

# HISTORIC AND DESIGN REVIEW COMMISSION

April 03, 2019

**HDRC CASE NO:** 2019-119  
**ADDRESS:** 507 N MONUMENTAL  
**LEGAL DESCRIPTION:** NCB 1370 BLK 2 LOT 37 S 30 FT OF 36  
**ZONING:** C-3, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Maria Herlinda Maldonado  
**OWNER:** Maria Herlinda Maldonado  
**TYPE OF WORK:** Window Replacement  
**APPLICATION RECEIVED:** March 04, 2019  
**60-DAY REVIEW:** May 03, 2019  
**CASE MANAGER:** Huy Pham

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace seven (7) wood windows with vinyl windows.

## APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations
6. Architectural Features: Doors, Windows, and Screens

## B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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 507 N Monumental was constructed circa 1910 in the Folk Victorian style and first appears on the 1912 Sanborn map. The one-story, single-family structure features a wraparound front porch, a bay window with shake-shingle front gable, and sashed wood windows. The structure has been subjected to non-conforming modifications including decorative metal flashing as skirting material and the installation of plywood and lattice screen where architectural elements are missing or deteriorated.
- b. EXISTING WINDOWS – The structure features a number of original sashed wood windows with a few featuring Folk Victorian style divided lights on the front façade. Staff finds that a few individual sashes are repairable, however many are deteriorated beyond repair and held in place with flat metal L-brackets. The applicant has proposed to replace the seven (7) most deteriorated windows with vinyl windows with faux divided lights. Per the Guidelines for Exterior Maintenance and Alterations 2.6.B.iv. new windows are only to be considered when original windows are deteriorated beyond repair. Staff finds that while individual sashes may be repaired, there is evidence of major rot and splitting in some sashes and frames that would support replacement.
- c. WINDOW REPLACEMENT – The applicant has proposed to replace the seven (7) most deteriorated windows with vinyl windows with faux divided lights. 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 proposed vinyl windows with divided lights are a departure from the Folk Victorian style of the house in size, material, configuration, and should be avoided. 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 does not recommend approval of replacing original wood windows with new vinyl windows of a different size, material, and configuration based on findings b and c. Staff recommends repair in-place of individual sashes or curated replacement with the following stipulations:

- i. 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.
- ii. 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.*



507 N Monumental

Powered by ArcGIS Server

Printed: Mar 26, 2019

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.





