

HISTORIC AND DESIGN REVIEW COMMISSION

October 04, 2017

HDRC CASE NO: 2017-479
ADDRESS: 2024 W HUISACHE AVE
LEGAL DESCRIPTION: NCB 1953 BLK LOT 22
ZONING: R-6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Jordan Restoration
OWNER: Capt. Royce Mackrell
TYPE OF WORK: Window replacement

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace 7 existing wood windows on the right façade of the home with new vinyl windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

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.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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.

FINDINGS:

- a. The property located at 2024 W Huisache Ave is a 1-story single family home designed in the Tudor style. The home features several quintessential elements of the Tudor style, including a prominent chimney with a decorative brick pattern, half-timbering in the gables, and arched windows and doors. The home is a contributing structure in the Monticello Park Historic District. The applicant is requesting approval to replace 7 existing wood one over one windows with new vinyl windows on the west façade of the property.
- b. The applicant indicated on their application that the existing wood windows to be replaced are damaged due to the effects of the neighboring house burning down. Staff conducted a site visit on September 21, 2017, to assess the condition of the windows. Staff concurs with the applicant that the windows have suffered damage and are in need of replacement.
- c. According to the Guidelines for Exterior Maintenance and Alterations 6.A.iii., and 6.B.iv., in-kind replacement of windows is only appropriate when the original windows are beyond repair. Replacement of original wood windows with vinyl is not consistent in historic districts. Staff does not find the proposed replacement material consistent with the Guidelines.

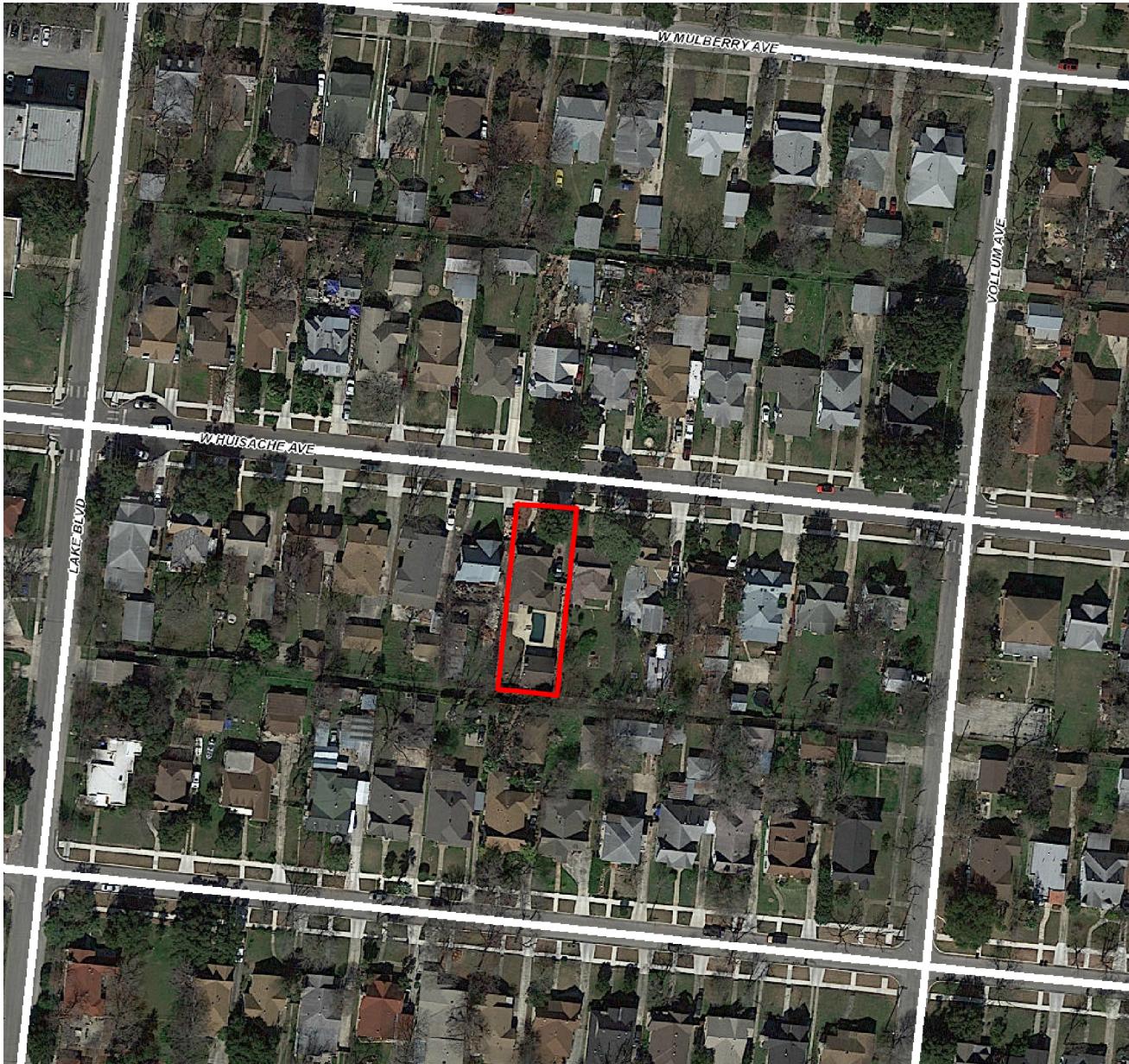
RECOMMENDATION:

