

HISTORIC AND DESIGN REVIEW COMMISSION

September 05, 2018

HDRC CASE NO: 2018-415
ADDRESS: 402 E DEWEY PLACE
LEGAL DESCRIPTION: NCB 1732 BLK 5 LOT N 150 FT OF 2
ZONING: MF-33 H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Nicolas Dib
OWNER: Andres Valencia/Valdem Investing LLC
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: August 10, 2018
60-DAY REVIEW: October 9, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace approximately 10 existing aluminum windows with new one over one aluminum clad wood windows.
2. Replace approximately 20 existing original one over one wood windows with new one over one aluminum clad 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.

FINDINGS:

- a. The primary structure located at 402 E Dewey Place is a 2-story multifamily complex constructed in approximately 1940 with Craftsman influences. The structure features a symmetrical façade, woodlap siding, a prominent arched entryway on the front façade, and one over one windows. The structure is contributing to the Tobin Hill Historic District.
- b. **EXISTING WINDOWS: CONDITION** – The applicant has submitted a comprehensive window schedule with photos of each window in the property. Approximately 10 windows are non-original aluminum and approximately 20 are original one over one wood windows. The submission indicates that several of the wood windows have broken glass; severely deteriorated sash elements, including stiles and rails that have separated or are missing; and missing operational elements. The applicant has also indicated that wood windows will be salvaged and restored where feasible. Overall, staff finds that a majority of the existing windows are deteriorated beyond repair and eligible for replacement. However, staff requires a final replacement and restoration plan that indicates which existing windows are to be restored.
- c. **NON-ORIGINAL WINDOW REPLACEMENT** – The applicant has proposed to replace approximately 10 non-original aluminum windows with new one over one aluminum clad wood windows. One window is located on the front façade and another on the east façade. The applicant has stated their intent to retain the existing window openings and match the configuration, proportion, profile, and inset as closely as possible. Staff finds the proposal appropriate for the historic structure with the stipulations listed in the recommendation.
- d. **WOOD WINDOW REPLACEMENT** – The applicant has proposed to replace approximately 20 original one over one wood windows with new one over one aluminum clad wood windows to match the existing in configuration, proportion, profile, and inset. According to the Guidelines for Exterior Maintenance and Alterations 6.A.iii., and 6.B.iv., in kind replacement of windows is only appropriate when the original windows are beyond repair. If the windows are deteriorated beyond repair, they should be replaced in-kind. As noted in finding a, staff finds that a majority of the existing windows are deteriorated beyond repair and eligible for replacement. However, staff requires a final replacement and restoration plan that indicates which existing windows are to be restored. Additionally, any replacement windows should be made of wood to be consistent with the Guidelines.

RECOMMENDATION:

Item 1, Staff recommends approval of the replacement of the non-original aluminum windows based on finding c with the following stipulations:

- i. That the replacement windows be made of wood and a final window manufacturer specification be submitted to staff for review and approval and meet the following stipulations: that meeting rails be no taller than 1.25” and stiles no wider than 2.25”. 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. Window trim must feature traditional dimensions and 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.

Item 2, Staff recommends approval of the replacement of the existing wood windows based on finding d with the following stipulations:

- ii. That the applicant submits a final replacement plan to staff after conducting a full conditions assessment of the windows that indicates which windows will be restored and which will be replaced. The applicant is required to submit this information prior to receiving a Certificate of Appropriateness.
- iii. That the replacement windows be made of wood and a final window manufacturer specification be submitted to staff for review and approval and meet the following stipulations: that meeting rails be no taller than 1.25” and stiles no wider than 2.25”. 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. Window trim must feature traditional dimensions and 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.

CASE MANAGER:

Stephanie Phillips

402 E DEWEY PLACE (TOBIN HILL)



SCOPE OF WORK

EXTERIORS CONCERNING HISTORIC DEPARTMENT:

Windows to be replaced by single hung windows; same as existing in order to keep the appearance.

Front and rear facade are the most needed.

Where existing conditions allow, windows will be restored.

Materials to be used:

- Aluminium cald white or beige color according to what is allowed.
- 1"x4" wood trimming on the exterior.
- Existing doors to be restored and reinstalled.

Existing siding to be repaired when possible. Damaged areas will be replaced with new 3" siding that matches existing type and dimensions.

General painting for siding, trim and porch: Sherwin Williams timeless colors.

INTERIORS:

Adding new walls, renovating HVAC, electrical and plumbing system.

