

HISTORIC AND DESIGN REVIEW COMMISSION

October 07, 2020

HDRC CASE NO: 2020-431
ADDRESS: 109 CANAL ST
LEGAL DESCRIPTION: NCB 924 BLK 5 LOT S 43 FT OF 7 & S 46 FT OF E 12 FT OF 6
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Martin Lopez/LOPEZ MARTIN & MARIA
OWNER: Martin Lopez/LOPEZ MARTIN & MARIA
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: September 15, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace 10 wood sash windows with new vinyl windows.

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

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.

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.

FINDINGS:

- a. The primary historic structure at 109 Canal was constructed circa 1920 in the Craftsman style, first appears on the 1951 Sanborn map, and contributes to the Lavaca Historic District. The one-story, single-family structure has been modified to featured stone veneer and wrought iron columns while the original wood windows, door, and standing seam metal roof remain intact.
- b. COMPLIANCE -On a site visit conducted on September 14, 2020, staff found that the property at 109 Canal was subjected to window replacement prior to approval. Staff advised the contractors on-site to store and not discard any of the wood windows prior to a commission action. The contractors and applicant were cooperative with the Stop Work Order and submitted an application on September 15, 2020, to be heard at the next Historic and Design Review Commission hearing.
- c. WINDOW REPLACEMENT – The applicant has proposed to replace all 10 two-over-two, wood sash windows with new one-over-one, vinyl windows of approximately the same size. Per the Guidelines for Exterior Maintenance and Alterations 6.B.iv., applicants should 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. The proposed vinyl windows are not consistent with the Guidelines. Additionally, during the site visit conducted on September 14, 2020, staff found the existing sashes to be in good condition. Staff finds that the existing wood sashes should be repaired and re-installed.

RECOMMENDATION:

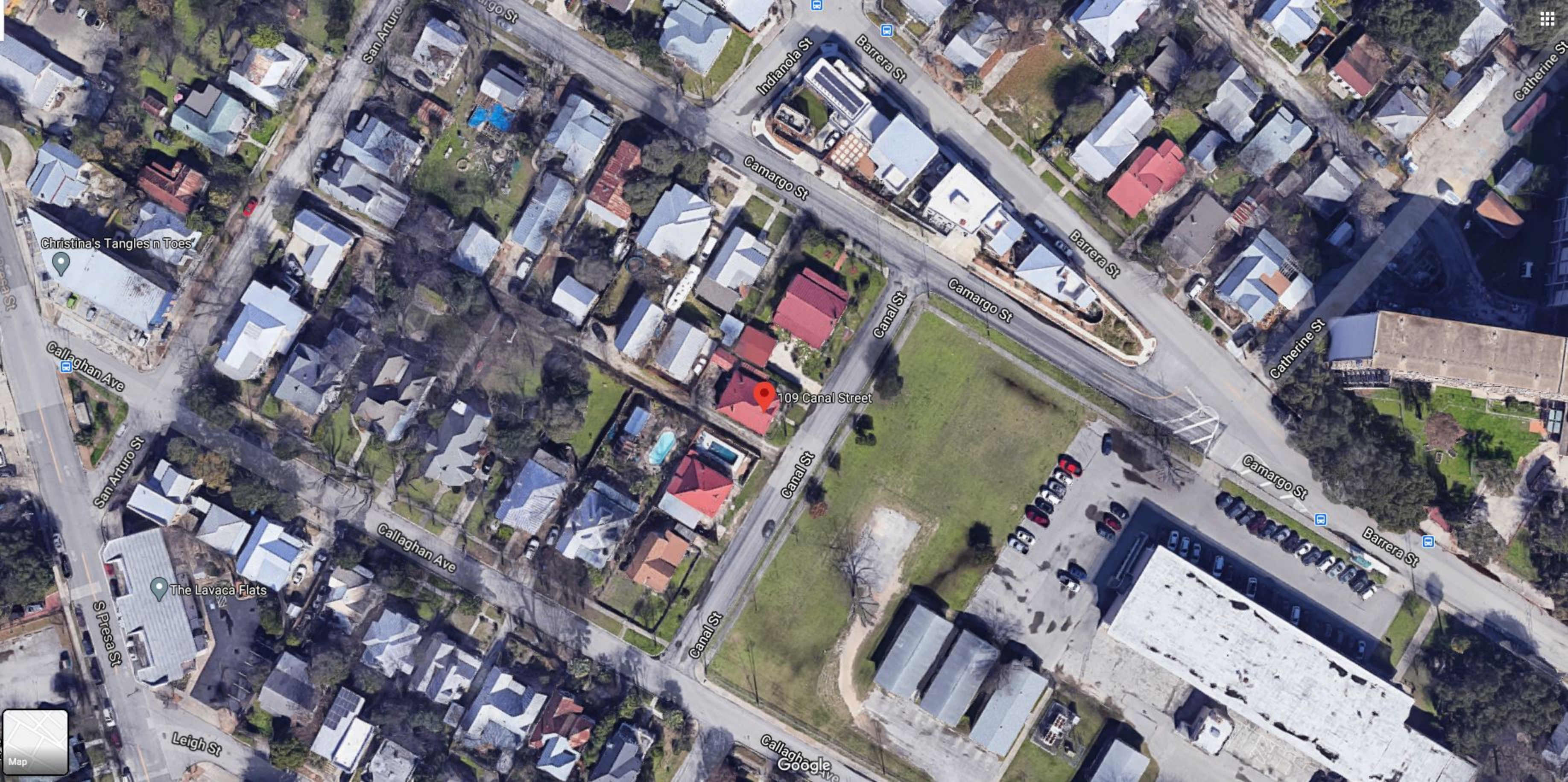
Staff does not recommend approval of window replacement based on findings b through c. The removed, wood windows should be repaired and reinstalled.

