

HISTORIC AND DESIGN REVIEW COMMISSION

March 01, 2017

HDRC CASE NO: 2017-030
ADDRESS: 314 DONALDSON AVE
LEGAL DESCRIPTION: NCB 1931 BLK 38 LOT 24
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Nathan Bailes, The Gerloff Company
OWNER: Maria Vargas
TYPE OF WORK: Revisions to previous approval of window repair and replacement
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install wood window screens as a revision to a previously-denied request to replace the windows on the house at 314 Donaldson. The current request includes:

1. Replace 5 original wood one over one windows with 5 new wood one over one windows, in lieu of previous approval to repair (previously-denied);
2. Replace 15 original wood windows, damaged beyond repair with 15 new vinyl one over one windows, in lieu of previous approval to replace with in-kind wood windows (previously-denied);
3. Install wood screens over windows on the left and right elevations

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.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.
- 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.

Guidelines for Windows

- iv. 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.

Recommended stipulations for replacement:

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 structure is a one-story home with Spanish eclectic influences with stucco siding. It is a contributing structure

located in the Monticello Park Historic District, designated in 1995.

- b. A proposal was heard by the HDRC on April 20, 2016, for approval to replace 20 existing wood windows with 20 new wood windows. The HDRC action approved repair of the front five windows, labeled #1 through #5, and replacement in-kind for the remaining 15 windows based on the findings of fact. This proposal was never executed and the applicant ultimately replaced five windows and installed 15 vinyl windows without a Certificate of Appropriateness. As a revision to the previous request, the applicant has proposed to install wood screens to conceal the vinyl windows
- c. The HDRC previously denied request items #1 and 2 on February 1, 2017. That request included to remove 5 original wood one over one windows and replace with 5 new wood windows, and remove 15 original wood one over one windows and replace with 15 new vinyl one over one windows.
- d. The applicant is requesting to According to the Guidelines for Exterior Maintenance and Alterations 6.B.vii. and the *Guidelines for Windows*, historic windows should be repaired or, if beyond 50% deteriorated, should be replaced with a window to match the original in terms of size, type, configuration, material and details, feature clear glass, and recessed within the window frame. Windows with a nailing strip are not recommended. The corresponding pages from the adopted windows policy document have been added to the exhibits for this request. Staff had made a site visit on April 12, 2016, and found that the front windows (#1 to 5) are in poor condition, but repairable and covered in metal screens. Staff recommended that windows #1 through #5 be repaired and approval of replacing #6 through #20 with the stipulations that specifications on the wood windows to be installed be provided to staff prior to receiving the Certificate of Appropriateness; that the new windows maintain the original dimension and profile, feature clear glass, and maintain the original appearance of window trim and sill. (These specifications were provided to staff on April 29, 2016, and the CoA was issued the applicant.) Staff finds that if the front five windows were truly beyond repair, that the applicant should have returned with a new application for approval to replace.
- e. Staff finds the proposed vinyl one over one windows not consistent with the Guidelines. Staff recommends the original wood one over one windows be replaced in-kind, maintain the original dimension and profile, feature clear glass, and maintain the original appearance of window trim and sill.
- f. The proposed window screens will cover vinyl windows on the left and right elevations. They are to be installed inset within the stucco frame, and installed each with two hinges. Previously there were non-original aluminum screens in place. According to the Guidelines for Exterior Maintenance and Alterations 6.B., replace non-historic elements with those that are typical of the architectural style of the building. Staff finds that window screens are found on Spanish eclectic style homes in front of wood windows of different configurations, and that their installation is generally appropriate provided that all other guidelines for windows are met.

RECOMMENDATION:

Items #1 & #2: Staff does not recommend approval of the proposed replacement windows. Staff recommends that the applicant confirm with the April 20, 2016, Certificate of Appropriateness to repair the 5 front windows and replace the remainder with in-kind wood windows.