402 E DEWEY PLACE

FRONT FACADE



Windows to be replaced by single hung; same as existing, in order to keep the appearance. Front and rear facade are the most needed. Where existing conditions allow, windows will be restored.



Original siding to be repaired and replaced with same material when needed. Applies to all facades.

Original existing doors to be refurbished and reinstalled.

402 E DEWEY PLACE

REAR FACADE

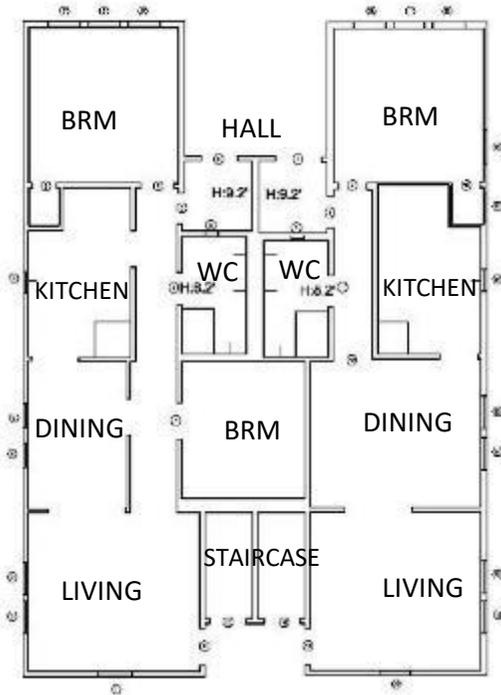


402 E DEWEY PLACE
SIDE FACADES

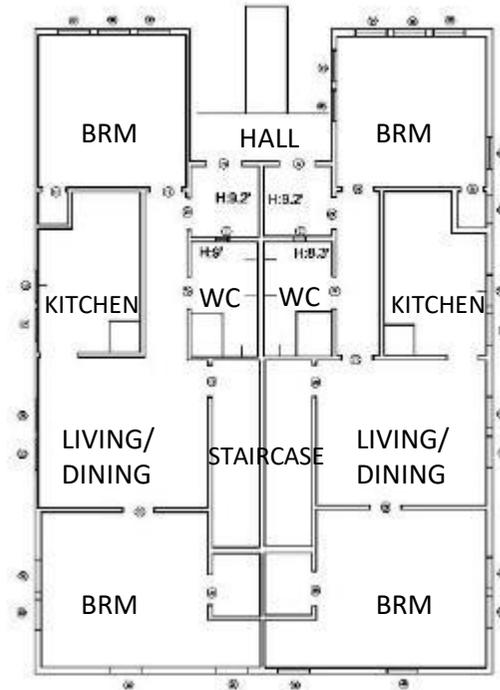


402 E DEWEY PLACE
EXISTING CONDITIONS

1st Floor

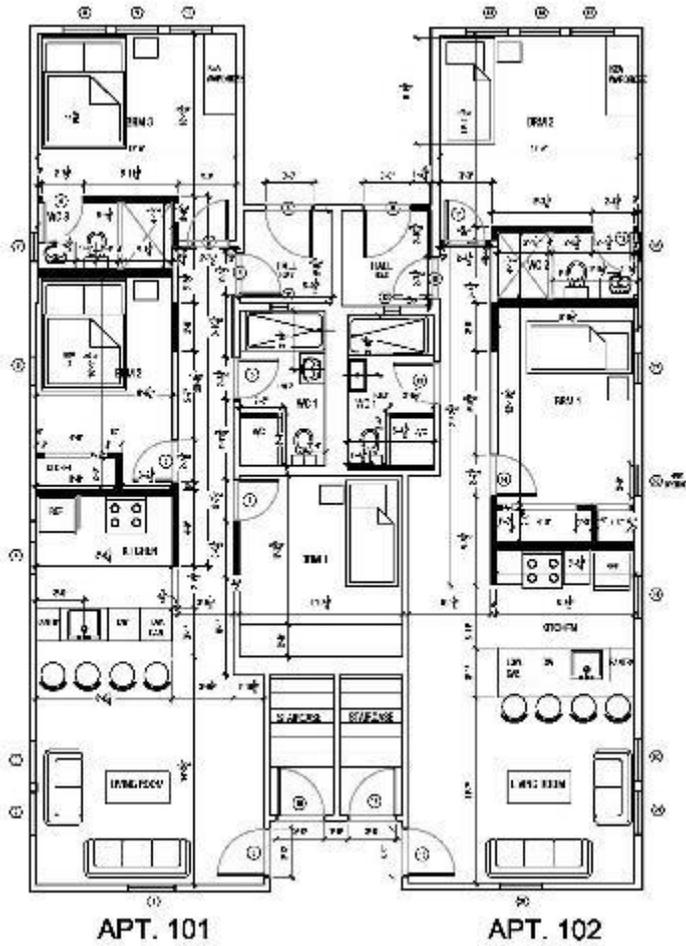


2nd Floor

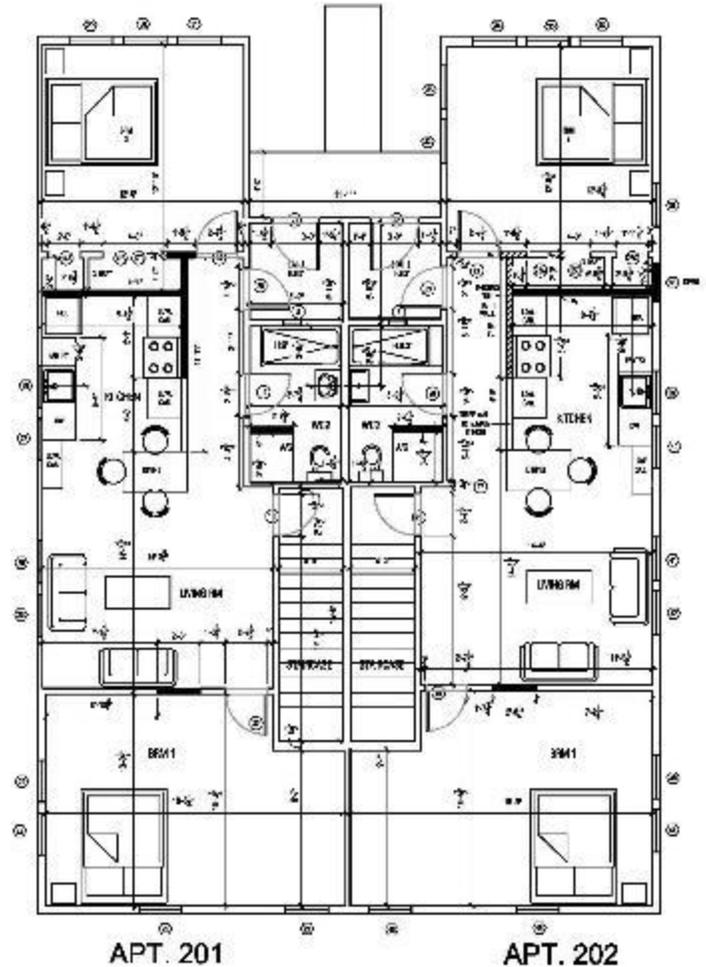


402 E DEWEY PLACE
INTERIOR PROPOSAL

1st FLOOR

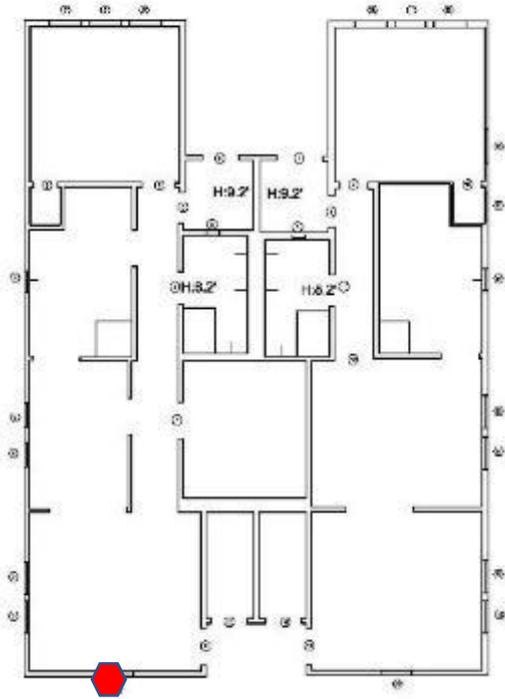


