONS FOR WINDOW LOCATIONS AND HEAD HEIGHTS

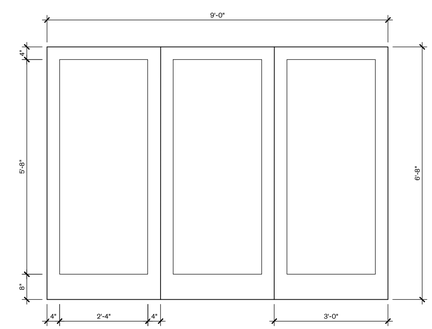
ALL NEW WINDOWS, REPLACEMENT WINDOWS, AND PATIO DOORS TO BE ALUMINUM-CLAD WOOD WINDOWS, **JELD-WEN 2500 SERIES** OR APPROVED EQUAL.
SERIES OR APPROVED EQUAL.



1
EXTERIOR FRONT DOOR



2
EXTERIOR REAR DOOR



5
EXTERIOR ACCORDION DOORS

Architexas
San Antonio | Dallas | Austin
www.architexas.com
417 8th Street
San Antonio, Texas 78215
p 210.998.2422

Rehabilitation + Addition

419 Florida Street
San Antonio, TX 78215

REVISION HISTORY

PERMIT DOCUMENTS

Architexas No.
2139

Date
October 15, 2021

Sheet Name
Window & Door Schedule

Sheet Number
A3.01


419

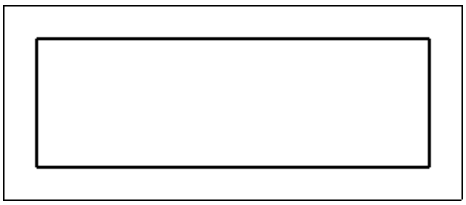
Review Notes:
2x4 jamb depth for historic house
2x4 or 2x6 for addition? OWNER TO CONFIRM
see notes below

James Otremba
8526 VIDOR AVE

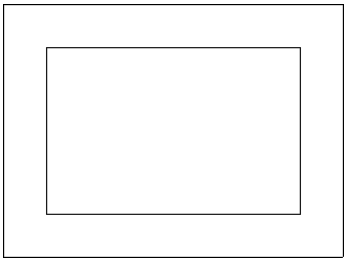
QUOTE BY : James Otremba
QUOTE # : JW230200PGL - Version 0
SOLD TO : H.MIZANI
HAMID
SAN ANTONIO
SHIP TO :
PO# :
PROJECT NAME : MIZANI ADDITION
Ship Via : Ground
REFERENCE :

U-Factor Weighted Average: 0.27
SHGC Weighted Average: 0.21

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1 Rough Opening : 42 X 18	TYPE A	ALCFW4218 Frame Size: 41 1/2 x 17 1/2 Actual Size: 41 1/2 -in X 17 1/2 -in Auraline Composite Fixed Window Nail Fin - Track Filler (1 3/8" Setback), Black, Black Ext/Black Int , 0 - 3500 feet EStar Southern , Insulated, SunResist Clear Argon, No Protective Film, Black Spacer, US National-NAMI Not Impact, PG35, DP+35/-40, U-Factor: 0.26, SHGC: 0.24, VT: 0.57, CR: 59.00, CPD: JEL-M-968-00011-00001 PEV 2023.1.0.1642/PDV 1.634 (03/05/23)VZ	$403.64	2	$807.28
Line 2 Rough Opening : 24 X 18	B @ BATHS *STC GLASS*	ALCFW2418 Frame Size: 23 1/2 x 17 1/2 Actual Size: 23 1/2 -in X 17 1/2 -in Auraline Composite Fixed Window Nail Fin - Track Filler (1 3/8" Setback), Black, Black Ext/Black Int , 0 - 3500 feet EStar Southern STC-32/OITC-26 , Insulated, SunResist Clear Laminated , Laminated In / Annealed Out, Argon, 1/4 in - 1/8 out , No Protective Film, Black Spacer, US National-NAMI Not Impact, PG35, DP+35/-40, U-Factor: 0.26, SHGC: 0.24, VT: 0.56, CR: 59.00, CPD: JEL-M-968-00011-00017 PEV 2023.1.0.1642/PDV 1.634 (03/05/23)VZ	$424.32	4	$1,697.28