Florence St

Florence St

Dawson Alley

Dawson Alley

Goodloe Alley

N Monumental St

N Monumental St

Florence Alley

Florence Alley

507 North Monumental Street

Sanchez 5 Hardware

on St

E Houston St

E Houston St

E Houston St

E Houston St

E Houston St

E Houston St

E Houston St

Goodloe Alley

N Monumental St

Florence Alley

Casa De Smitty's

Google



Casa De Smitty's



Sanchez 5 Hardware



507 North Monumental Street



Google

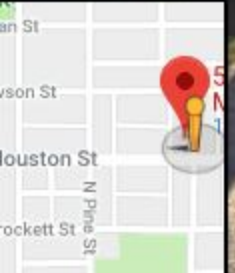






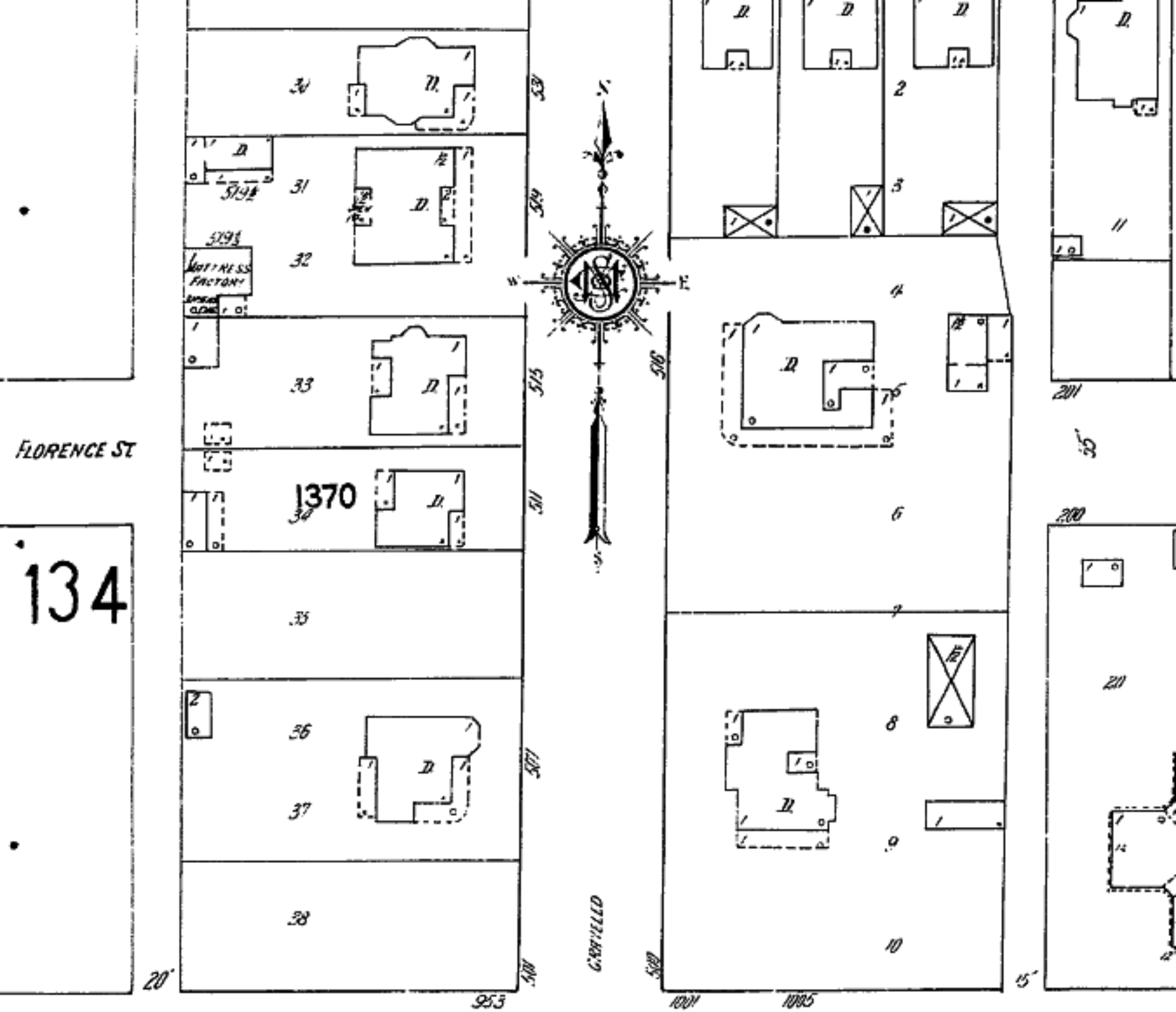
507 N Monumental St  
San Antonio, Texas  
Google  
Street View - Oct 2018

SANCHEZ  
HARDWARE



Google





FLORENCE ST

134

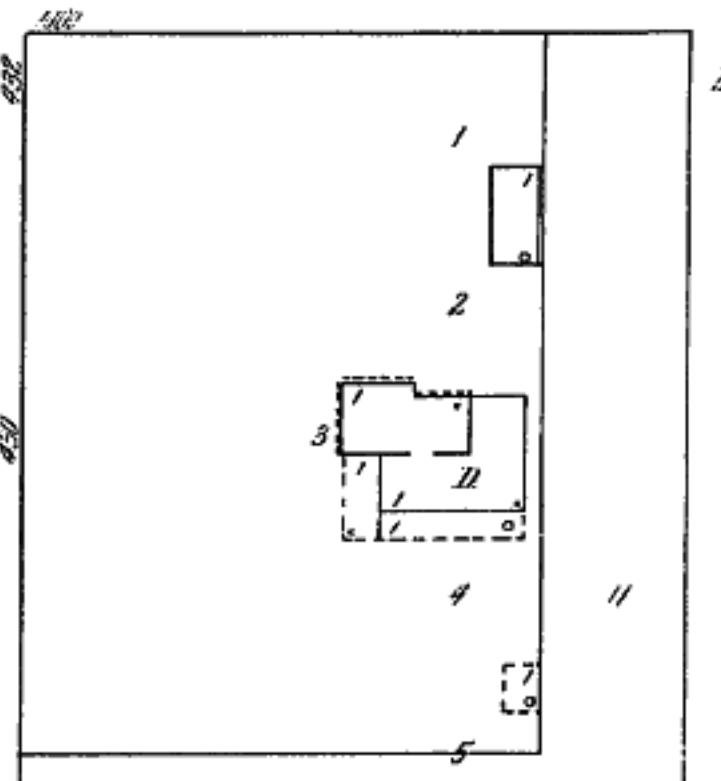


CARROLL

133

N. MONUMENTAL

87 P.P.











**CHAMPION WINDOW**

**Installation**

THIS SIDE FACES THE INTERIOR





































Recubrimiento aislante de poliestireno extruido (XPS) FOAMULAR®  
ATTENTION: Este producto es combustible. Requiere una barrera protectora o una barrera ignífuga según se especifica en el código de construcción correspondiente. Para obtener más información, consulte el MSDS o póngase en contacto con Owens Corning World Headquarters, llamando al 1-800-GET-PINK®.