2nd FLOOR



WINDOW INVENTORY

1st Floor



EXTERIOR VIEW



INTERIOR VIEW



DETAIL



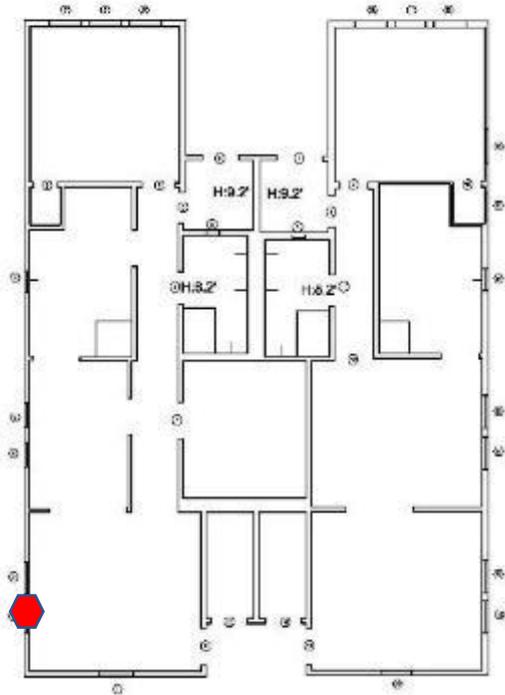
EXTERIOR VIEW



INTERIOR VIEW



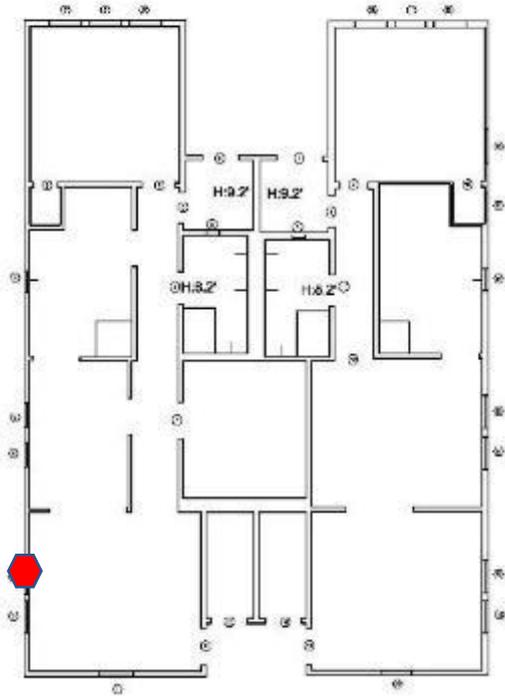
1st Floor



DETAIL



1st Floor



EXTERIOR VIEW



INTERIOR VIEW



DETAIL



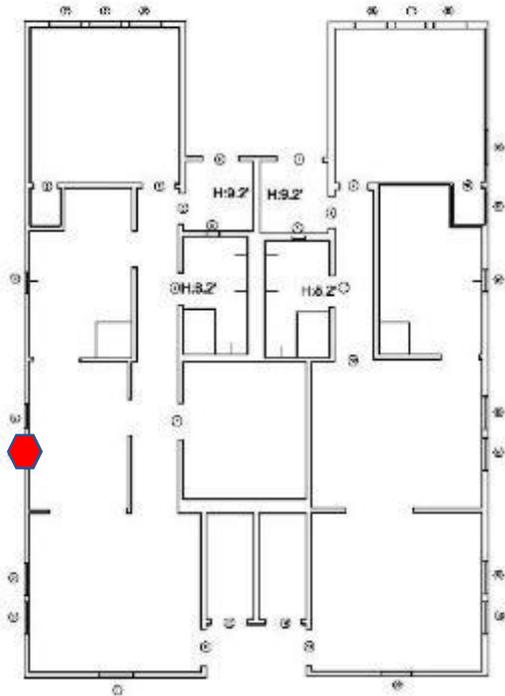
EXTERIOR VIEW



INTERIOR VIEW