109 Canal



September 30, 2020





Christina's Tangles n Toes

109 Canal Street

The Lavaca Flats

Google

Italian Pizzeria
Takeout • Delivery

109 Canal Street

Canal St

Canal St

Camargo St

Google



109 Canal Street



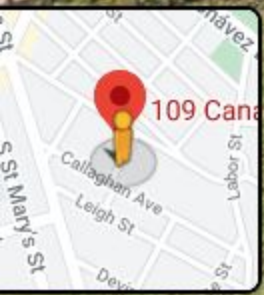
109 Canal St
San Antonio, Texas

Google

Street View - Mar 2019



2011 2019



Google





109 Canal St
San Antonio, Texas



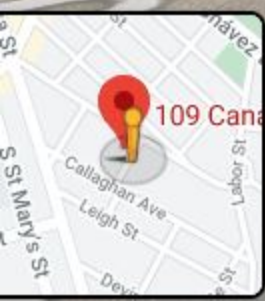
Google

Street View - Mar 2019



Currently shown: Mar 2019

2011 2019

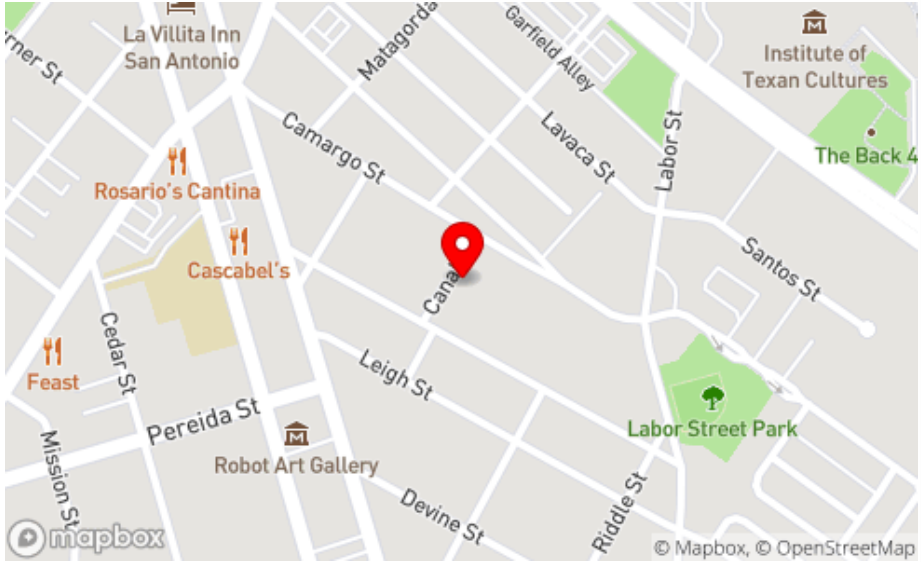


Google



Investigation Report

Property

Address	109 Canal
District/Overlay	Lavaca
Owner Information	Martin & Maria Lopez
Location Map	
Lat: 29.4140744883829 Long: -98.4863070182361	

Site Visit

Date	09/14/2020
Time	02:45 PM (-5 GMT)
Context	citizen report
Present Staff	Huy Pham, Edward Hall
Present Individuals	Contractor(s)
Contractor/Realtor Companies	Champion Window (unassociated subcontractors)
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	Completed
Description of work	Replacement of up to 10 wood windows with sashes visible on site.
Description of interaction	Subcontractors were cooperative to the Stop Work Order and committed to storing the windows inside until the homeowner/project manager submits an application.