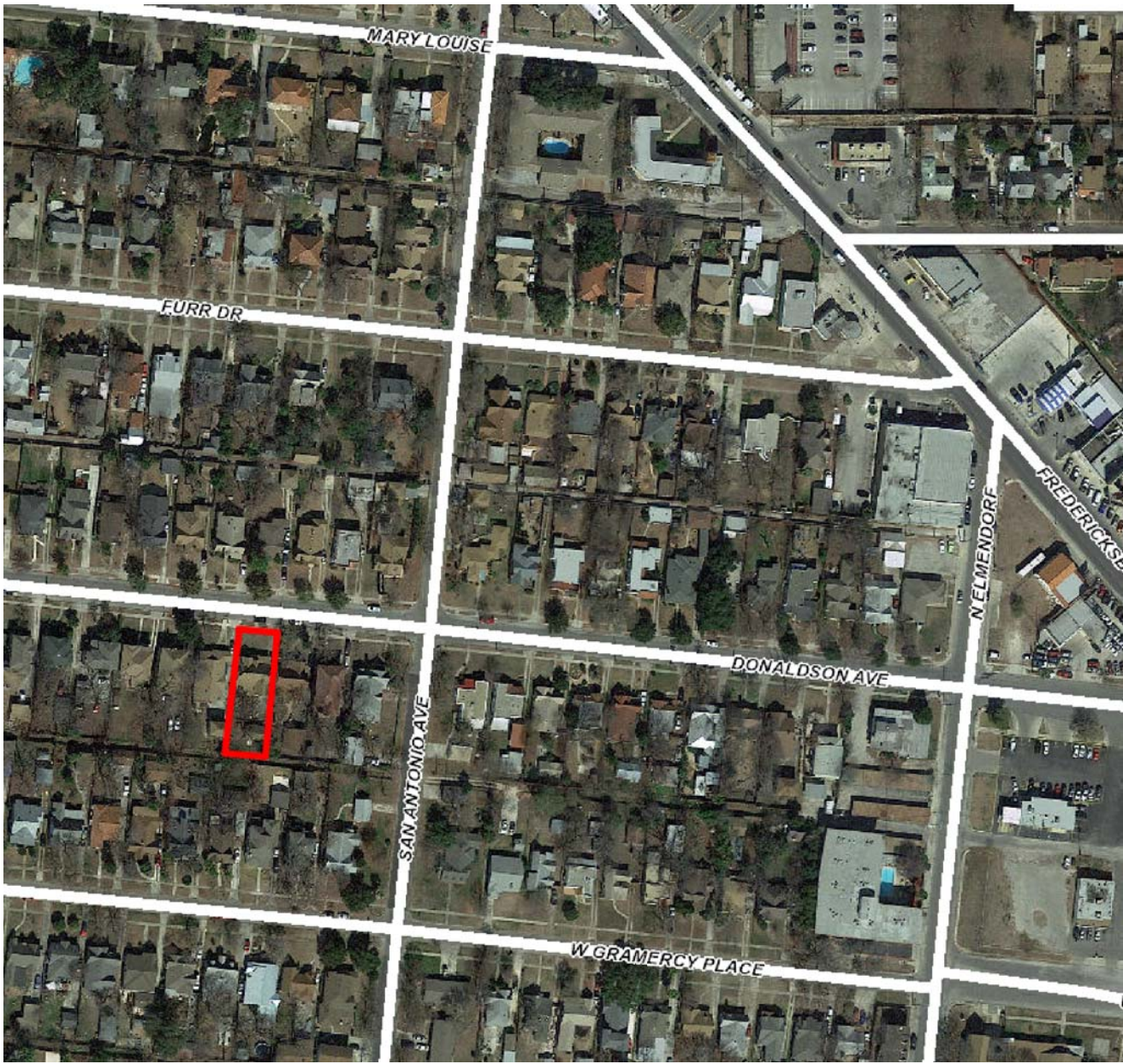
Item #3: Staff does not recommend wood screens as a solution to conceal inappropriate replacement windows. If the HDRC approves request items 1 and 2 based on the circumstances presented, then staff recommends approval of the proposed wood screens as submitted.

CASE MANAGER:

Lauren Sage

CASE COMMENTS

- HDRC 4/20/16
- HDRC 2/1/17
- The applicant received a stop work order as work was done outside the scope. The applicant has provided the required application and the post-work application fee has been paid.



Flex Viewer

Powered by ArcGIS Server

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Garloff
Company
210-490-3777

314
S. VARGAS

CITY OF SAN ANTONIO
NOTICE OF HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: 314 DONALDSON ST
REQUEST: WINDOW REPLACEMENT
HEARING DATE: FEB 24 2021
TIME: 3:00 PM

