

## HISTORIC AND DESIGN REVIEW COMMISSION

February 15, 2017

**HDRC CASE NO:** 2017-051  
**ADDRESS:** 2201 W KINGS HWY  
**LEGAL DESCRIPTION:** NCB 6823 BLK LOT 15 AT 2201 W KINGS HWY  
**ZONING:** R-6,H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Joni Harvey  
**OWNER:** Joni Harvey  
**TYPE OF WORK:** Window replacement  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to remove existing historic wood bay window and replace in-kind.

### 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.

#### *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 main structure is a minimal traditional home featuring a stone façade and a composition shingle roof with a front gable and parapet over the front entrance. It is a contributing structure in the Monticello Park Historic District which was designated in 1997.
- b. The existing wood bay window features three 2 by 8 wood casement windows, with three 2 by 2 fixed windows above. The proposed replacement window will match the window in-kind. According to the Guidelines for Exterior Maintenance and Alterations, 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. Staff finds the existing right window sash is deteriorated significantly. Staff finds replacement appropriate

for some elements.

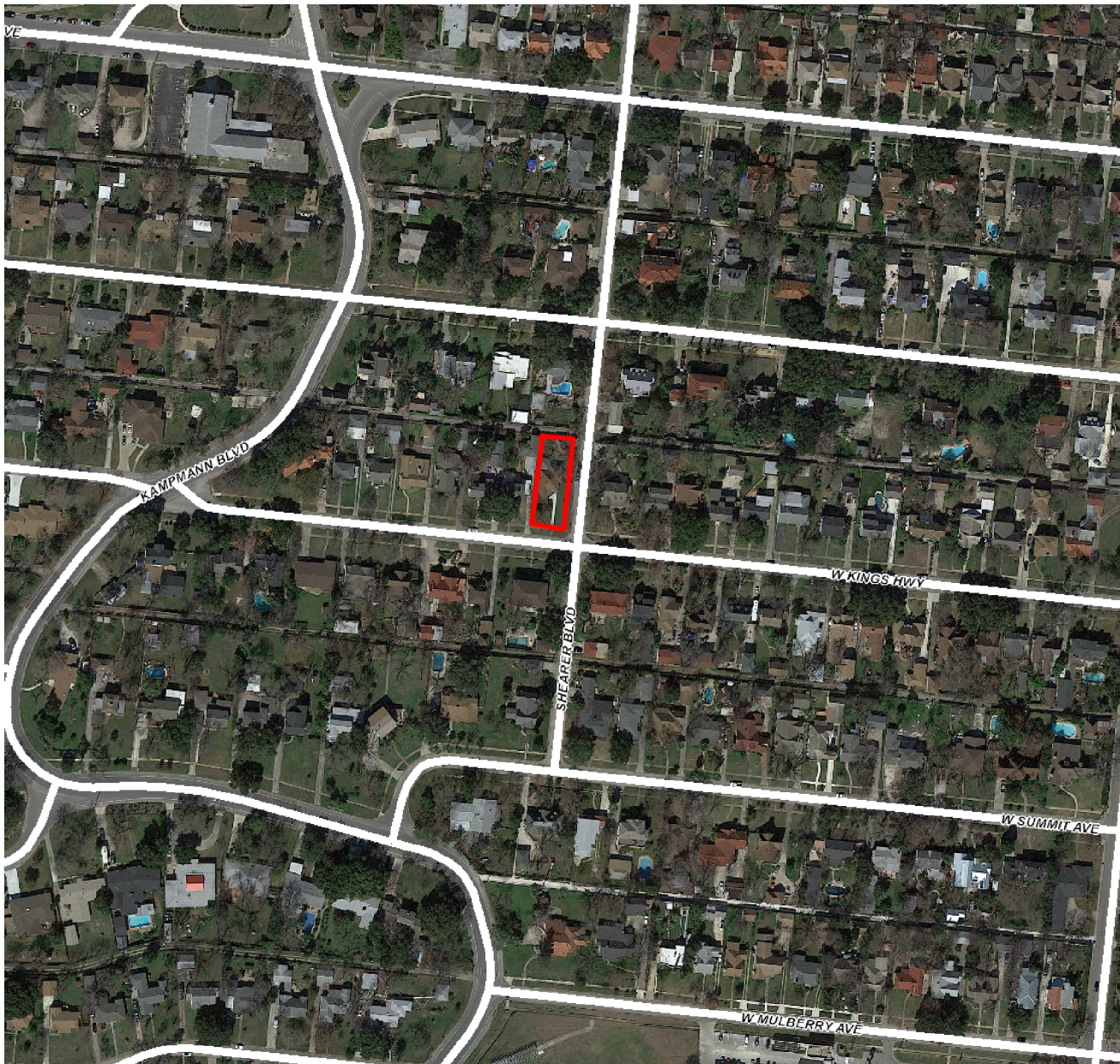
**RECOMMENDATION:**

Staff recommends approval based on findings a and b with the following stipulations:

1. Repair and reuse window elements as much as possible.
2. Maintain the dimension, profile, and configuration of the originals
3. Feature clear glass
4. Maintain the original appearance of window trim and sill
5. Be inset at least two inches
6. Submit a window detail to staff prior to receiving a Certificate of Appropriateness

**CASE MANAGER:**

Lauren Sage



## Flex Viewer

Powered by ArcGIS Server

Printed: Feb 07, 2017

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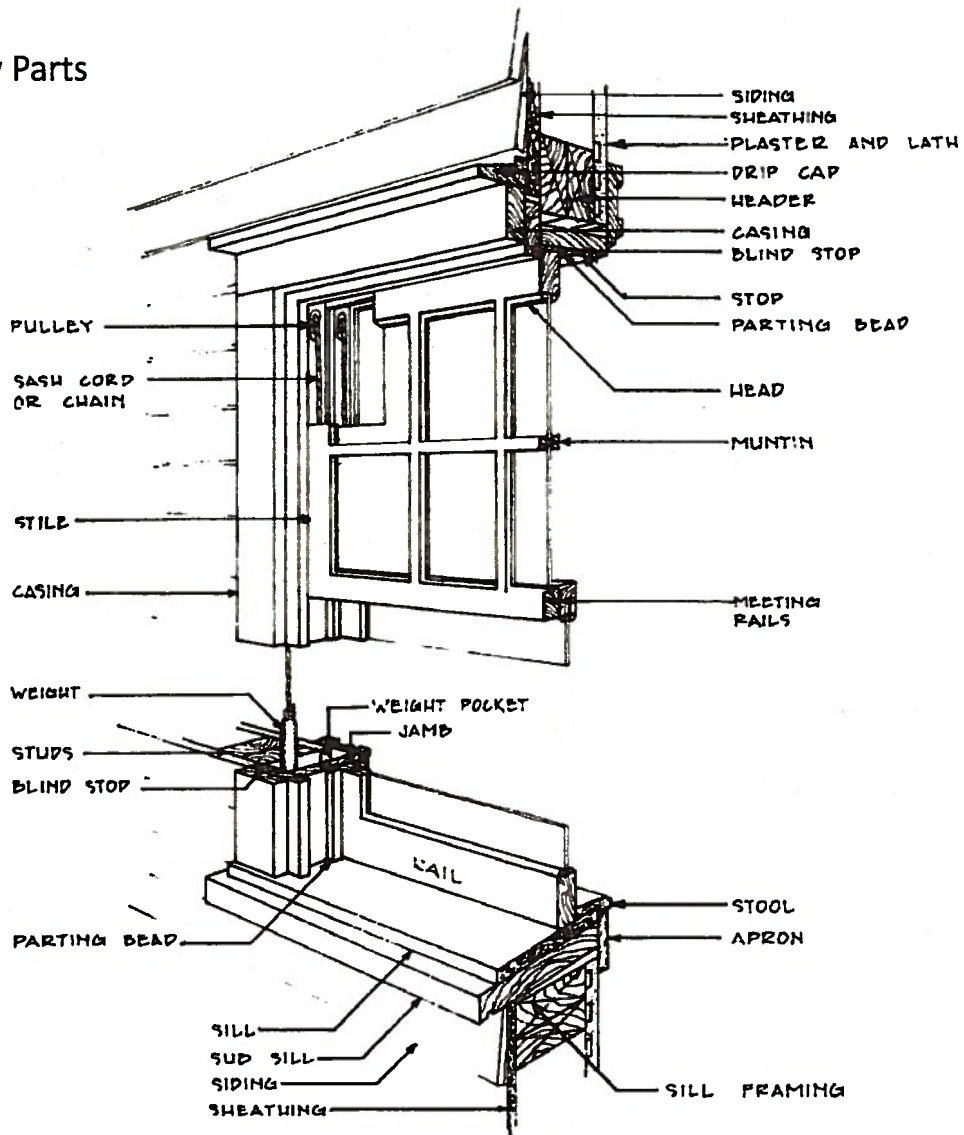
# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## HISTORIC DESIGN GUIDELINES WINDOWS: REPAIR, REPLACEMENT, AND NEW CONSTRUCTION