Action Taken

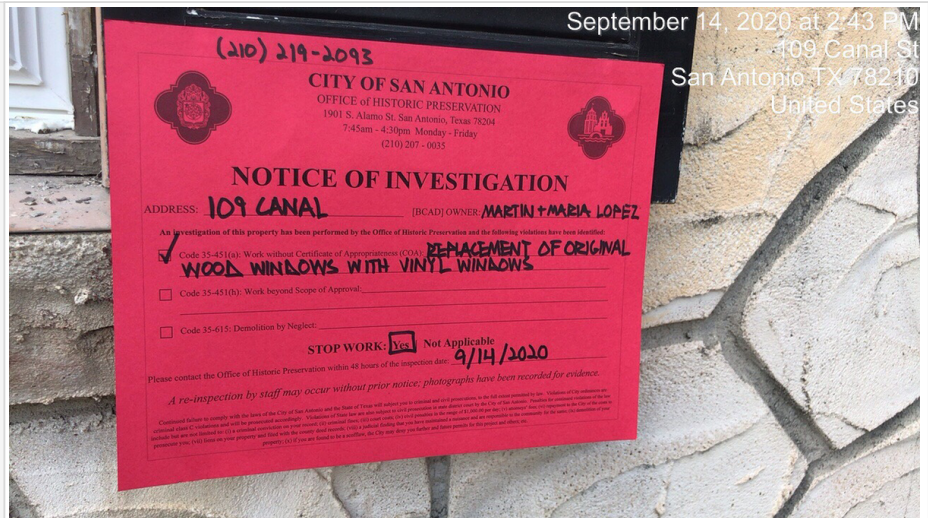
Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with contractor(s)
Will post-work application fee apply?	To be determined

