

# HISTORIC AND DESIGN REVIEW COMMISSION

January 17, 2018

**HDRC CASE NO:** 2018-025  
**ADDRESS:** 2125 W MISTLETOE  
**LEGAL DESCRIPTION:** NCB 6829 BLK LOT E 65 FT OF 37 & W 20 FT OF 38  
**ZONING:** R-6 H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Dina Saad  
**OWNER:** Charles Harvey and Dina Saad  
**TYPE OF WORK:** Window replacement  
**APPLICATION RECEIVED:** January 04, 2018  
**60-DAY REVIEW:** March 05, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to replace a window on a rear addition with wood windows in a modified configuration.

## APPLICABLE CITATIONS:

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

### 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.
- 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.
- 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.
- 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.

**FINDINGS:**

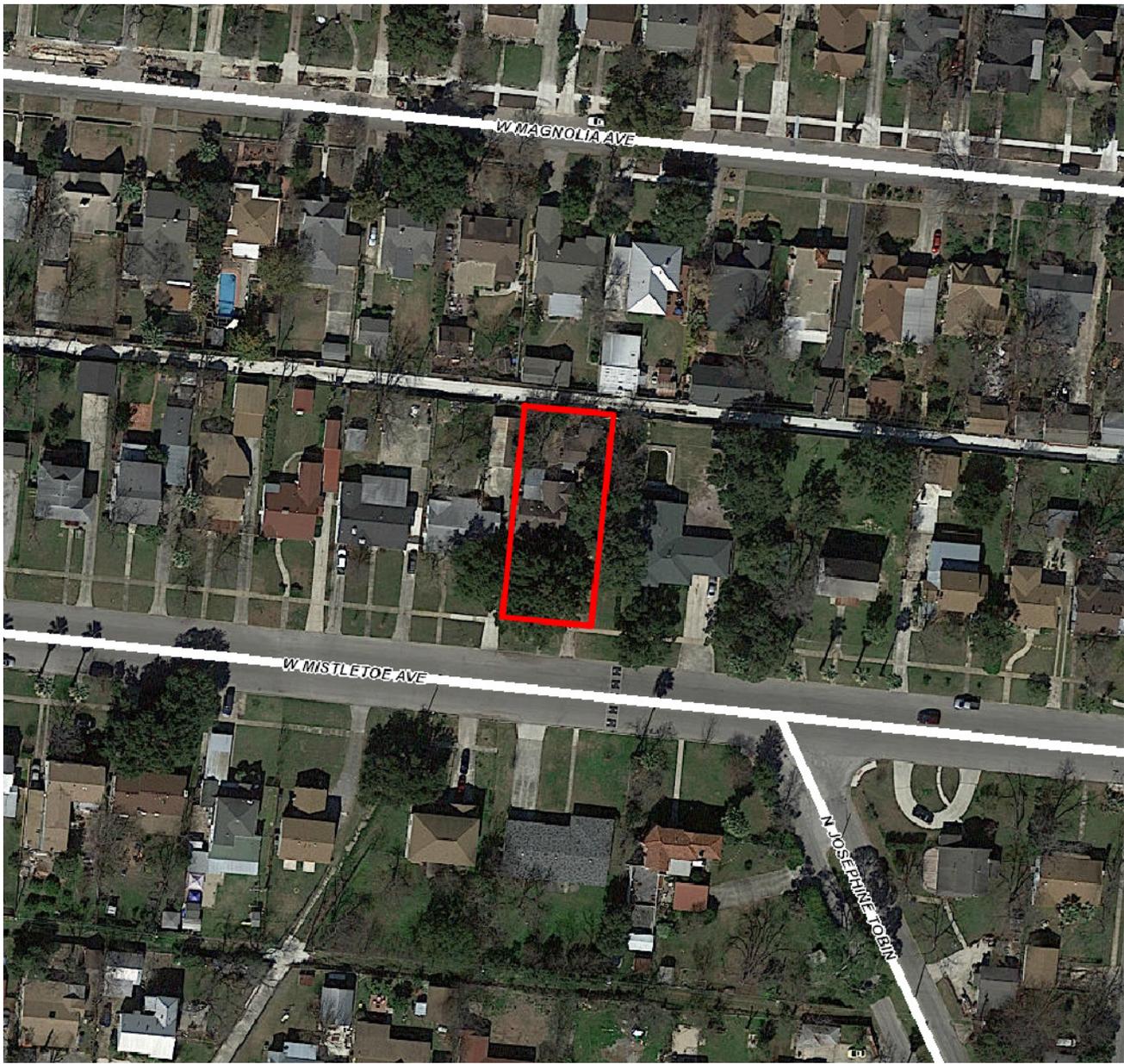
- a. The primary structure located at 2125 W Mistletoe Ave is a 1-story single family home constructed in approximately 1940 in the Craftsman style with Minimal Traditional and Midcentury influences. The home features a low sloped hipped roof with front gable, an asymmetrical front porch, and a side chimney constructed of stone. A rear addition was added sometime after 1951. The house is a contributing structure in the Monticello Park Historic District.
- b. The applicant is requesting approval to remove an existing one over one window on the rear addition and replace with three fixed windows. One window will measure four feet by two feet and will be flanked on either side by windows measuring two feet by two feet. The window frames and trim will be made of wood and will feature double pane frosted glass. The elevation faces the rear of the property and is not visible from the public right-of-way. According to the Historic Design Guidelines, non-historic windows should be replaced with windows that are compatible with the architectural style of the building. The window to be removed is not original to the structure and will be salvaged for reuse elsewhere on the property or donation as stated by the applicant. The proposed new windows will not be visible from the public right-of-way. The proposed windows also feature proportions found on non-primary elevations in the district of this construction date and are characteristic of homes designed at the beginning of the midcentury modern period in San Antonio. Staff finds the proposal appropriate given these district and property-specific considerations.