December 16, 2015



### Wood Window Parts





## SELECTING AN APPROPRIATE REPLACEMENT

6.B.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.

### Details to avoid:



- Vinyl product changes the material
- Window is not recessed within frame
- Sash components do not feature traditional dimensions



- Track insert alters profile
- Meeting rails thicker than original
- Low-e coating alters hue and reflectivity



- Window trim and sill detail not consistent with original





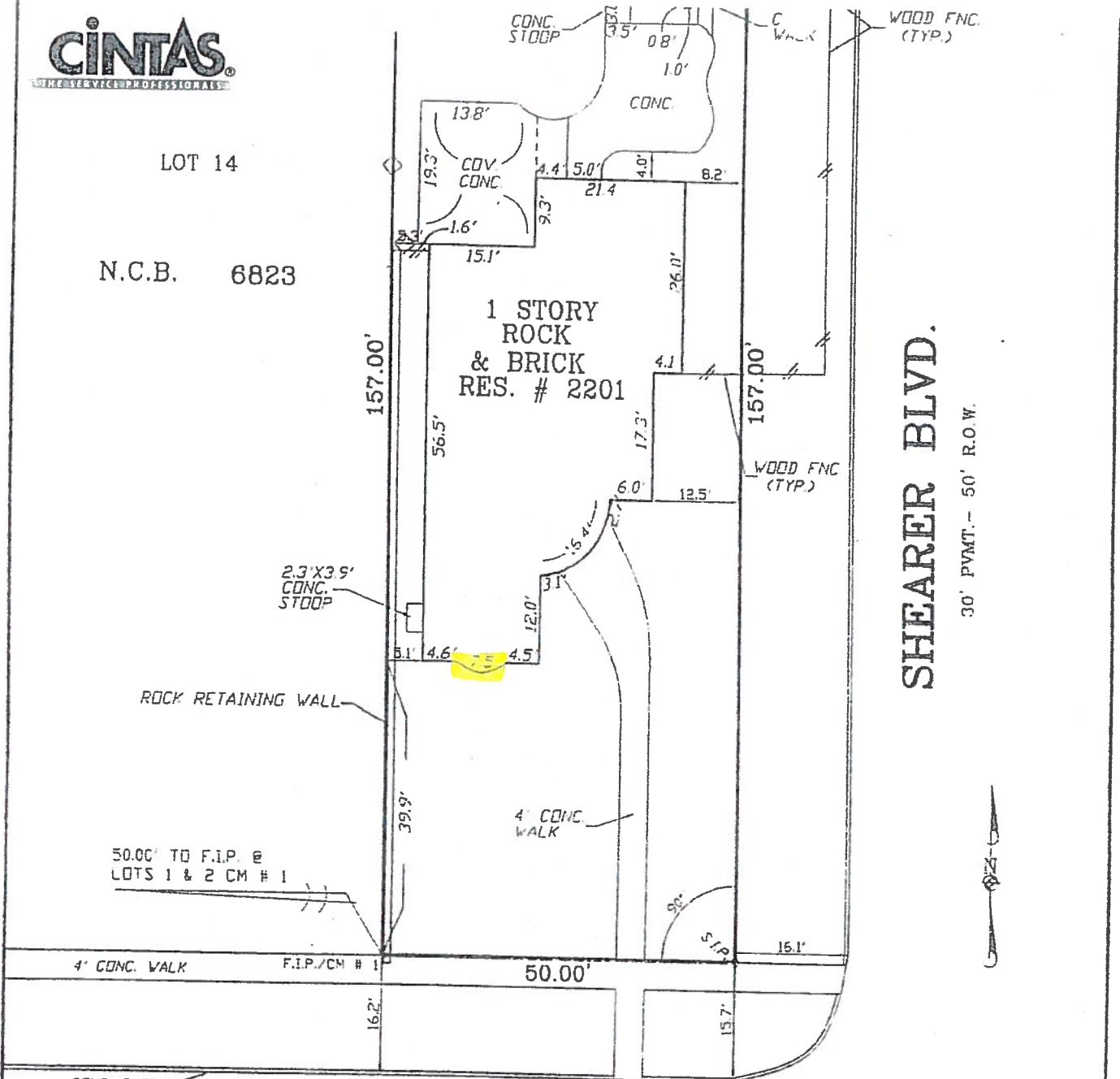
LOT 14

N.C.B. 6823

1 STORY  
ROCK  
& BRICK  
RES. # 2201

SHEARER BLVD.

30' PVMT. - 50' R.O.W.



W. KINGS HWY

30' PVMT - 50' R.O.W.

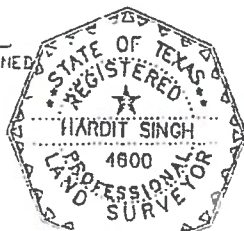
- LEGEND
- F.I.P. : FOUND 1/2" IRON PIN
  - S.I.P. : SET 1/2" IRON PIN
  - P.I. : POINT OF INTERSECTION
  - P.C. : POINT OF CURVE
  - P.T. : POINT OF TANGENT
  - C.M. : CONTROLLING MONUMENT
  - F.C. : FOUND FENCE CORNER

LOT NO. 15 BLOCK NO. - N.C.B. NO. 6823  
 SUBDIVISION WOODLAWN PARK  
 UNIT 1 VOL. 980 PAGE(S) 35  
 STREET ADDRESS 2201 W. KINGS HWY  
 CITY SAN ANTONIO BEXAR COUNTY, TEXAS.  
 SURVEYED FOR STEWART TITLE CO. G.F. NO. 04101449  
 BUYER(S) HUGO ALVARADO  
NORMA ALVARDO

NOTES:

1. THE SUBJECT PROPERTY IS NOT SITUATED WITHIN ZONE 'A' ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48029C0433 E EFFECTIVE FEB. 16 19 95 DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY

2. INTERIOR ANGLES ARE BASED ON THE RECORDED PLAT THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN:  
 VOL. 987 PG. 303 VOL.      PG.       
 VOL.      PG.      VOL.      PG.     



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE CORRECT AND AN ACCURATE REPRESENTATION OF THE PROPERTY ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND EXCEPT AS SHOWN ABOVE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, PROTRUSIONS OR INTRUSIONS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS, OR RIGHT-OF-WAY.

THIS 7th DAY OF APRIL, 2004 AD

SURVEY ORDER NO. 200412171

SCALE: 1"=20' DWN BY: BAS CHK BY: (Signature)



### NFRC Performance Specifications

Our windows are tested and certified to National Fenestration Rating Council (NFRC) standards. Product testing data can be viewed by going to NFRC's web site, [www.nfrc.org](http://www.nfrc.org), and entering the appropriate Certified Product Directory (CPD) number.



