

## HISTORIC AND DESIGN REVIEW COMMISSION

March 20, 2019

**HDRC CASE NO:** 2019-122  
**ADDRESS:** 1525 MCCULLOUGH AVE  
**LEGAL DESCRIPTION:** NCB 387 BLK 31 LOT N 90.55 FT OF 7  
**ZONING:** C-2, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Tobin Hill Historic District  
**APPLICANT:** Javier Guerra  
**OWNER:** Nicole Garcia  
**TYPE OF WORK:** Window replacement  
**APPLICATION RECEIVED:** March 01, 2019  
**60-DAY REVIEW:** April 30, 2019  
**CASE MANAGER:** Huy Pham

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace 32 windows in a variety of sizes, materials, and configurations with wood sashed windows.

### APPLICABLE CITATIONS:

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.

#### *OHP Window Policy Document*

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

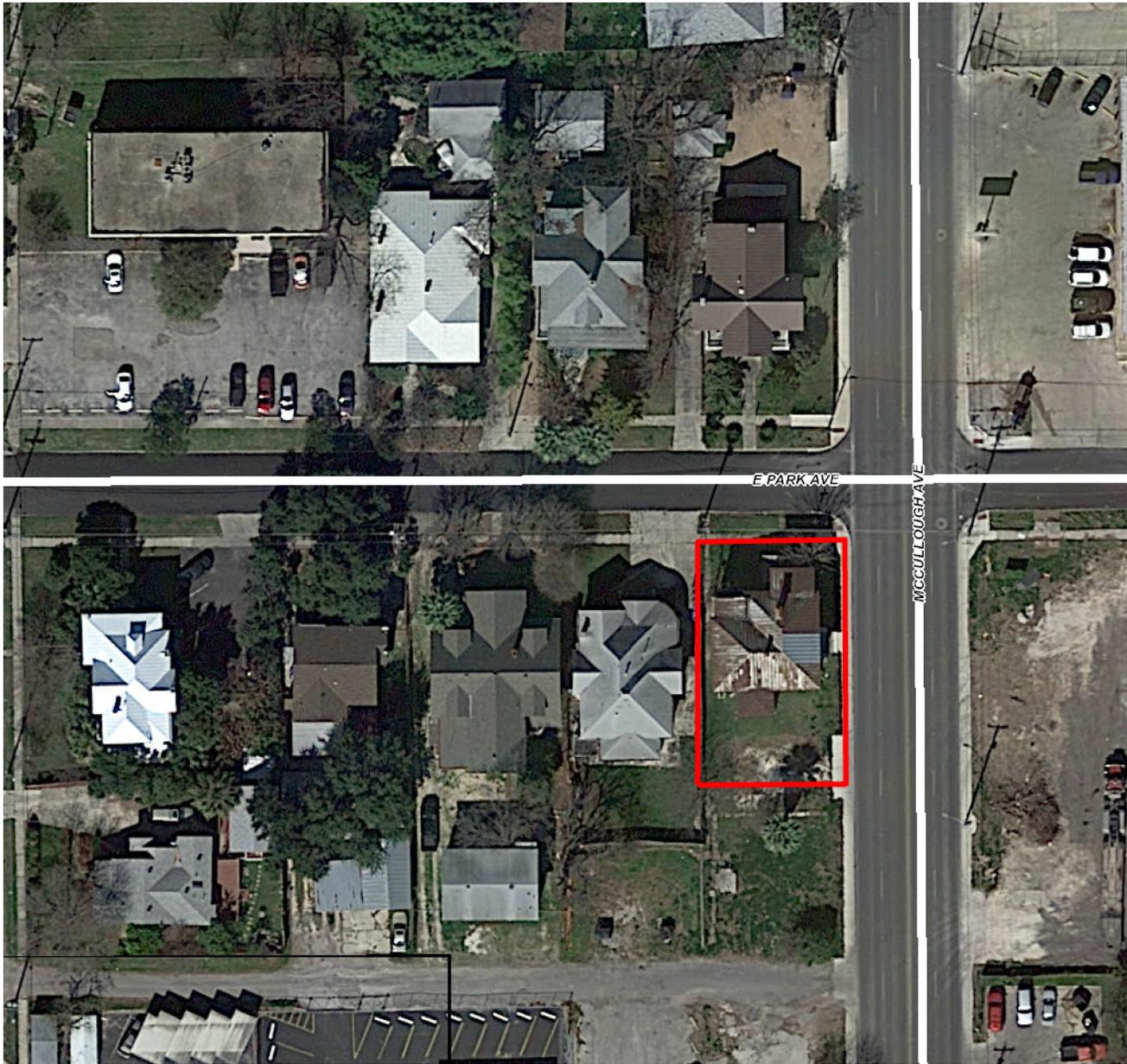
#### **FINDINGS:**

- a. The primary historic structure at 1525 McCullough was constructed circa 1920 and features traditional Craftsman architectural elements. The two-story single-family structure has been heavily modified including fenestration changes, front and side porch enclosures and additions, and general deterioration or missing architectural elements.
- b. **EXISTING WINDOWS** – The structure features 10 east-facing windows, 10 west-facing windows, 5 south-facing (rear) windows, and 6 north-facing (front) windows. At-least four (4) windows are not original to the historic structure and constructed with aluminum. The remainders of the windows are in a variety of configurations and conditions including one-over-one sashes, six-over-six sashes and sashes with ornamental divided lights. Staff finds that a number of sashes appear to be intact and repairable.
- c. **WINDOW REPLACEMENT** – The applicant has proposed to replace 32 windows to all feature wood sashed one-over-one wood windows; staff has only identified 31 windows excluding any in the rear porch enclosure. Per the Guidelines for Exterior Alterations and Maintenance 6.B.iv. new windows should match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. Staff finds that the aluminum windows facing east are non-original and may be replaced with wood sashed windows without altering the size of