**RECOMMENDATION:**

Staff recommends approval as submitted based on findings a and b.

**CASE MANAGER:**

Stephanie Phillips



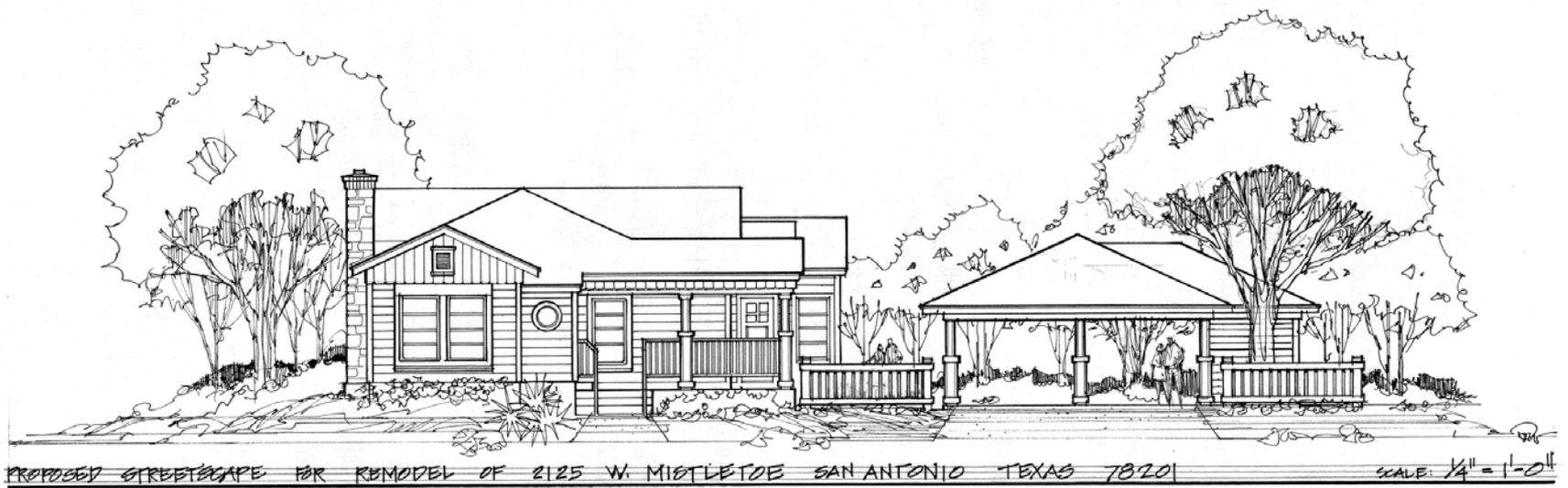