\* Argon (unless noted) - No-grids

			Double Hung	Slider	Tilt-In Slider	Standard Picture	Casement	Awning	Casement Picture	Sliding Door	
<b>Air Infiltration Rate</b>			0.04	0.11	0.09	0.04	0.01	0.03	0.01	0.02	
<b>Dual Pane Latitude Glass Options</b>	<b>Latitude</b>	<b>Previous</b>	NFRC CPD No.	SUW-K-1-00238	SUW-K-2-00198	SUW-K-6-00191	SUW-K-7-00058	SUW-K-14-00001	SUW-K-15-00001	SUW-K-16-00001	SUW-K-5-00031
	<b>2000 Glass (air)</b>	<b>Clear Glass (air)</b>	U-Factor	0.45	0.45	0.45	0.45	0.42	0.42	0.41	0.45
			SHGC	0.59	0.60	0.59	0.63	0.55	0.55	0.63	0.57
			VT	0.63	0.63	0.62	0.66	0.58	0.58	0.66	0.59
			CR	44	44	44	45	45	45	46	45
	<b>P2100a Glass</b>	<b>Soft-Coat Low-E Glass</b>	NFRC CPD No.	SUW-K-1-00241	SUW-K-2-00201	SUW-K-6-00194	SUW-K-7-00061	SUW-K-14-00010	SUW-K-15-00010	SUW-K-16-00010	TBD Pending
			U-Factor	0.29	0.30	0.30	0.28	0.29	0.29	0.29	
			SHGC	0.49	0.50	0.49	0.52	0.46	0.46	0.53	
			VT	0.60	0.61	0.60	0.63	0.55	0.55	0.64	
			CR	55	57	58	56	59	59	60	
	<b>P2210a Glass</b>	<b>n/a</b>	NFRC CPD No.	SUW-K-1-00449	SUW-K-2-00409	SUW-K-6-00402	SUW-K-7-00160	SUW-K-14-00151	SUW-K-15-00151	SUW-K-16-00134	TBD Pending
			U-Factor	0.23	0.25	0.25	0.23	0.23	0.24	0.23	
			SHGC	0.48	0.48	0.47	0.50	0.44	0.44	0.51	
			VT	0.59	0.60	0.58	0.62	0.54	0.54	0.62	
			CR	46	46	45	47	47	44	48	
	<b>N2100a Glass</b>	<b>Ultra-U<sup>SS</sup> Glass</b>	NFRC CPD No.	SUW-K-1-00247	SUW-K-2-00207	SUW-K-6-00200	SUW-K-7-00067	SUW-K-14-00003	SUW-K-15-00003	SUW-K-16-00003	SUW-K-5-00037
			U-Factor	0.28	0.29	0.29	0.27	0.27	0.27	0.27	0.30
			SHGC	0.28	0.28	0.28	0.30	0.26	0.26	0.30	0.27
			VT	0.53	0.54	0.53	0.56	0.49	0.49	0.56	0.51
			CR	56	58	58	56	61	61	62	60
<b>N2210a Glass</b>	<b>n/a</b>	NFRC CPD No.	SUW-K-1-00451	SUW-K-2-00411	SUW-K-6-00404	SUW-K-7-00162	SUW-K-14-00153	SUW-K-15-00153	SUW-K-16-00136	SUW-K-5-00084	
		U-Factor	0.24	0.24	0.24	0.23	0.23	0.23	0.23	0.28	
		SHGC	0.28	0.28	0.27	0.29	0.26	0.26	0.29	0.26	
		VT	0.52	0.53	0.52	0.55	0.48	0.48	0.55	0.49	
		CR	47	47	47	48	48	45	48	48	
<b>S2100a Glass</b>	<b>Omega 12 Glass</b>	NFRC CPD No.	SUW-K-1-00256	SUW-K-2-00216	SUW-K-6-00209	SUW-K-7-00076	SUW-K-14-00007	SUW-K-15-00007	SUW-K-16-00007	SUW-K-5-00052	
		U-Factor	0.28	0.23	0.28	0.27	0.26	0.28	0.28	0.29	
		SHGC	0.21	0.21	0.21	0.22	0.19	0.19	0.22	0.20	
		VT	0.49	0.50	0.49	0.52	0.45	0.45	0.52	0.47	
		CR	56	56	59	61	61	61	62	61	
<b>S2210a Glass</b>	<b>n/a</b>	NFRC CPD No.	SUW-K-1-00453	SUW-K-2-00413	SUW-K-6-00406	SUW-K-7-00164	SUW-K-14-00155	SUW-K-15-00155	SUW-K-16-00138	SUW-K-5-00086	
		U-Factor	0.24	0.24	0.24	0.23	0.22	0.21	0.23	0.24	
		SHGC	0.21	0.21	0.20	0.22	0.19	0.19	0.22	0.20	
		VT	0.48	0.49	0.48	0.50	0.44	0.44	0.51	0.46	
		CR	47	47	47	48	48	45	49	48	