Copyright © 2010 Owens Corning. Made in USA.  
THE PINK PANTHER™ and © 1964-2010 Metro-Goldwyn-Mayer Studios Inc. All Rights Reserved.  
The marked R-value is not provided with the material shipment; request the marked R-value. Follow the manufacturer's instructions carefully. The greater the R-value, the greater the insulation power. This insulation must be installed properly to achieve the higher R-value. For additional information, contact Owens Corning World Headquarters at 1-800-GET-PINK®. For additional information, consult the MSDS or contact Owens Corning World Headquarters at 1-800-GET-PINK®.

CAUTION: This product is combustible. A protective barrier or fire retardant barrier is required as specified in the appropriate building code. For additional information, contact Owens Corning World Headquarters at 1-800-GET-PINK®. For additional information, consult the MSDS or contact Owens Corning World Headquarters at 1-800-GET-PINK®.

1-800-GET-PINK®  
www.foamular.com

RECUBRIMIENTO AISLANTE DE POLIESTIRENO EXTRUIDO (XPS) FOAMULAR®  
PRE-CERTIFICADO  
Mínimo 20% Reciclado  
R-7.5 (24°C) media temperatura. R significa la resistencia térmica. Cuanto mayor es el valor, mayor es el poder aislante. Este producto debe instalarse correctamente para lograr el mayor rendimiento. Para obtener más información, consulte el MSDS o póngase en contacto con Owens Corning World Headquarters, llamando al 1-800-GET-PINK®.

GREEN STAR  
GREEN GUARD  
MAHAB GREEN CENTER  
R-1282  
R-1282

OWENS CORNING FOAM INSULATION, LLC  
ONE OWENS CORNING PARKWAY  
TOLEDO, OHIO 43659

RECUBRIMIENTO AISLANTE DE POLIESTIRENO EXTRUIDO (XPS) FOAMULAR®  
PRE-CERTIFICADO  
Mínimo 20% Reciclado  
R-7.5 (24°C) media temperatura. R significa la resistencia térmica. Cuanto mayor es el valor, mayor es el poder aislante. Este producto debe instalarse correctamente para lograr el mayor rendimiento. Para obtener más información, consulte el MSDS o póngase en contacto con Owens Corning World Headquarters, llamando al 1-800-GET-PINK®.

OZONE DEPLETION FORMULA QUE NO DANA LA CAPA DE OZONO  
CERO DEPLETION FORMULA  
CERO

RECUBRIMIENTO AISLANTE DE POLIESTIRENO EXTRUIDO (XPS) FOAMULAR®  
PRE-CERTIFICADO  
Mínimo 20% Reciclado  
R-7.5 (24°C) media temperatura. R significa la resistencia térmica. Cuanto mayor es el valor, mayor es el poder aislante. Este producto debe instalarse correctamente para lograr el mayor rendimiento. Para obtener más información, consulte el MSDS o póngase en contacto con Owens Corning World Headquarters, llamando al 1-800-GET-PINK®.

GREEN GUARD  
GREEN STAR  
MAHAB GREEN CENTER  
R-1282  
R-1282

OWENS CORNING FOAM INSULATION, LLC  
ONE OWENS CORNING PARKWAY  
TOLEDO, OHIO 43659

RECUBRIMIENTO AISLANTE DE POLIESTIRENO EXTRUIDO (XPS) FOAMULAR®  
PRE-CERTIFICADO  
Mínimo 20% Reciclado  
R-7.5 (24°C) media temperatura. R significa la resistencia térmica. Cuanto mayor es el valor, mayor es el poder aislante. Este producto debe instalarse correctamente para lograr el mayor rendimiento. Para obtener más información, consulte el MSDS o póngase en contacto con Owens Corning World Headquarters, llamando al 1-800-GET-PINK®.

OZONE DEPLETION FORMULA QUE NO DANA LA CAPA DE OZONO  
CERO DEPLETION FORMULA  
CERO