FOR MORE INFORMATION CONTACT
(210) 215-9274

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO



314
S VARGAS



Blue Box
Dumpster Rental
210-430-2777













 PLY GEM







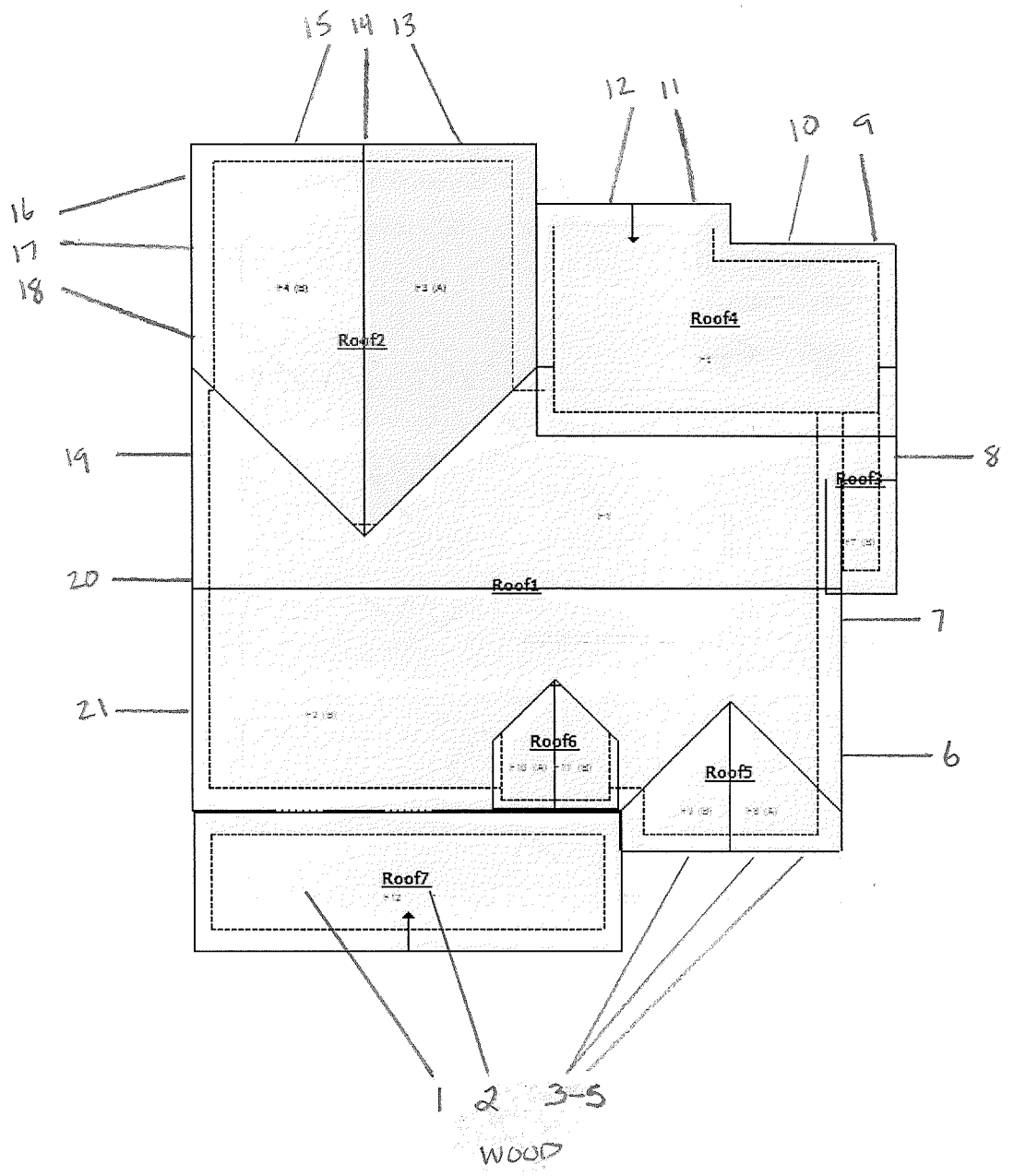




PLYGEM



314 DONALDSON AVE
SITE PLAN



1 2 3-5
WOOD

FRONT

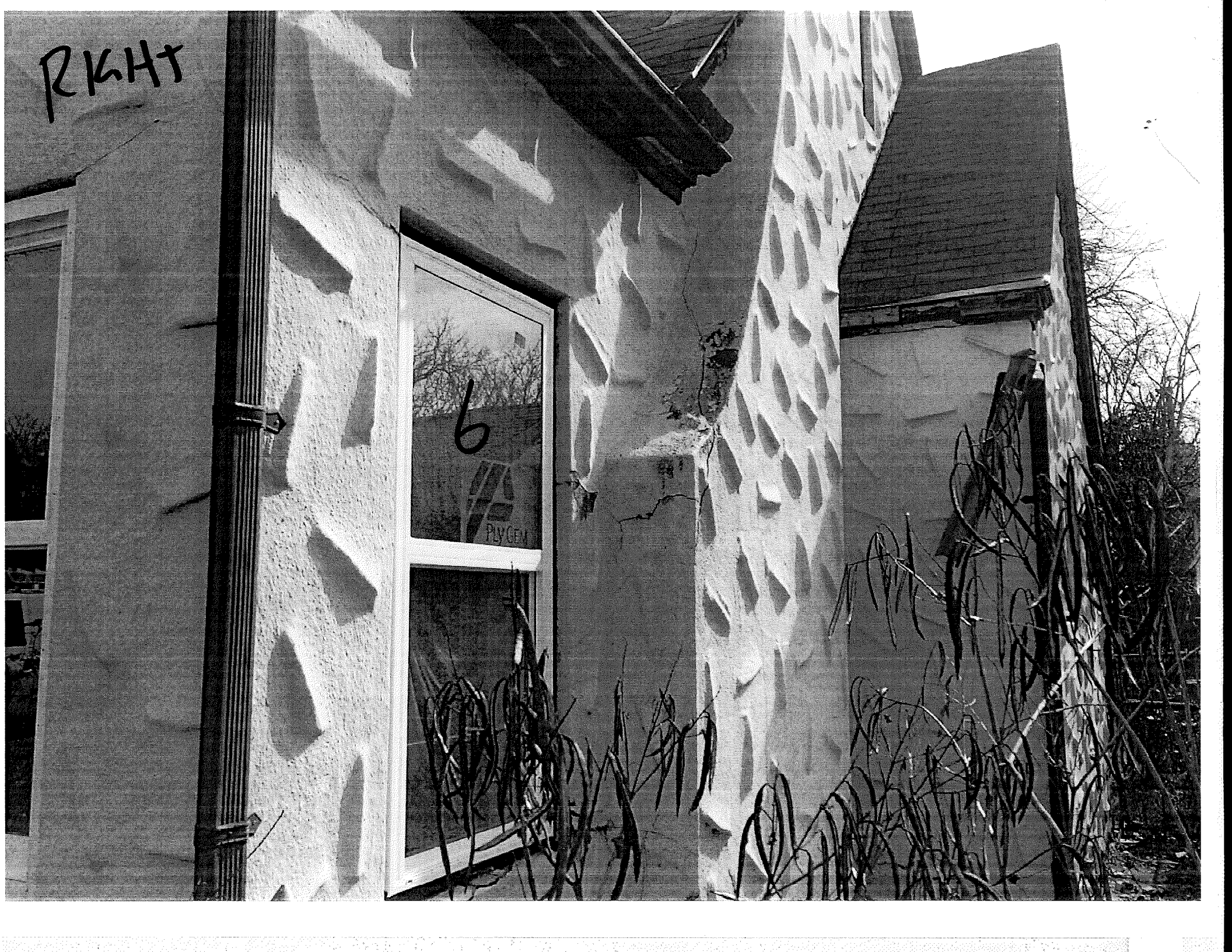