## Flex Viewer

Powered by ArcGIS Server

Printed: Jul 23, 2017

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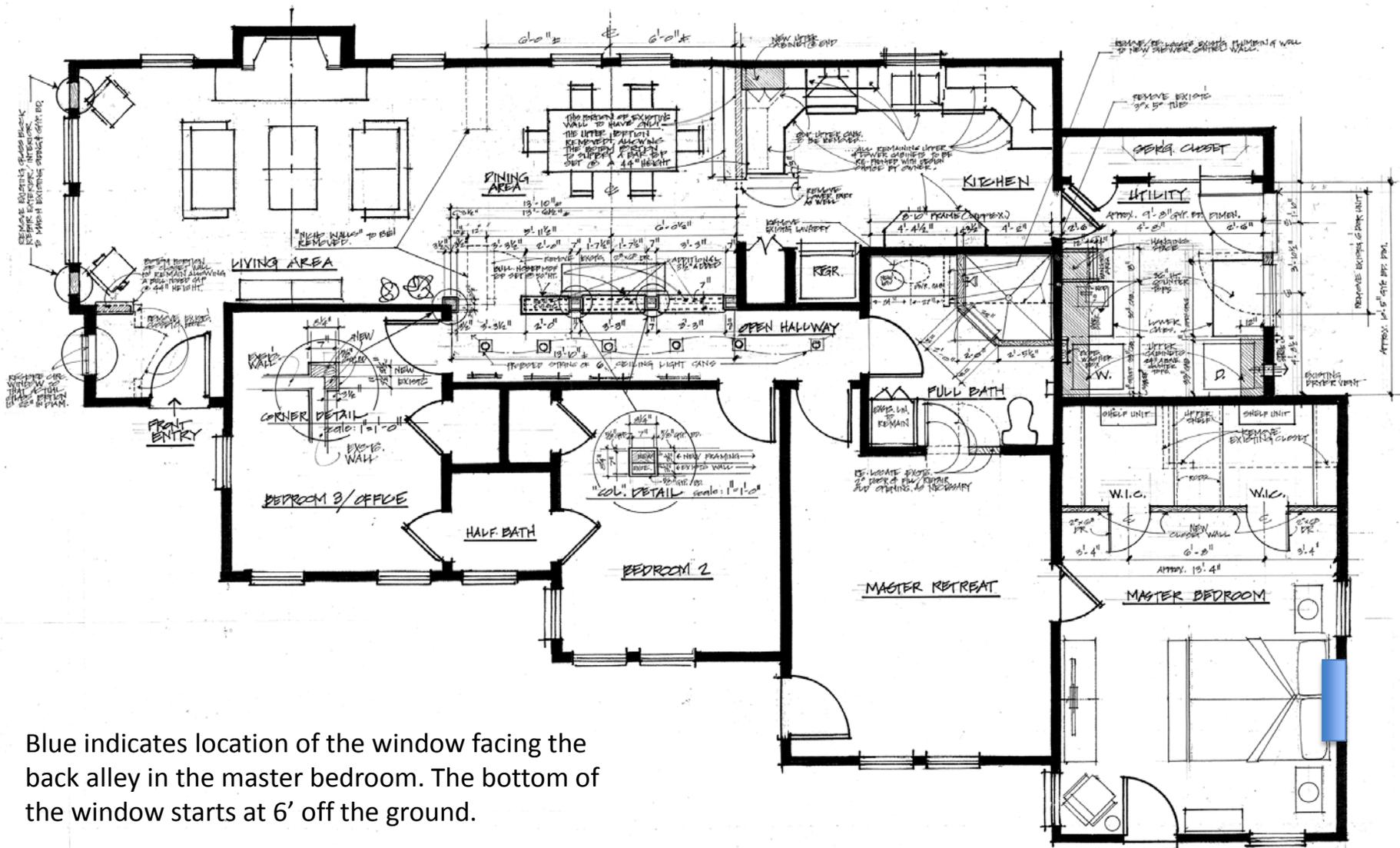