Staff recommends approval of the window replacement based on findings a through c with the stipulation that the applicant install double-hung, one-over-one wood windows to match the existing configuration as closely as possible. 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.

The final specification should be submitted to staff for review prior to the issuance of a Certificate of Appropriateness.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Sep 11, 2017

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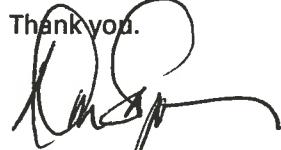




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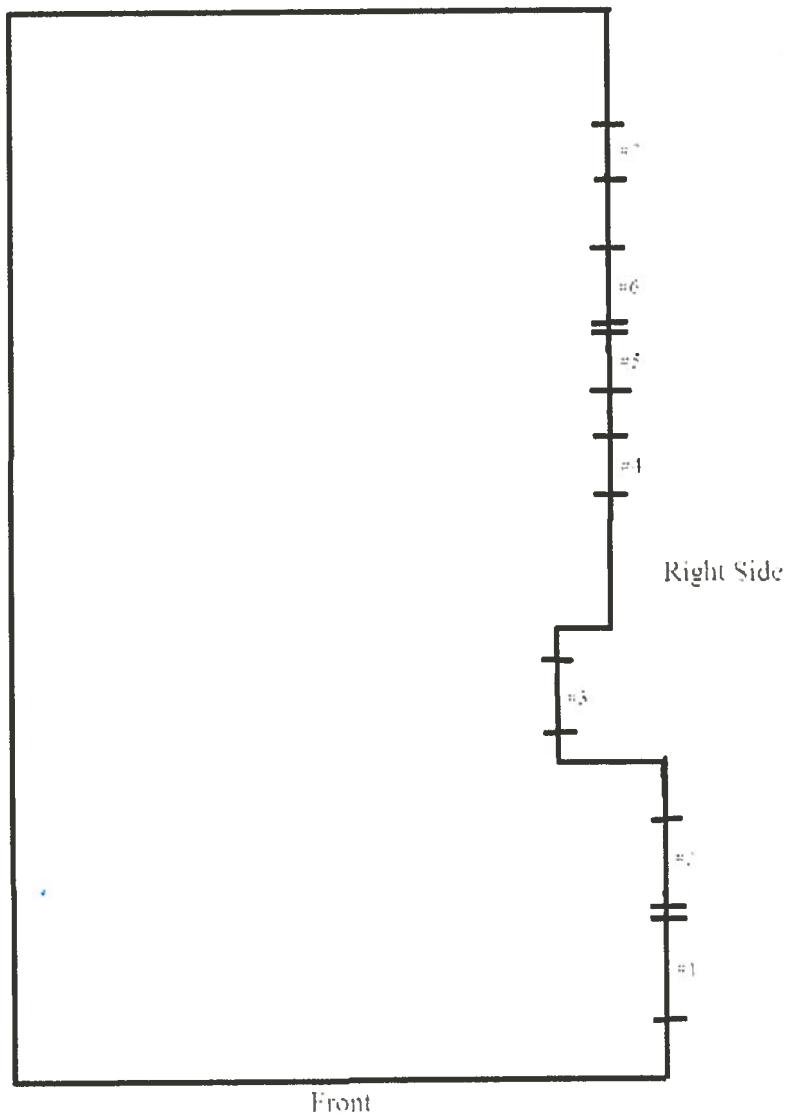
To whom it may concern:

We have been contracted by Capt. Royce Mackrell to make repairs on his property that was damaged due to a neighbor's home burning down. Specifically, 7 windows on the right side of the home need replacement. The wooden window frames will remain the same, just refreshed and painted. The inner sections are what will be replaced. The company that has been selected to do this is Champion Windows of San Antonio. The color will be the same and the visible appearance will hardly be noticeable. In fact, from the street, it will be completely unnoticeable because it is on the side of the home.

Thank you.

Don Sagraves

Production Manager

Jordan Restoration, Inc.













Existing Windows



Proposed outside window w/o the grid.



Inside look of proposed window





Example of color (tan)



Bay Window



Double-Hung Window

Energy Saving

- Foam-enhanced sash and frame for additional insulation
- Fusion-welded corners to prevent air and water infiltration
- Deep pocket sills resist air and water infiltration
- Sash interlock keeps out air and water infiltration
- Locks hold sashes tight to prevent air and water infiltration
- Heavy duty deep pile weather strip

A Warranty You Can Trust

- Lifetime Limited Warranty includes entire window, labor, parts, and materials
- Includes All Application such as glass or screen breakage, and seal failure; and is transferable to help you sell your house

Comprehensive Credentials

- **ENERGY STAR®** – certified in all 50 States.
- **AAMA** – American Architectural Manufacturers Association tests and certifies windows in three areas: air leakage, water leakage, structural strength.
- **NFRC** – National Fenestration Rating Council tests overall thermal performance of windows:
 1. **U-Factor** – measures how well a window prevents heat from escaping. The lower the U-Factor, the more energy efficient the window.
 2. **Solar Heat Gain** – Measures how well a window blocks heat caused by sunlight. The lower the SHGC the cooler your house will be on hot days.
 3. **Visible Light Transmittance** – measures how much light comes through a window. The higher the number, the more visible light is transmitted through the window.
- **BBB Torch Award** – for ethics and integrity in the marketplace.



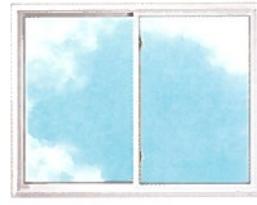
Champion windows come in a wide range of custom styles to suit your home's needs.