Viewed from Exterior. Scale: 1/2" =1'



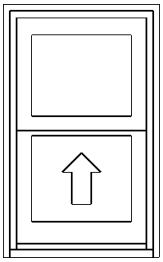
Viewed from Exterior.

Quote Date: 02/19/2023

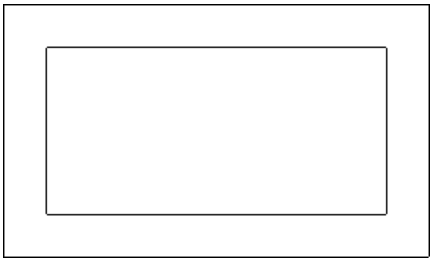
Drawings are for visual reference only and may not be to exact scale.
All orders are subject to review by JELD-WEN

Last Modified: 03/31/2023

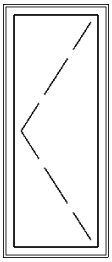
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 3 Rough Opening : 18 X 29	BATH	Frame Size: 17 1/2 x 28 1/2 Actual Size: 17 1/2 -in X 28 1/2 -in Auraline Composite Single Hung Window Standard Sight Line, Nail Fin (1 3/8" Setback), Black, Black Ext/Black Int , Vent Height = 14 1/2 , 0 - 3500 feet EStar Southern , Insulated, SunResist Clear Argon, No Protective Film, Black Spacer, Screen, Select Screen Fiberglass Mesh, Click Cam Lock(s), 1 Lock, Black Int Hardware, *Does Not Meet Egress*, US National-NAMI Not Impact, PG35, DP+35/-40, U-Factor: 0.29, SHGC: 0.21, VT: 0.50, CR: 59.00, CPD: JEL-M-967-00011-00001 PEV 2023.1.0.1642/PDV 1.634 (03/05/23)VZ	$373.07	1	$373.07
Line 4 Rough Opening : 30 X 18	ABOVE MASTER	ALCFW3018 Frame Size: 29 1/2 x 17 1/2 Actual Size: 29 1/2 -in X 17 1/2 -in Auraline Composite Fixed Window Nail Fin - Track Filler (1 3/8" Setback), Black, Black Ext/Black Int , 0 - 3500 feet EStar Southern , Insulated, SunResist Clear Argon, 1/8 in - 1/8 out , No Protective Film, Black Spacer, US National-NAMI Not Impact, PG35, DP+35/-40, U-Factor: 0.26, SHGC: 0.24, VT: 0.57, CR: 59.00, CPD: JEL-M-968-00011-00001 PEV 2023.1.0.1642/PDV 1.634 (03/05/23)VZ	$375.05	2	$750.10
Line 5 Rough Opening : 30 X 72	F @ MASTER	ALCCMT3072 Frame Size: 29 1/2 x 71 1/2 Actual Size: 29 1/2 -in X 71 1/2 -in Auraline Composite Casement Window Nail Fin (1 3/8" Setback), Black, Black Ext/Black Int , Hinge Left, 0 - 3500 feet EStar Southern , Insulated, SunResist Clear Argon, No Protective Film, Black Spacer, Screen, Select Screen Fiberglass Mesh, Black Int Hardware, Maximum Opening Hinge, *Meets 5.7 sqft Egress (All Floors)*, US National-NAMI Not Impact, PG35, DP+35/-40, U-Factor: 0.26, SHGC: 0.19, VT: 0.43, CR: 60.00, CPD: JEL-M-925-00008-00001 PEV 2023.1.0.1642/PDV 1.634 (03/05/23)VZ	$976.58	1	$976.58