1st Floor



DETAIL

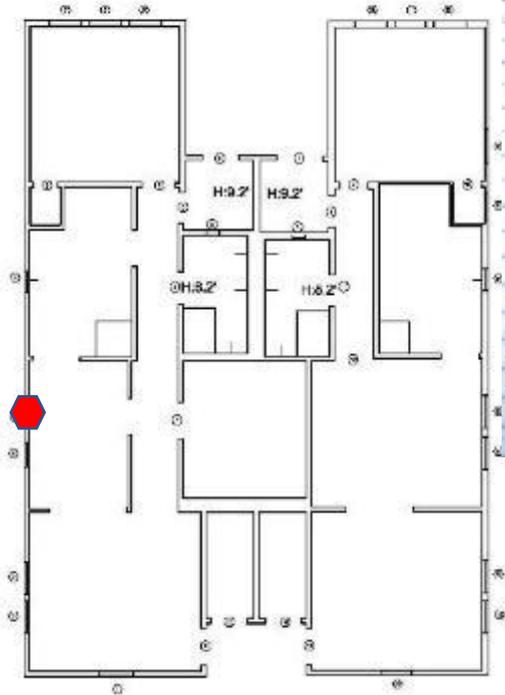
EXTERIOR VIEW



INTERIOR VIEW



1st Floor



DETAIL



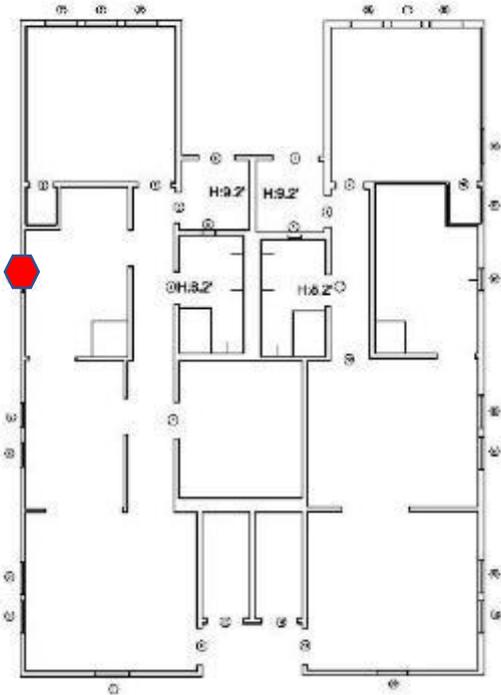
EXTERIOR VIEW



INTERIOR VIEW



1st Floor



DETAIL

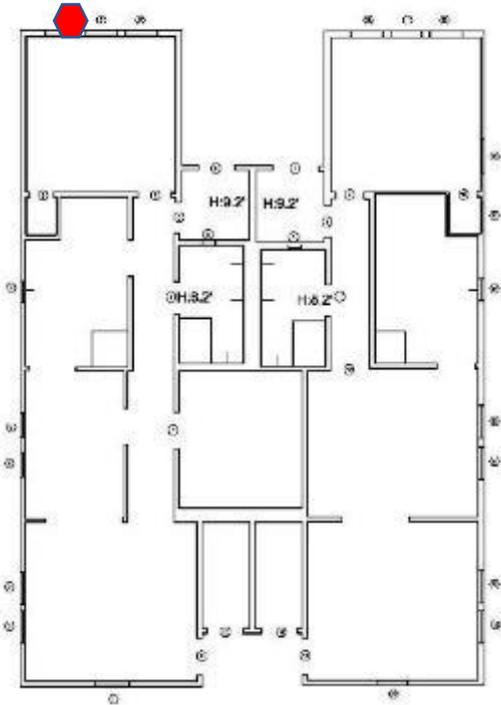
EXTERIOR VIEW



INTERIOR VIEW



1st Floor

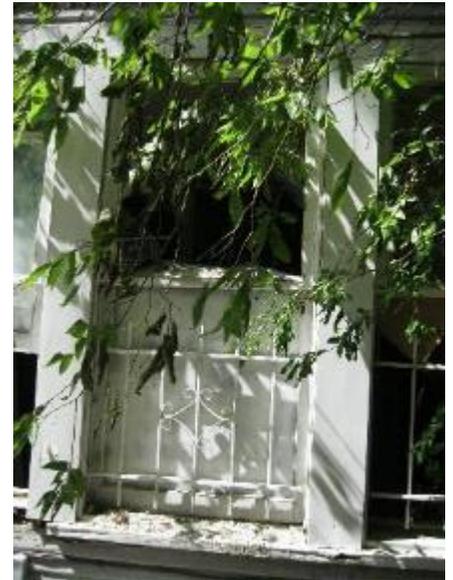
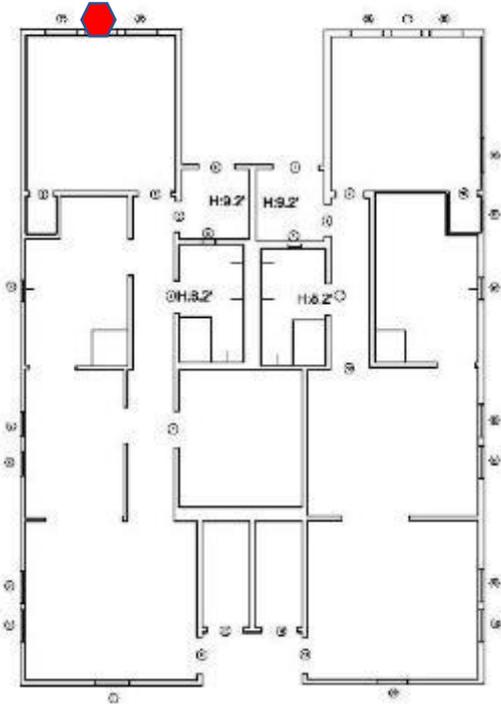