Documentation



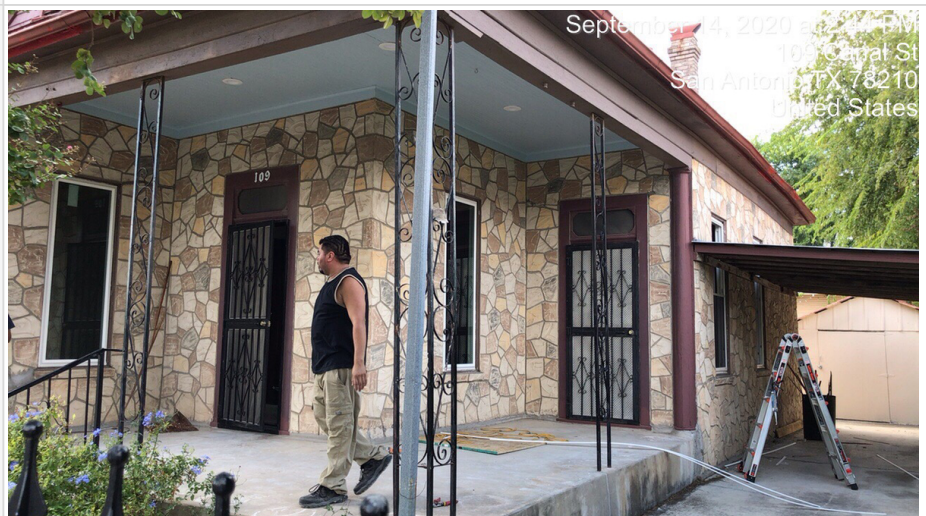
Investigation Report

Photographs





Investigation Report



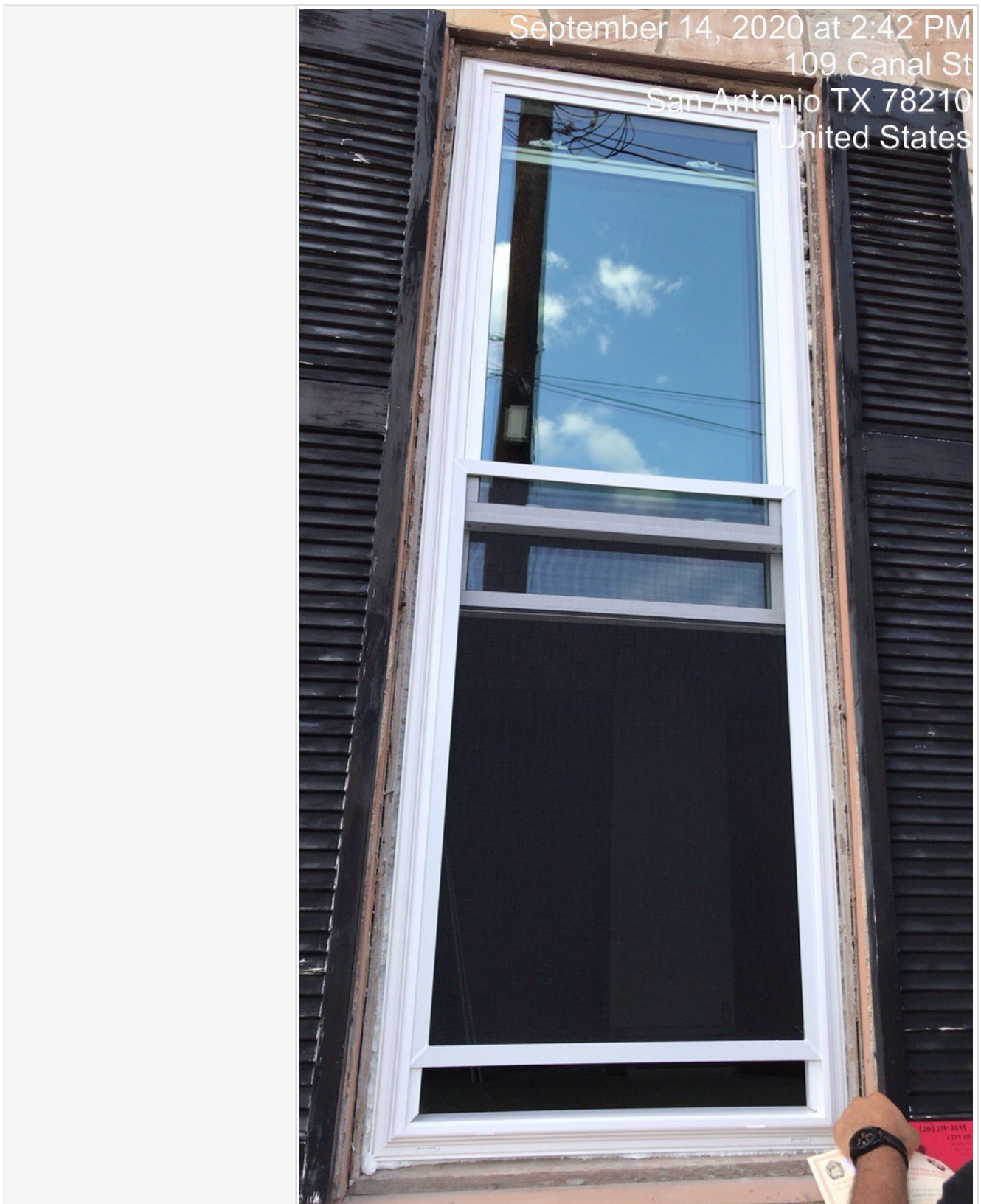


Investigation Report



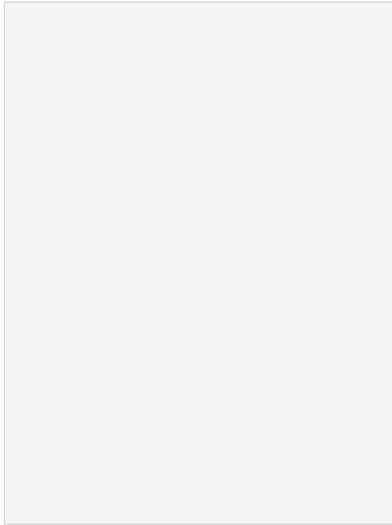


Investigation Report





Investigation Report





"Premium Quality... Wholesale Value"



CHAMPION
Windows • Sunrooms • Roofs • Home Exteriors

City of San Antonio
Building Department

September 22, 2020

RE: 109 Canal St windows

To Whom it May Concern:

The above address did have wood windows that were unrepairable. The windows were replaced because they did not open and close properly. If they are reinstalled, the wood windows still will not open and close properly thus effecting the requirements for egress.