the window opening. Staff finds that a complete window schedule noting the condition, size, and configuration of each window should be submitted prior to approval of replacement. If replacement is approved than new windows should meet the standard stipulations: *Meeting rails that are no taller than 1.25” and stiles no wider than 2.25”.* *White manufacturer’s color is not allowed, and color selection must be presented to staff. 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 concealed by a wood window screen set within the opening.*

#### **RECOMMENDATION:**

Staff recommends approval of window replacement based on finding b and c with the following stipulations:

- i. The four (4) aluminum windows facing east may be replaced with wood-sashed windows with no changes to the size of the existing window openings.
- ii. The remaining twenty-seven (27) existing wood windows requires additional review by staff to identify salvageable sashes. The applicant is to submit a complete window schedule with photos of each window labeling its size, configuration, and condition. The applicant may schedule a site visit with staff to facilitate the condition assessment and assist in preparing the window schedule. Only sashes that staff identifies as deteriorated beyond may be replaced; remaining sashes must be repaired in-kind.
- iii. All findings that result in window replacement must meet the standard specifications for new windows: *Meeting rails that are no taller than 1.25” and stiles no wider than 2.25”.* *White manufacturer’s color is not allowed, and color selection must be presented to staff. 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 concealed by a wood window screen set within the opening.*



1525 MCCULLOUGH

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Printed: Mar 09, 2019

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Ogden St

McCullough Ave

Caring Senior Service HQ

REM Gallery

Strauch Law Firm

McCullough Grocery

Kwik Wash (Operated by EZ Wash)

EPark Ave

EPark Ave

EPark Ave

EPark Ave

EPark Ave

Ogden St

Karen Seal Law Office

1525 McCullough Avenue

McCullough Ave

Paschal St

Ogden St

McCullough Ave

Paschal St

Retama Manor Nursing Center/ San...