DETAIL

EXTERIOR VIEW

INTERIOR VIEW

1st Floor



DETAIL

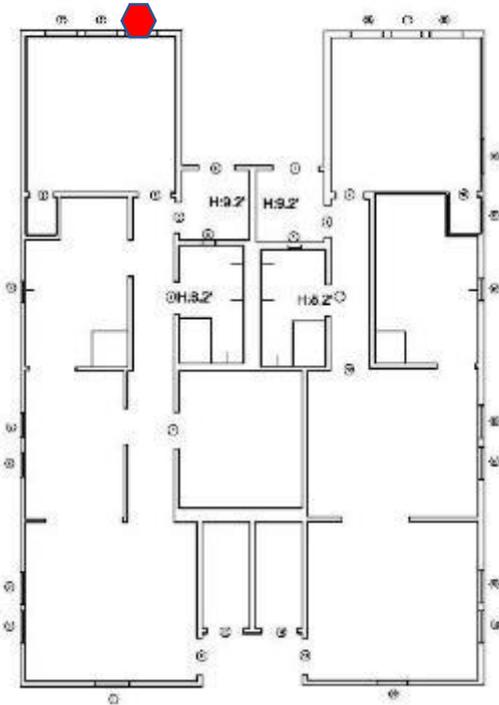
EXTERIOR VIEW



INTERIOR VIEW



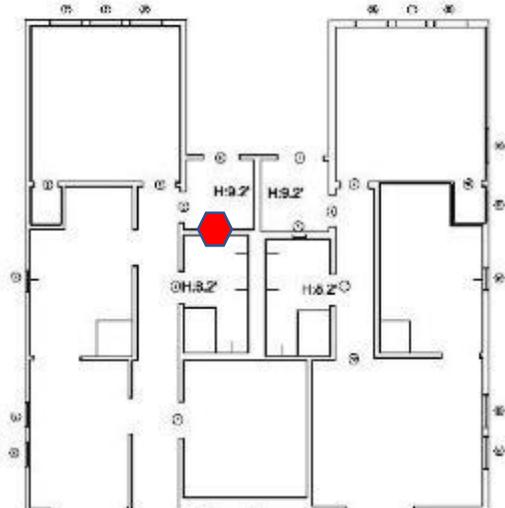
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DETAIL