Viewed from Exterior. Scale: 1/2" =1'

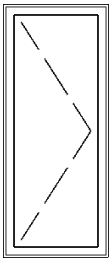


Viewed from Exterior. Scale: 1/2" =1'

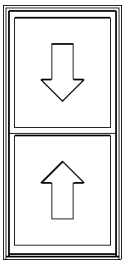


Viewed from Exterior. Scale: 1/2" =1'

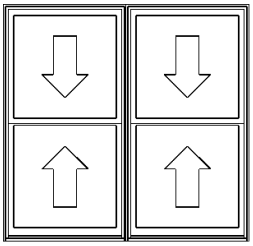
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 6 Rough Opening : 30 X 72	F @ MASTER	ALCCMT3072 Frame Size: 29 1/2 x 71 1/2 Actual Size: 29 1/2 -in X 71 1/2 -in Auraline Composite Casement Window Nail Fin (1 3/8" Setback), Black, Black Ext/Black Int , Hinge Right, 0 - 3500 feet EStar Southern , Insulated, SunResist Clear Argon, No Protective Film, Black Spacer, Screen, Select Screen Fiberglass Mesh, Black Int Hardware, Maximum Opening Hinge, *Meets 5.7 sqft Egress (All Floors)*, US National-NAMI Not Impact, PG35, DP+35/-40, U-Factor: 0.26, SHGC: 0.19, VT: 0.43, CR: 60.00, CPD: JEL-M-925-00008-00001 PEV 2023.1.0.1642/PDV 1.634 (03/05/23)VZ	$976.58	1	$976.58
Line 7 Rough Opening : 34 1/8 X 72 3/4	DH'S	25CDH3372 Frame Size : 33 3/8 X 72 W-2500 Traditional - Wide Rails - Top & Bottom, Clad Double Hung, Auralast Pine, Black Exterior, Interior-Paint Blackest Ink/A98XXB31302, Nail Fin (Standard), Vinyl DripCap, 6 9/16 Jamb, 4/4 Thick, 2x4 wall Plow in Top Rail/None in Bot, Tan Jambliner, black or grey jambliner? Gloss Black Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, No Protective Film, Black Spacer, Argon Filled, BetterVue Mesh Black Screen, IGThick=0.625(3/32 / 3/32), Clear Opening:29.8w, 32.5h, 6.7 sf U-Factor: 0.29, SHGC: 0.20, VLT: 0.48, CPD: JEL-N-850-01803-00001 PEV 2023.1.0.4237/PDV 6.990 (03/01/23)CW	$935.70	3	$2,807.10
Line 8 Rough Opening : 75 1/2 X 72 3/4	BDRMS	25CDH3772-2 Frame Size : 74 3/4 X 72 W-2500 Traditional - Wide Rails - Top & Bottom, Clad Double Hung, Auralast Pine, 2 Wide Black Exterior, Interior-Paint Blackest Ink/A98XXB31302, Nail Fin (Standard), Vinyl DripCap, 6 9/16 Jamb, 4/4 Thick, 2x4 wall Tan Jambliner, Plow in Top Rail/None in Bot, Gloss Black Hardware, black or grey jambliner? US National-WDMA/ASTM, DP 35, Insulated SunResist Annealed Glass, No Protective Film, Black Spacer, Argon Filled, BetterVue Mesh Black Screen, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. PEV 2023.1.0.4237/PDV 6.990 (03/01/23)CW	$1,963.80	2	$3,927.60



Viewed from Exterior. Scale: 1/2" =1'

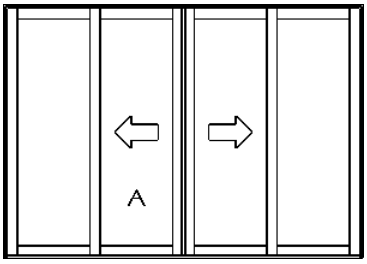


Viewed from Exterior. Scale: 1/2" =1'