Regards,

Avelino Garcia
Installation Manager
325-660-1374























































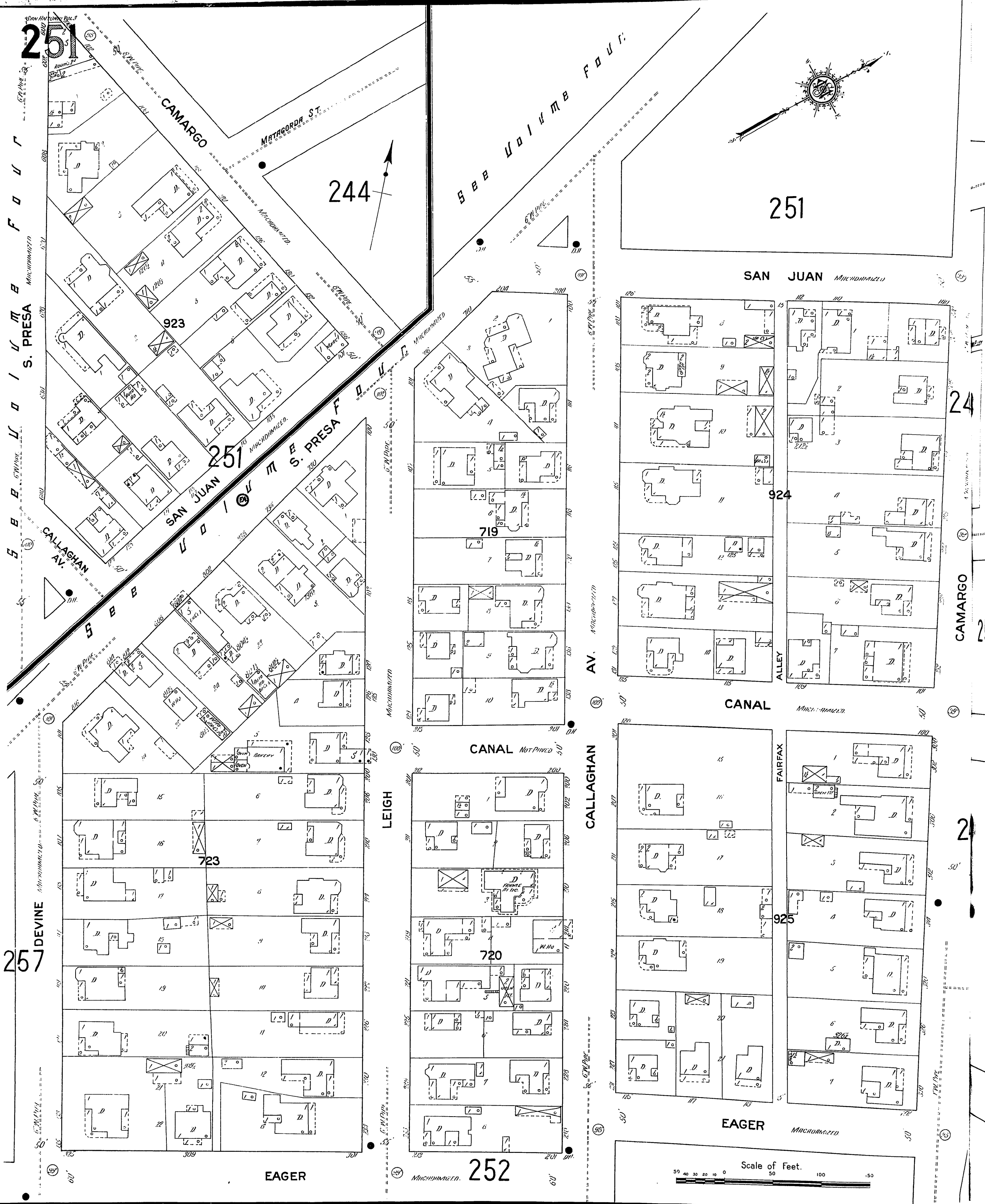












251

244

251

24

251

2

252

SAN JUAN MICHIGAN

CANAL

FAIRFAX

EAGER

Scale of Feet.