1st Floor

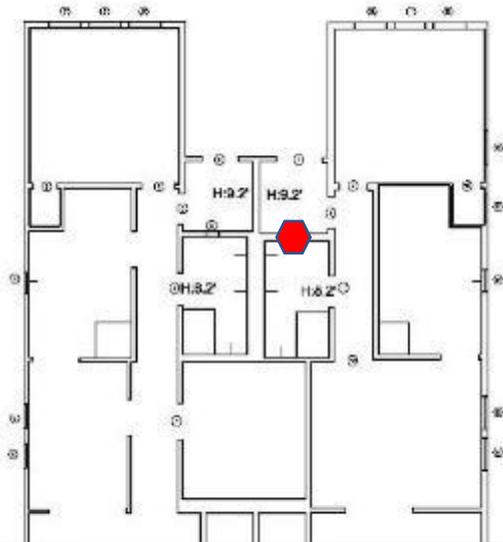
EXTERIOR VIEW



INTERIOR VIEW



1st Floor



EXTERIOR VIEW



INTERIOR VIEW



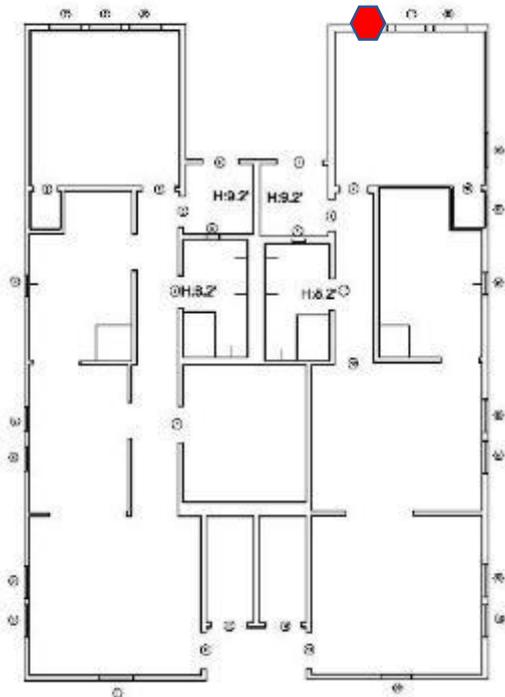
DETAIL



EXTERIOR VIEW

INTERIOR VIEW

1st Floor



DETAIL

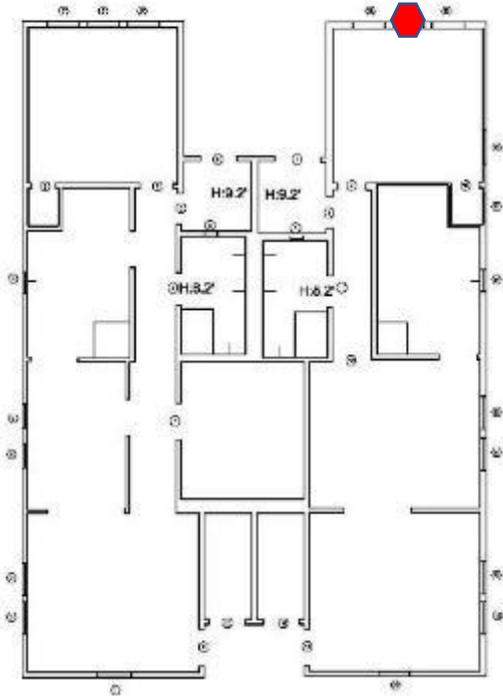
EXTERIOR VIEW



INTERIOR VIEW



1st Floor



DETAIL

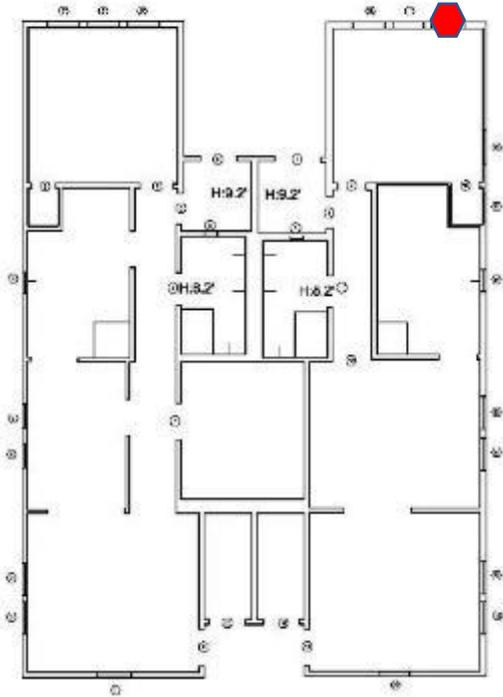
EXTERIOR VIEW



INTERIOR VIEW



1st Floor