FRONT



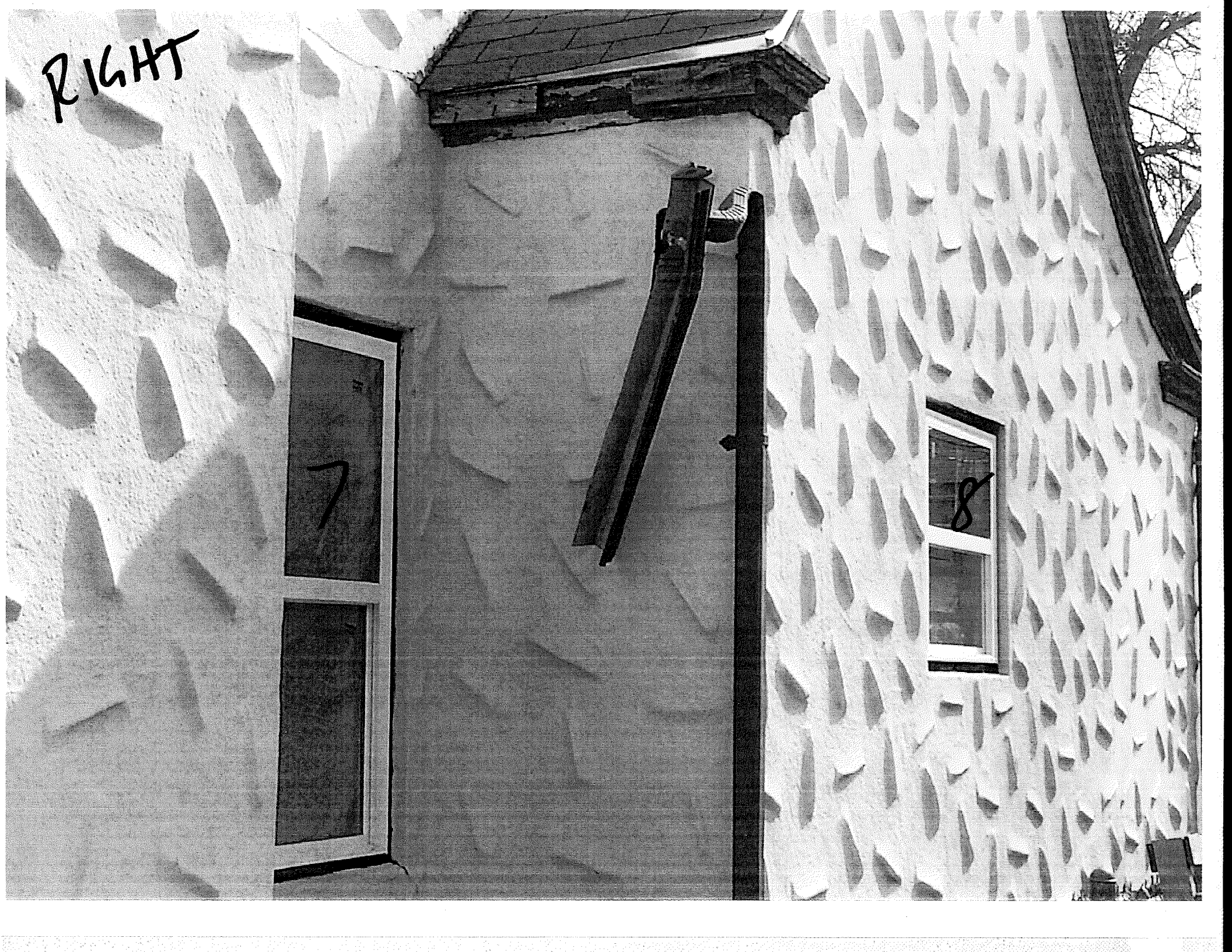
RIGHT

6

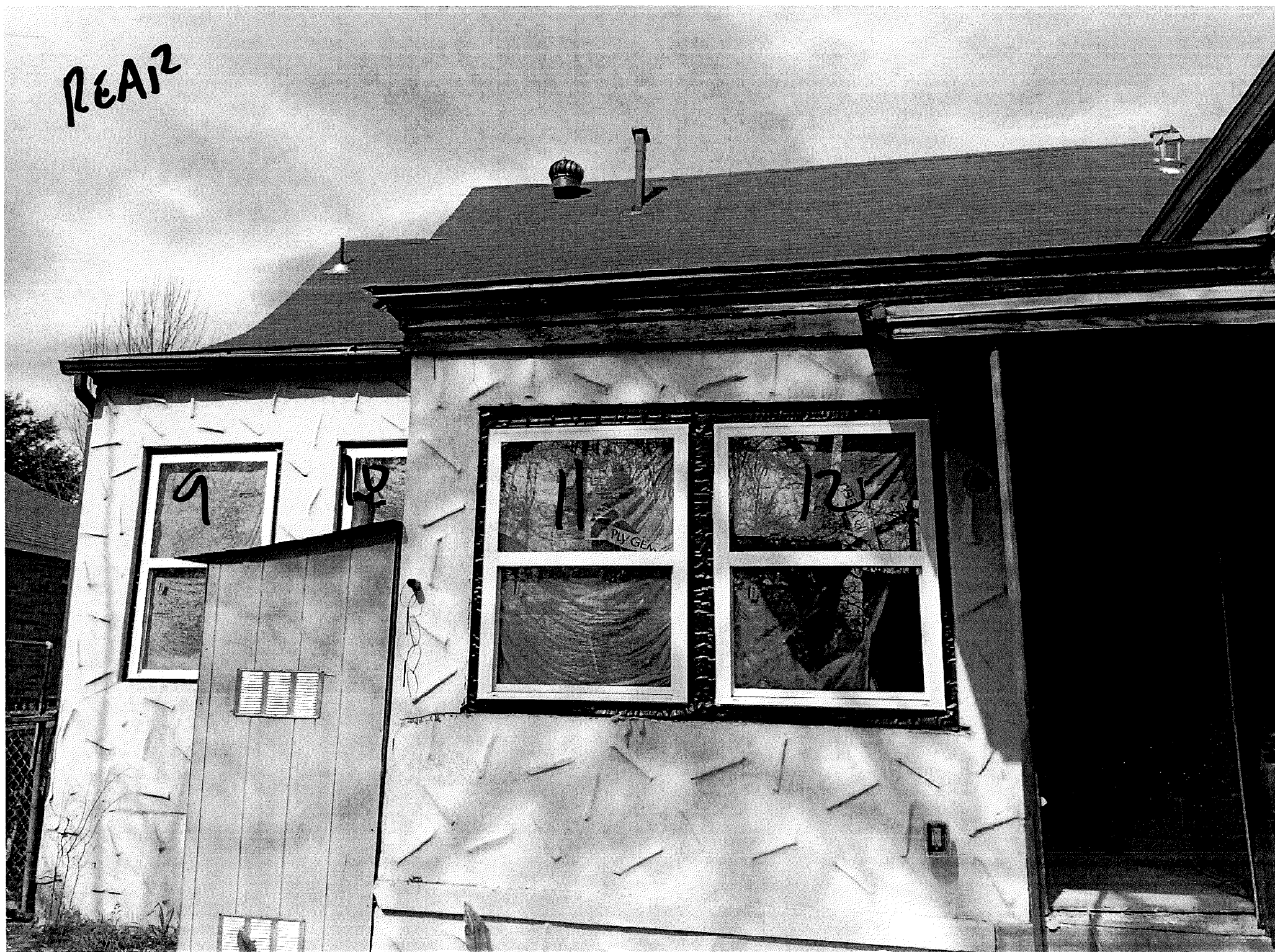
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RIGHT