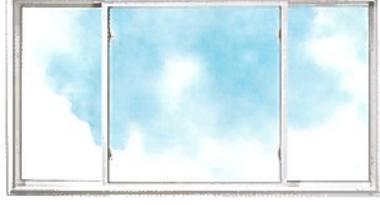
Double-Hung



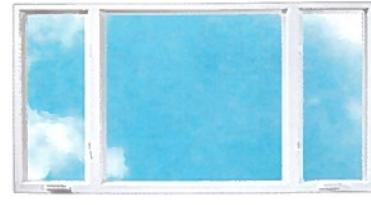
Picture



2-Lite Slider



3-Lite Slider with Fixed Center



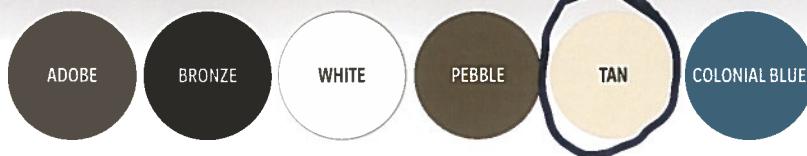
Casement with Fixed Center

ColorBond®

Exterior Designer Window Colors

Select color for the exterior and keep the interior of your windows a neutral white or tan, or select a woodgrain TimberBond® finish.

New Euroband colors: new satin finish with a textured additive to improve scratch resistance and to help reduce the visibility of imperfections.



3 Lite Casement with Bronze ColorBond®



FlexScreen®

Most ColorBond® windows are now available with complimentary FlexScreen® screens.

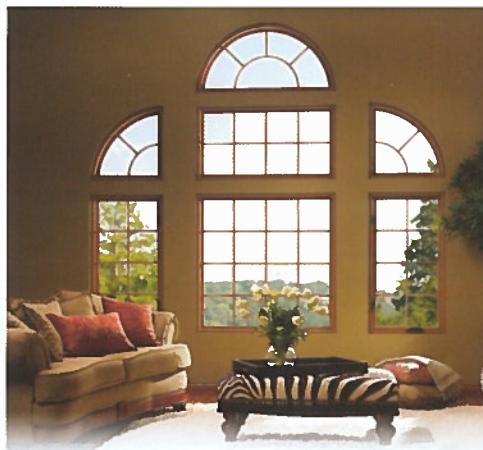
- Effortless installation — simply bend the frame and secure into place
- Nearly invisible — FlexScreen® hides in the window
- pocket, drastically improving sight lines

TimberBond®

Interior Wood Beauty

The beauty of finished wood with the durability and energy efficiency of vinyl

- **Select from three classic finishes**
Dark Oak, Cherrywood, English Oak
- **Select White, Tan or ColorBond®** for the exterior while enjoying a luxurious interior woodgrain finish.
- **The first permanent vinyl window with woodgrain finish**
 - Bonds with the vinyl for a permanent finish.
 - Won't peel, blister, chip or delaminate.
 - Heat-transferred technology.



Shaped Windows and Picture Windows with TimberBond® English Oak, Colonial Grids

Grids



Colonial



Diamond



Open Prairie



Prairie

All Champion windows feature our quality frame, which provides the maximum glass size so you get the best view out your window without sacrificing strength, performance, or beauty.

CHAMPION®

All Champion windows feature our quality frame, which provides the maximum glass size so you get the best view out your window without sacrificing strength, performance, or beauty.



12 Point Fusion-Welded Frame
for greater strength

Stainless Steel Constant Force Balance
allows for dependable and easy sash operation

Pure Vinyl Construction
for optimum strength and performance –
no impurities, no alloys

Insulated Glass
using Champion Comfort 365® Glass/Argon gas enhanced

Lead Safe Composite Lock
Locks together sashes for a weather-proof seal while helping
protect against intruders

Over and Under Interlock at Meeting Rails
Helps prevent air leakage

Double Hung Tilt In Sashes allows for easy cleaning

Maximum Viewing and Light with Champion's trim-line design

Heavy Duty Triple Weather Stripping
to help prevent air/water infiltration

Additional Insulation
no metal, with foam enhanced insulated vinyl frames
for higher efficiency

Deep Pocket Sill
Less drafts, helps protect against intruders



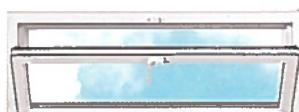
Garden



Oriel



Awning



Hopper



Casement



Double-Hung Bay

WICKER 97

DOOR ALMOND 276

 PELLA
MA
SIDING