Child Care Associates

Little Taco Factory

Google



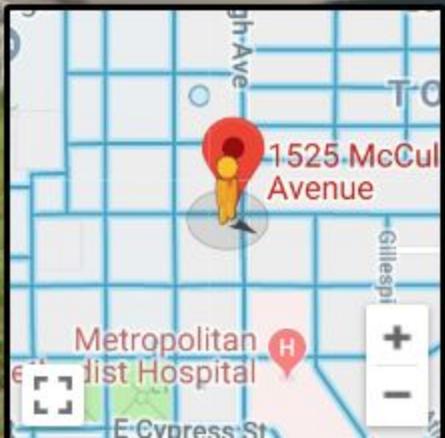
1525 McCullough Avenue

218 E Park Ave

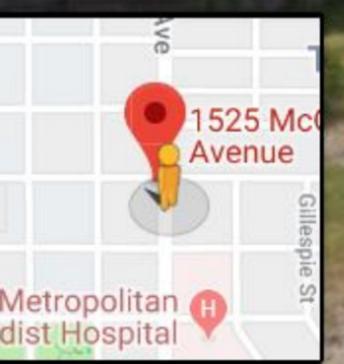
San Antonio, Texas



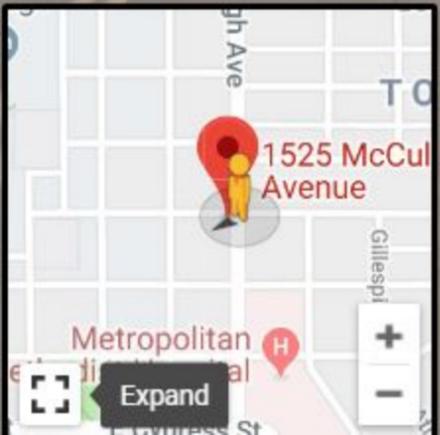
Street View - Mar 2016



Google



298 E Park Ave  
San Antonio, Texas  
Google  
Street View - Mar 2016



Google

[Back to Quote](#)



Date: 03/01/2019

LOWE'S HOME CENTERS, LLC #1155  
 7901 CALLAGHAN ROAD  
 SAN ANTONIO, TX 78229-2324  
 USA  
 (210) 979-7990



Project #: 571074690 Description: Wood Windows  
 Customer Name: HECTOR MARTINEZ  
 Customer Phone: (210) 865-7626  
 Customer Address: 622 CEDAR  
 SAN ANTONIO, TX 78210  
 USA

Line Item	Product Code	Unit Price	Quantity	Total Price
Frame Size	Description			
0001	<b>Manufacturer:</b> JELD-WEN - Wood Windows & Patio			
Actual Frame Size = 25 3/8-in W x 60 1/2-in H	Doors			
	Division: Millwork Product: Windows Type: Double Hungs Product Type: Double Hung Product line: W-2500 Exterior Type: Wood Assembly: Full Unit Exterior Trim Type: No Exterior Trim Exterior Trim Options: No Testing or Performance Standards: US National-WDMA/ASTM Vent Division: Even Divide Order By: Net Frame Size Actual Frame Width: 25 3/8-in Actual Frame Height: 60 1/2-in Species: Auralast Pine Finish - Interior: Primed Finish - Exterior.: Primed Sash to Match Exterior Finish: Yes Finish - Sash Exterior: Primed Jamb Width.: 4 9/16-in Ship Jamb Extension Loose: Jamb Extension Applied Energy Efficiency: Energy Star South STC OITC Rating: Standard Glazing.: Insulated			
		\$374.08	18	\$6,733.44

Glass Thickness: Standard Default Thickness  
 Preserve.: No Preserve  
 Glass Options: Argon  
 Grid Type: No Grids  
 Hardware Finish - Interior: Brushed Chrome  
 Storm Window wScreen: None  
 Screen Options: No Screen  
 Rating: No Rating  
 Sill Nosing: No Sill Nosing  
 Prep for Stool: No  
 Certification: None  
 Jambliner: White Jambliner  
 Jamb Liner Options: Compression Jambliner  
 Sash Limiter: No Sash Limiter  
 Finger Plows: No Finger Plows  
 Lead Time: 21 Days  
 Item Number: 275493

0007

**Manufacturer:** JELD-WEN - Wood Windows & Patio

Actual Frame Size = 37 3/8- Doors  
 in W x 60 1/2-in H



Division: Millwork  
 Product: Windows  
 Type: Double Hungs  
 Product Type: Double Hung  
 Product line: W-2500  
 Exterior Type: Wood  
 Assembly: Full Unit  
 Exterior Trim Type: No Exterior Trim  
 Exterior Trim Options: No  
 Testing or Performance Standards: US National-WDMA/ASTM  
 Vent Division: Even Divide  
 Order By: Net Frame Size  
 Actual Frame Width: 37 3/8-in  
 Actual Frame Height: 60 1/2-in  
 Species: Auralast Pine  
 Finish - Interior: Primed  
 Finish - Exterior.: Primed  
 Sash to Match Exterior Finish: Yes  
 Finish - Sash Exterior: Primed  
 Jamb Width.: 4 9/16-in  
 Ship Jamb Extension Loose: Jamb Extension Applied  
 Energy Efficiency: Energy Star South  
 STC OITC Rating: Standard  
 Glazing.: Insulated  
 Glass Color: Low-E 366  
 Glass Type: Annealed  
 Neat Glass: Neat  
 Glass Thickness: Standard Default Thickness  
 Preserve.: No Preserve  
 Glass Options: Argon