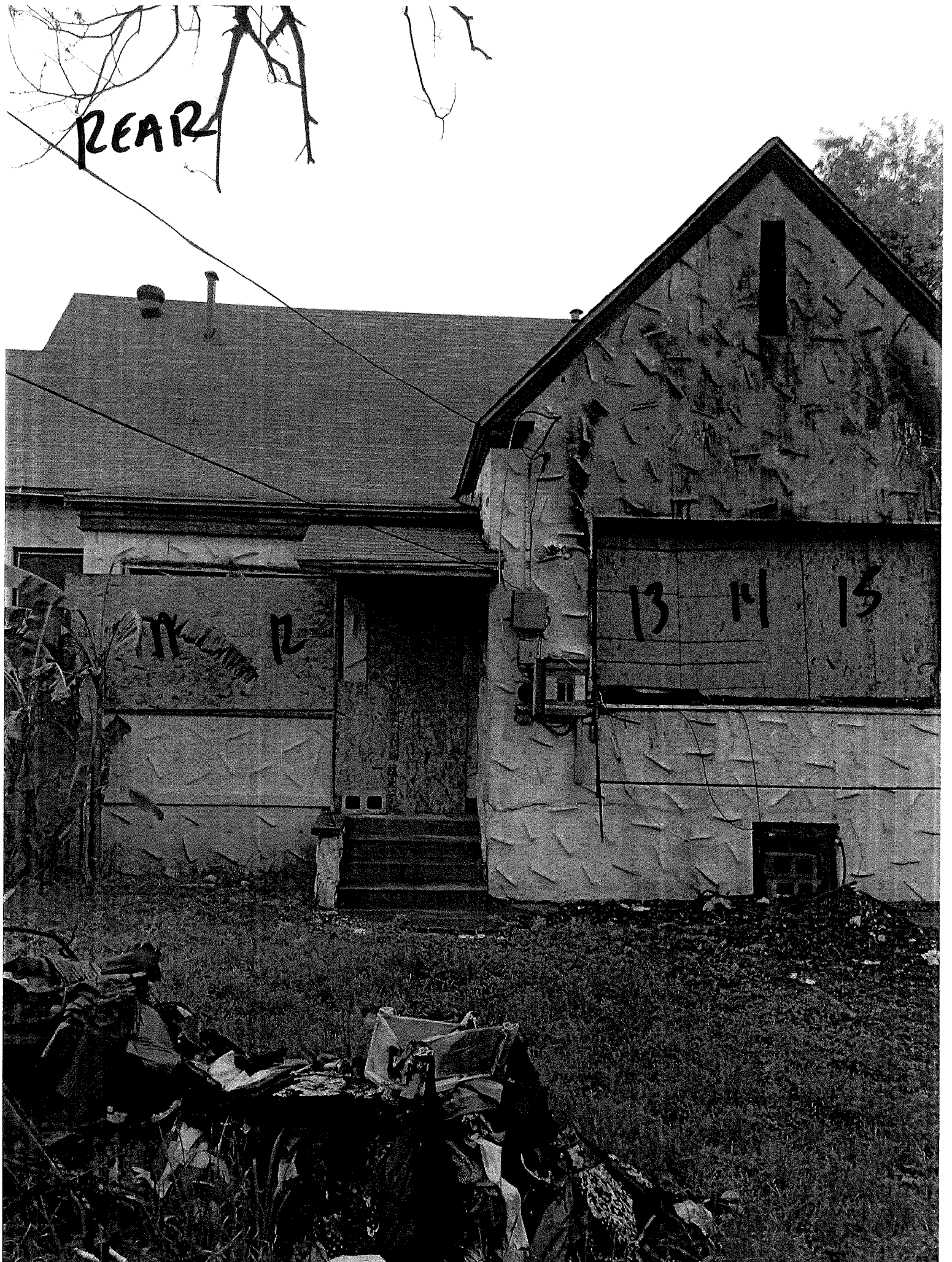
REAR



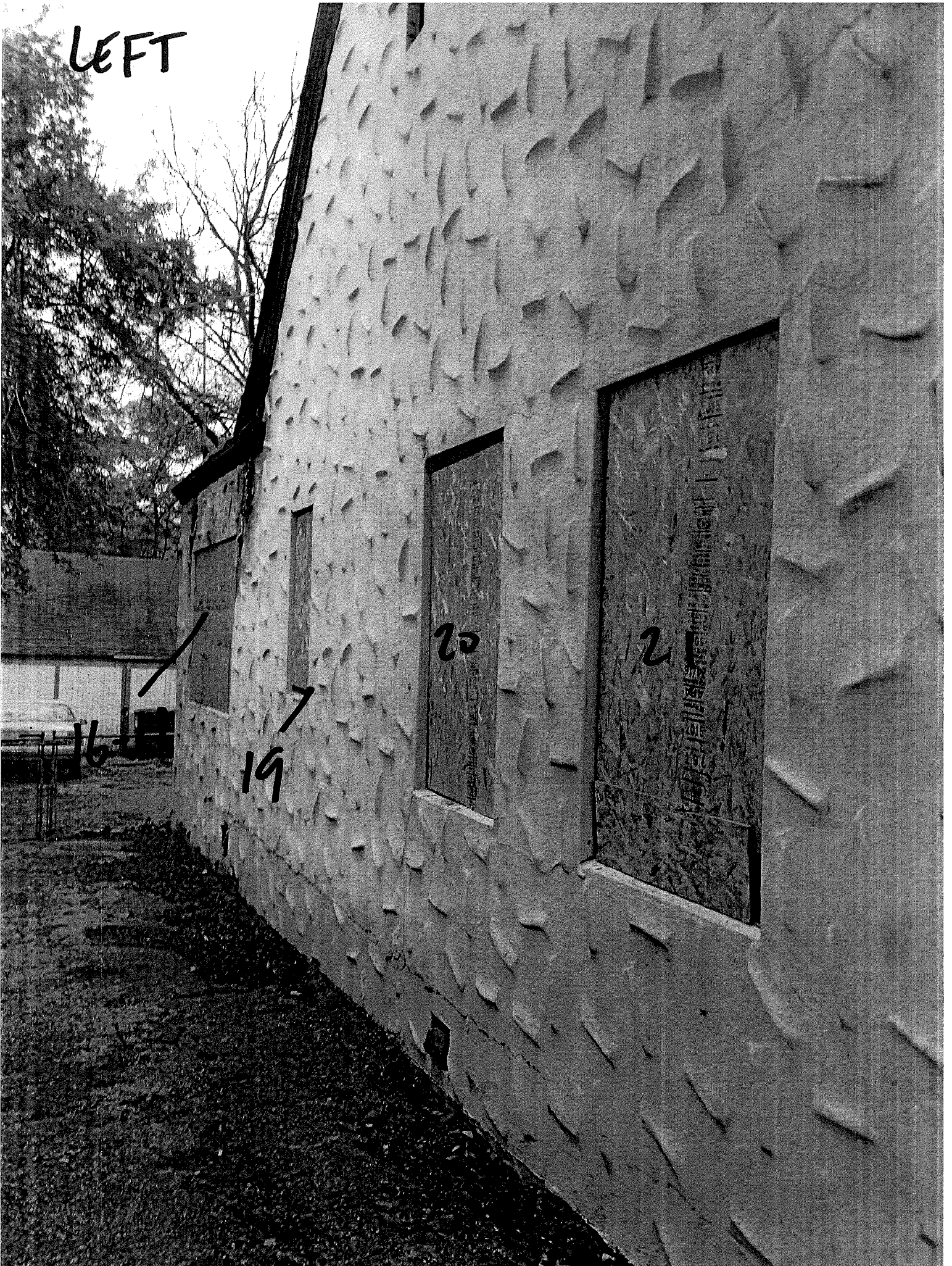
REAR

12

13 14 15



LEFT



16

19

7

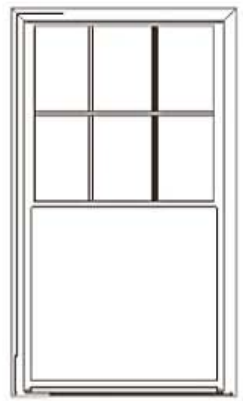
20

2

Standard Grille Patterns

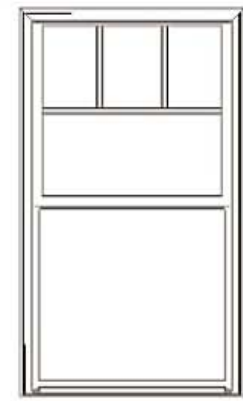


Colonial



Half-Colonial

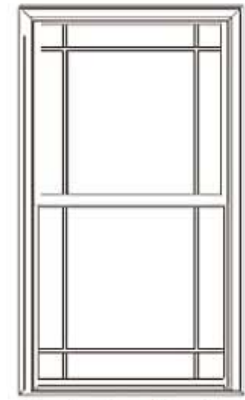
(shown on Casement)