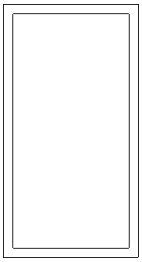


Viewed from Exterior. Scale: 1/2" =1'

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 9	TYPE 5 DR Rough Opening : 118 1/8 X 83	TCSLDN100611 Frame Size : 117 3/8 X 82 1/2 Siteline Clad Sliding Patio Door, Auralast Pine, Stationary-O / Left-X, / Passive, / Stationary, Narrow Stile, Standard Sill, Black Sill, Black Exterior, Clear Panel/Frame, Interior-Paint Blackest Ink/A98XXB31302, Nail Fin (Standard), Color Match Metal DripCap, 6 9/16 Jamb, Jamb Extension Loose, confirm 2x6 new wall US National-WDMA/ASTM, PG 35, Matte Black Hardware, Keyed, Harleston Traditional Dual Point Insulated SunResist with HeatSave Tempered Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Bottom Rolling Extruded Screen , Black Screen, IGThick=0.761(1/8 / 1/8),The selected colors may vary slightly in appearance between their AAMA-2604 and AAMA-2605 versions. Please contact your sales representative to review color samples as needed prior to finalizing order.. U-Factor: 0.26, SHGC: 0.20, VLT: 0.47, Energy Rating: 18.00, CPD: JEL-N-820-03811-00001 PEV 2023.1.0.4237/PDV 6.990 (03/01/23)CW	$6,022.74	1	$6,022.74
Line 10	SAN ANTONIO	DELIVERY	$65.00	1	$65.00
Line 11	TYPE G Rough Opening : 43 X 80 1/2	Frame Size: 42 1/2 x 80 Actual Size: 42 1/2 -in X 80 -in Auraline Composite Fixed Window Nail Fin - Track Filler (1 3/8" Setback), Black, Black Ext/Black Int , 0 - 3500 feet EStar Southern , Insulated, SunResist Clear Tempered , Argon, No Protective Film, Black Spacer, US National-NAMI Not Impact, PG35, DP+35/-40, U-Factor: 0.26, SHGC: 0.24, VT: 0.57, CR: 59.00, CPD: JEL-M-968-00011-00001 PEV 2023.1.0.1642/PDV 1.634 (03/05/23)VZ	$1,140.53	1	$1,140.53



Viewed from Exterior. Scale: 1/2" =1'



Viewed from Exterior. Scale: 1/2" =1'

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 12	TYPE F	Frame Size: 29 1/2 x 80			
Rough Opening : 30 X 80 1/2		Actual Size: 29 1/2 -in X 80 -in Auraline Composite Fixed Window Nail Fin - Track Filler (1 3/8" Setback), Black, Black Ext/Black Int , 0 - 3500 feet EStar Southern , Insulated, SunResist Clear Tempered , Argon, No Protective Film, Black Spacer, US National-NAMI Not Impact, PG35, DP+35/-40, U-Factor: 0.26, SHGC: 0.24, VT: 0.57, CR: 59.00, CPD: JEL-M-968-00011-00001 PEV 2023.1.0.1642/PDV 1.634 (03/05/23)VZ			
Viewed from Exterior. Scale: 1/2" =1'			$837.40	1	$837.40

Total:	$20,381.26
STATE (8.2500%):	$1,681.45
Net Total:	$22,062.71
Total Units:	20

AuraLast Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.

Note: QUOTE VALID FOR 30 DAYS BUILDER OR HOME OWNER IS RESPONSIBLE FOR REVIEW OF QUOTE CONTENT FOR ACCURACY 50% DEPOSIT REQUIRED

It is the responsibility of the Builder/Purchaser to ensure that all windows and doors in the quote above are in accordance with,but not limited to, the following:
1. All current Zoning requirements.
2. All current Fire Regulations.
3. All current Building Standard Regulations, including, but not limited to, the Local Building code.

Presented by: _____ Date:_____

Purchaser: _____ Date:_____