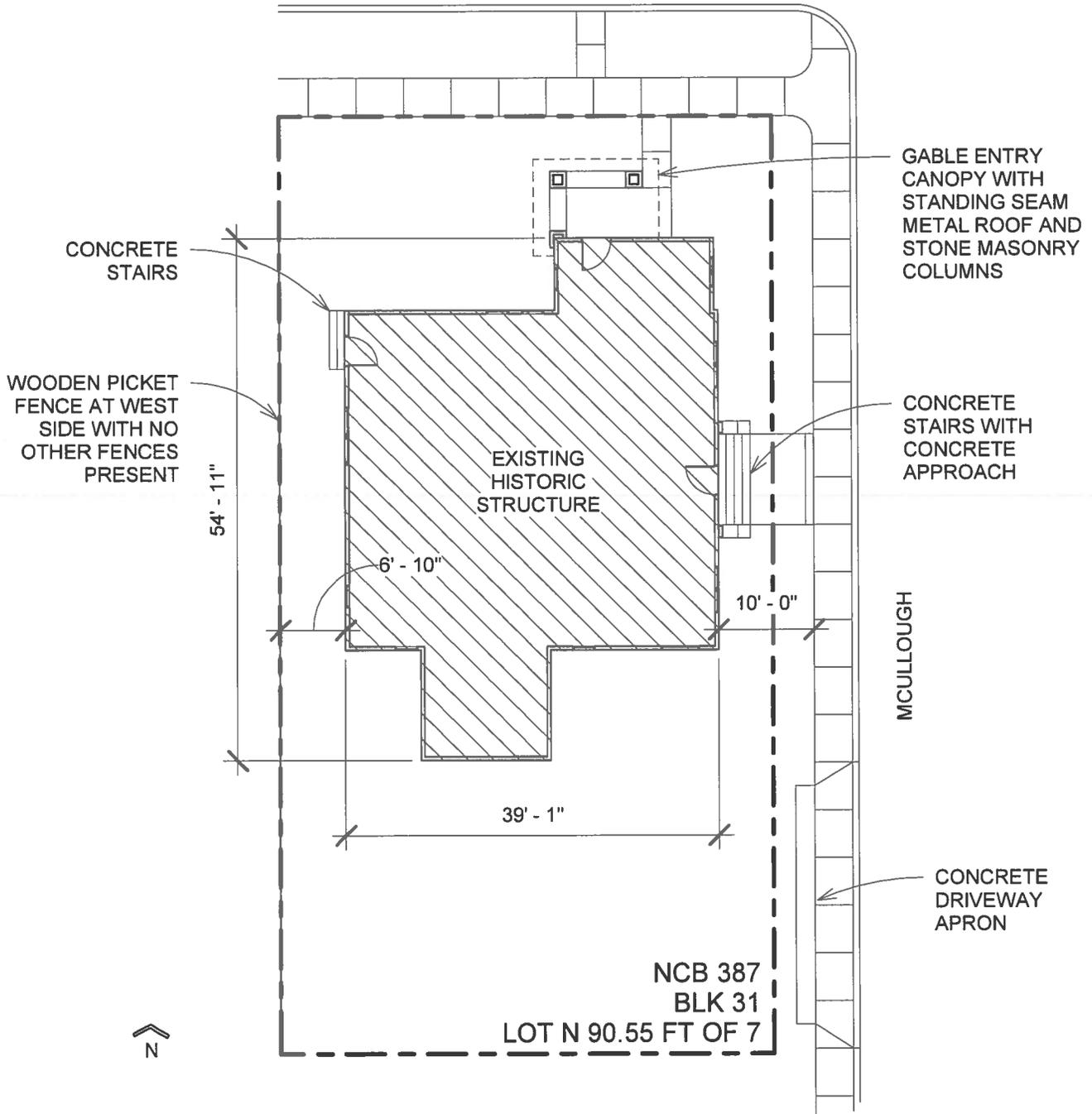
**\$490.08**

5

**\$2,450.40**

1525 McCULLOUGH  
SAN ANTONIO, TEXAS  
78212

E. PARK AVE



① EXISTING SITE PLAN  
1/16" = 1'-0"

March 7, 2019 at 12:37 PM  
315 San Pedro Ave  
San Antonio TX 78212  
United States



March 7, 2019 at 12:37 PM  
225 E Park Ave  
San Antonio TX 78212  
United States



March 7, 2019 at 12:37 PM

225 E Park Ave

San Antonio TX 78212

United States



March 7, 2019 at 12:37 PM  
225 E Park Ave  
San Antonio TX 78212  
United States



152

March 7, 2019 at 12:38 PM  
1525 McCullough Ave  
San Antonio TX 78212  
United States



March 7, 2019 at 12:38 PM  
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San Antonio TX 78212  
United States



March 7, 2019 at 12:38 PM

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