2125 W. Mistletoe, San Antonio, TX 78201

2125 W. Mistletoe, view from street







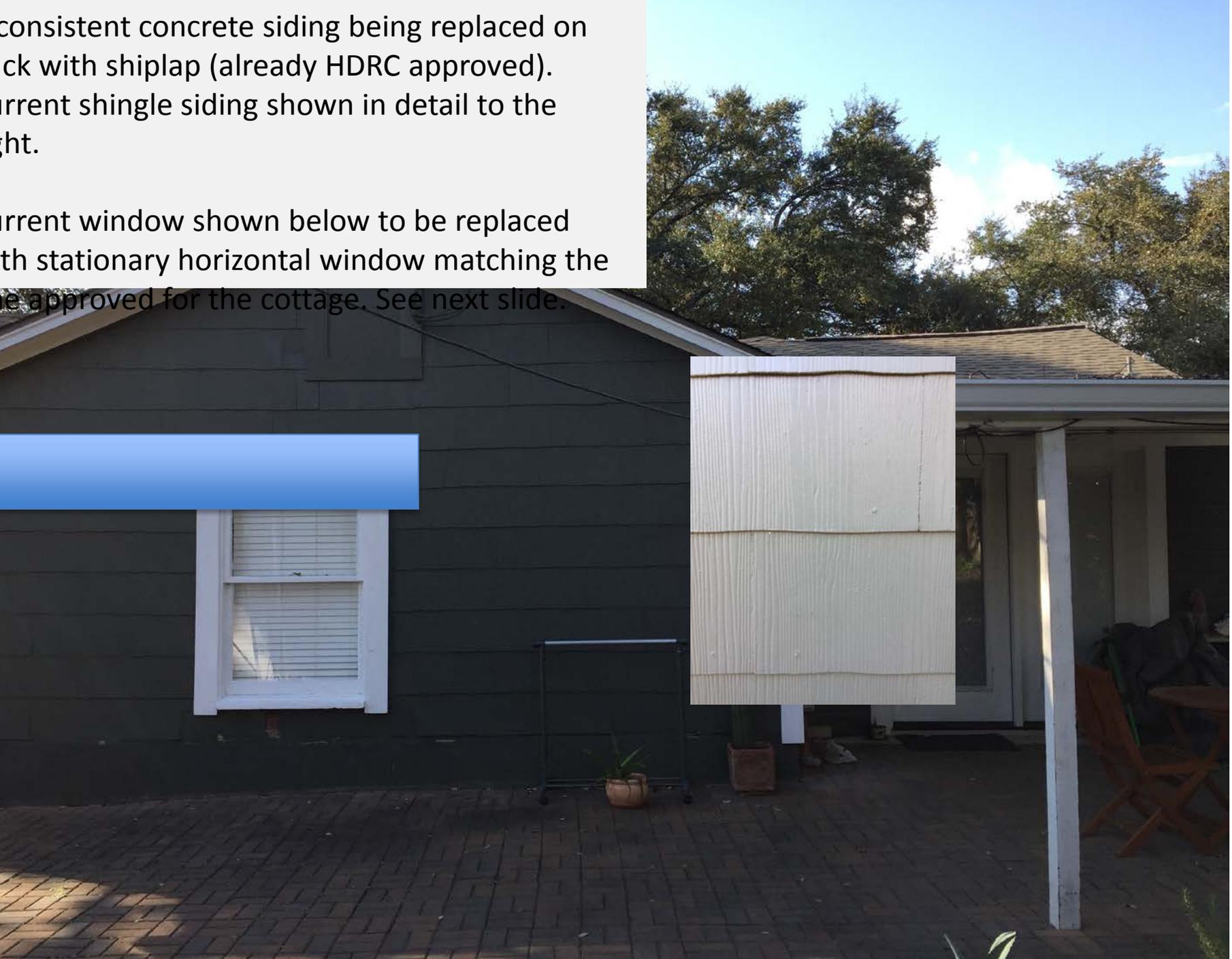
Blue indicates location of the window facing the back alley in the master bedroom. The bottom of the window starts at 6' off the ground.

PROPOSED REMODEL PLAN FOR 2125 W. MISTLETOE 78201

SCALE: 1/2" = 1'-0"

consistent concrete siding being replaced on  
back with shiplap (already HDRC approved).  
Current shingle siding shown in detail to the  
right.

Current window shown below to be replaced  
with stationary horizontal window matching the  
one approved for the cottage. See next slide.



New horizontally oriented window to match the one approved for the cottage, shown below.