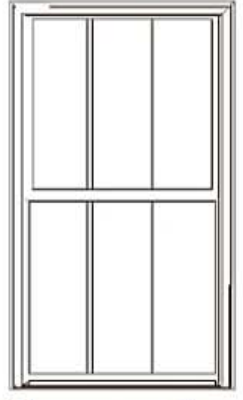
Plaza



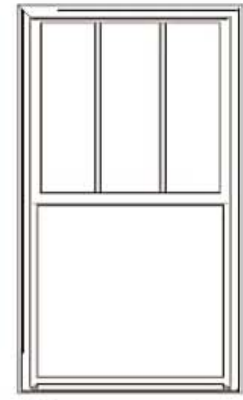
Praire



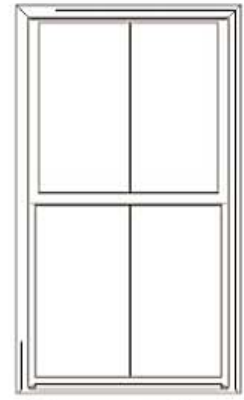
Perimeter Praire



Three over Three



Three over One



Two over Two



Two over One



1110 Single Hung Window (Builder Series - Vinyl)

Single Hung

- < Ply Gem Windows & Doors
- < Windows
- < New Construction
- < Single Hung

1110 Single Hung Window (Builder Series - Vinyl)

- Colors
- Features
- Glass
- Grilles
- Hardware
- Literature
- Performance



BUILDER SERIES 1110 SERIES single hung vinyl windows are available in singles, twins, triples, combinations, fixed and a wide selection of architectural shapes. They feature a brick mould appearance, and come with simple tilting sash system. Frame options include 1" or 1-3/8" nail fin setback or flange.

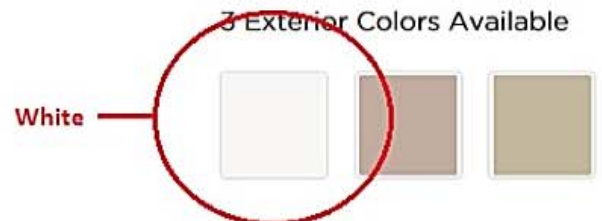


Colors

3 Interior Colors Available



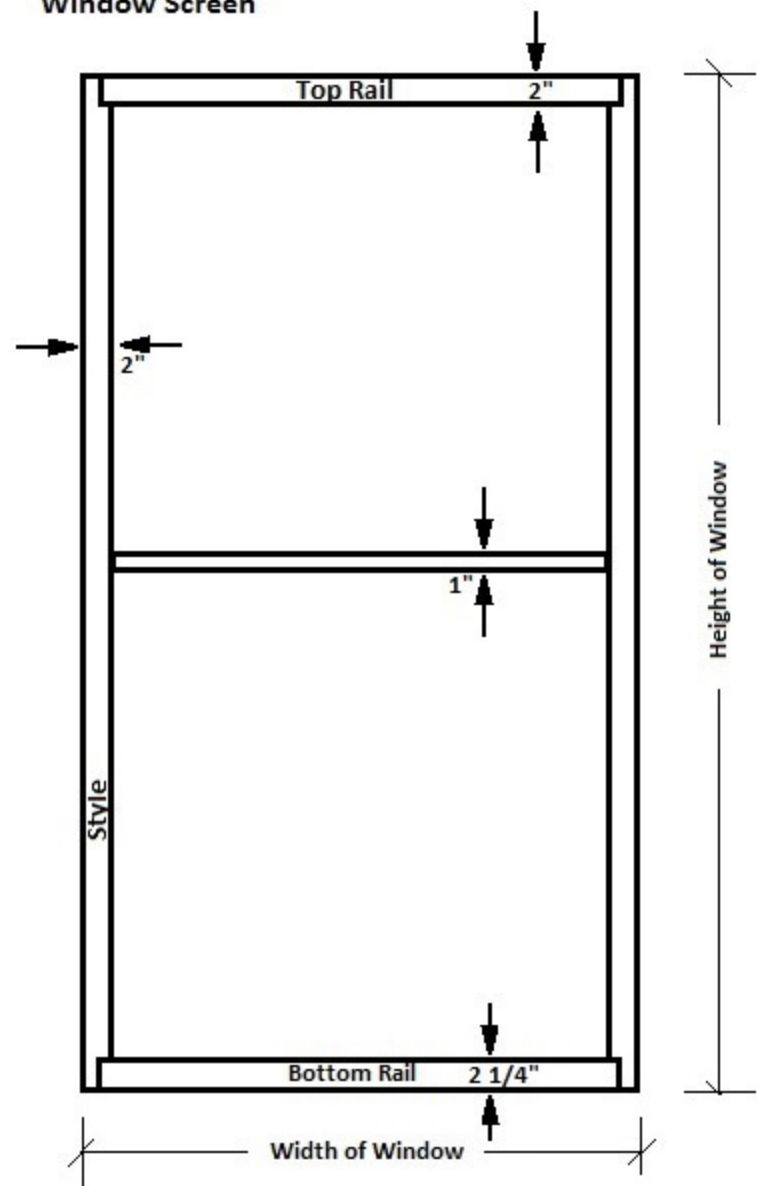
3 Exterior Colors Available



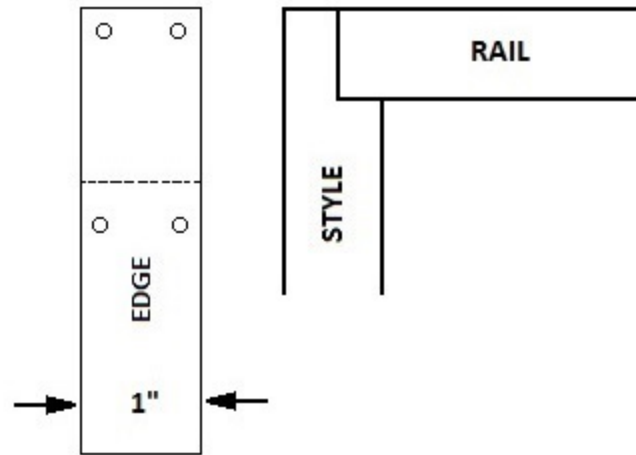




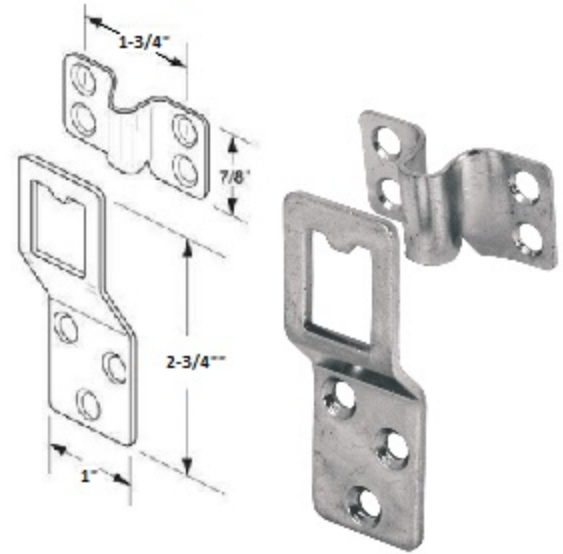
Window Screen



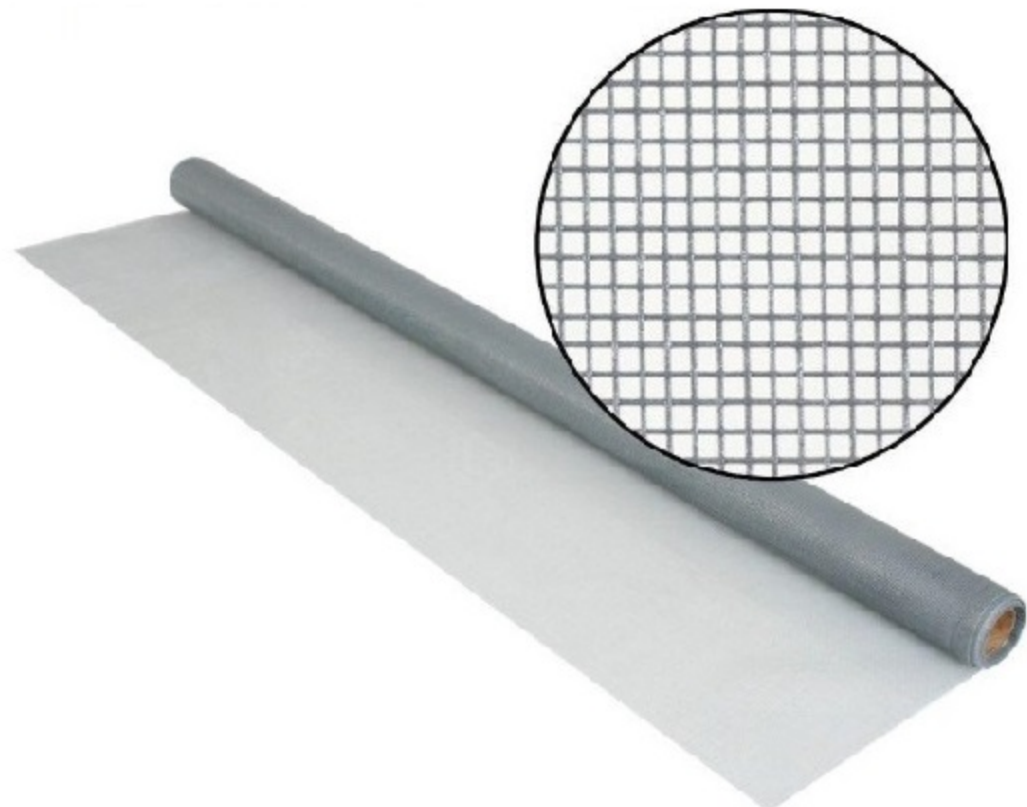
Nailed Butt Joint



Screen Hanger



Phifer Silvergray Fiberglass Screen



Material

Yellow Pine

Finish

Painted

Color

TBD