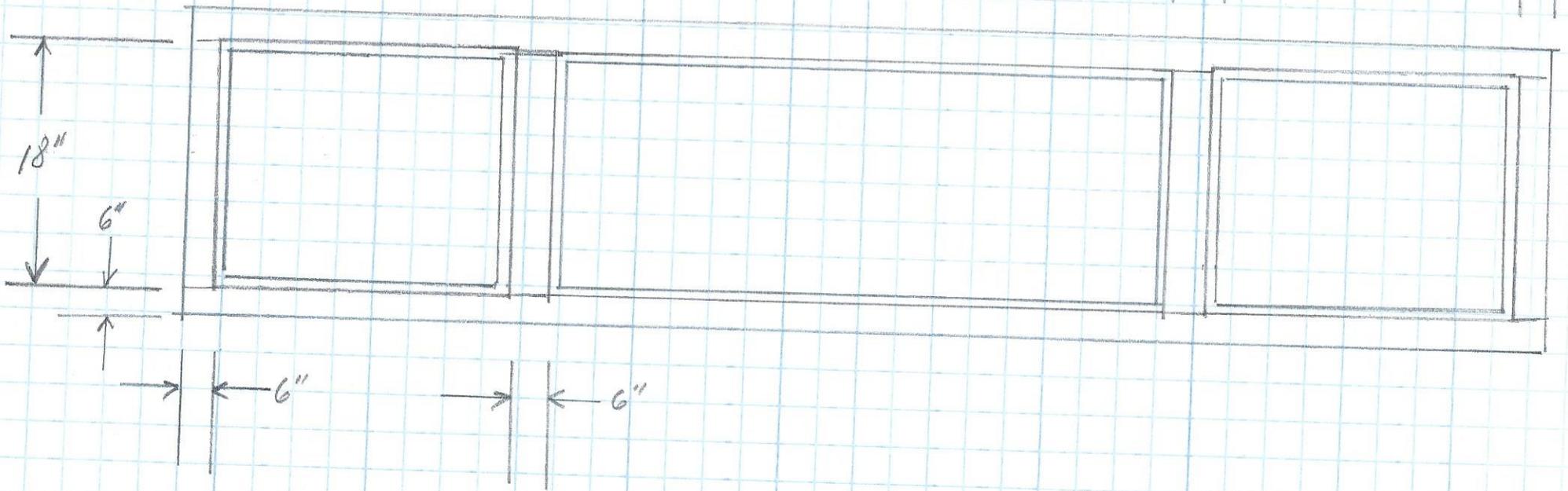
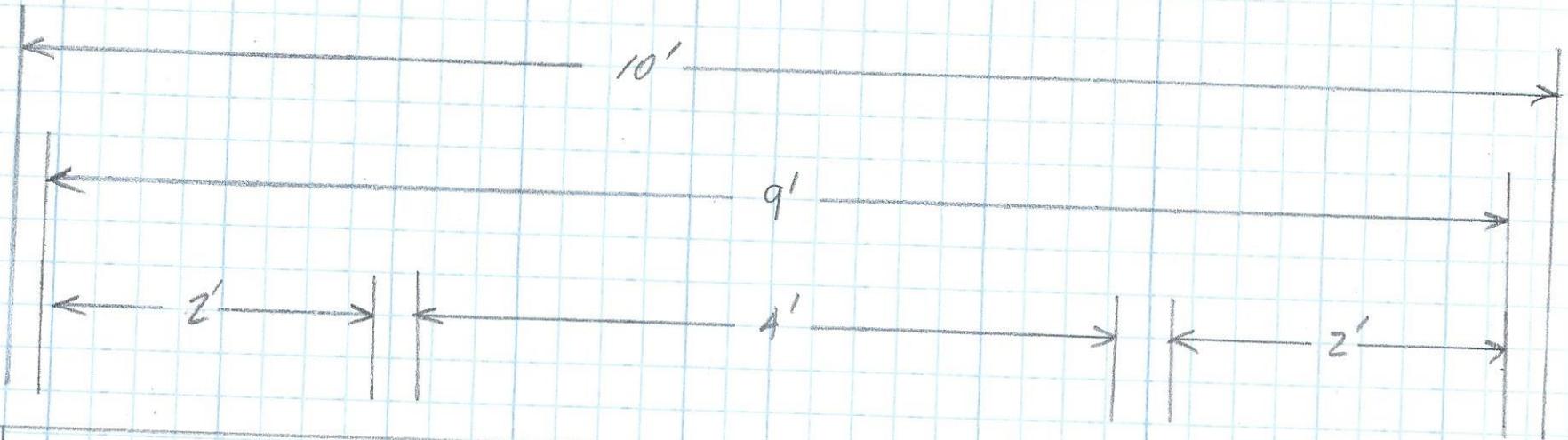


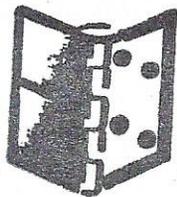
GUEST COTTAGE = RIGHT-HAND/EAST ELEVATION

2125 W. MISTLETOE • S.A. • TX

78201

07.07.2017





Chuck's Windows & Doors

office 340-0224

# INVOICE

ORDER NO.	INVOICE DATE		
DATE SHIPPED	SHIPPED VIA		
NO. PCS.	WT.	FOB	TERMS

SOLD TO

John P. Wilson Contracting  
Job: 2125 Mistletoe

SHIPPED TO

QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE
		Stationary Glass Window 1-4' Pane/, 2-2' panes Double Pane, E glass, argone gas Paint grade wood frame Trim Boards 1x6 Over all length before trim 9' Pane sizes 4'x18" - 2'x18" Frosted Glass		\$980-