DETAIL

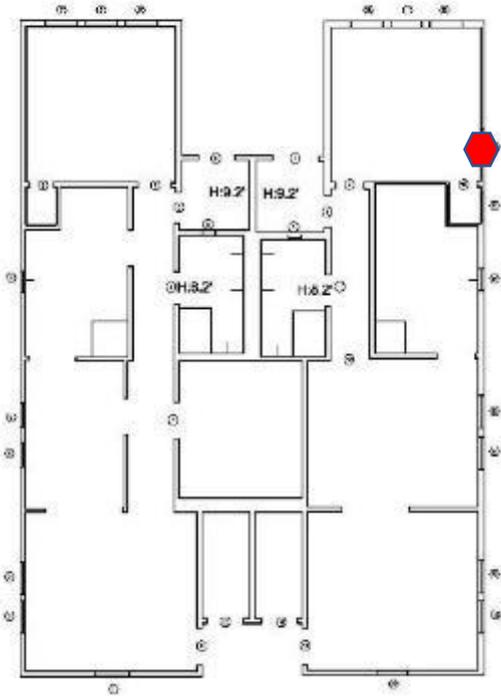
EXTERIOR VIEW



INTERIOR VIEW



1st Floor

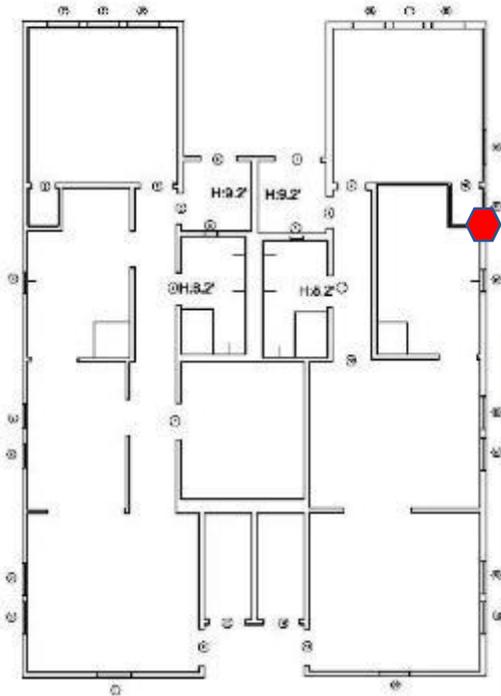


DETAIL

EXTERIOR VIEW



1st Floor



DETAIL



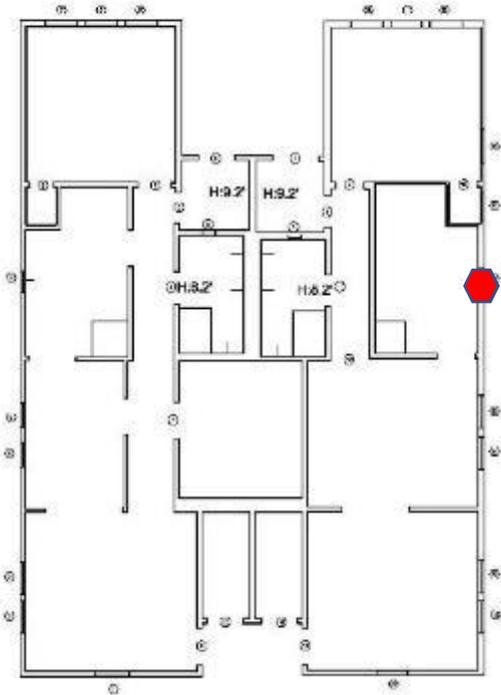
INTERIOR VIEW



EXTERIOR VIEW

INTERIOR VIEW

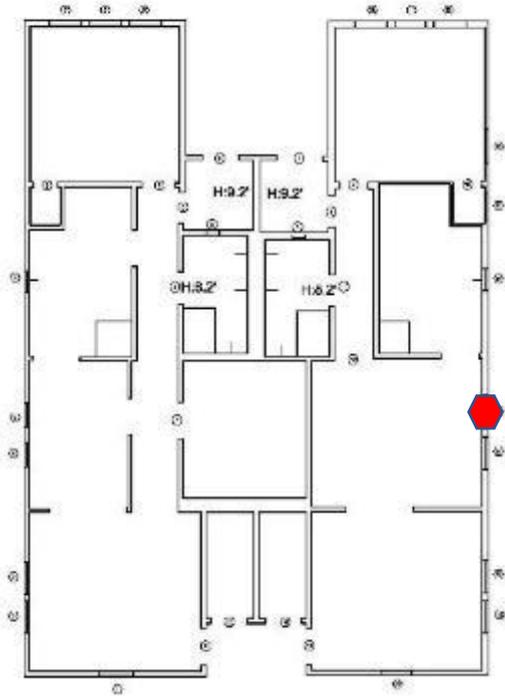
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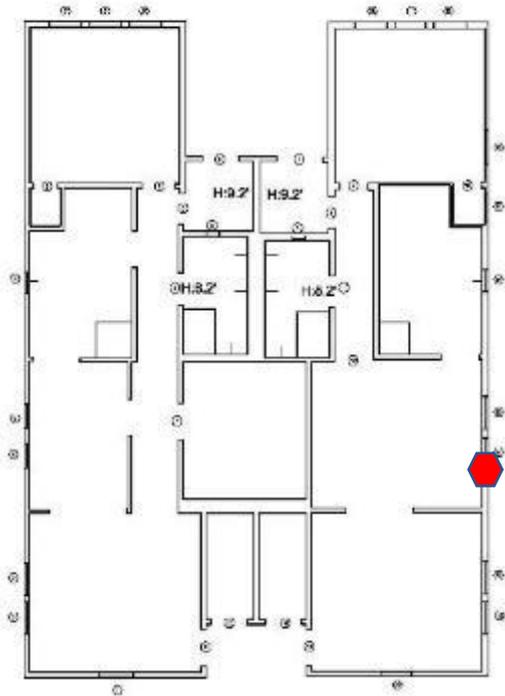
DETAIL

EXTERIOR VIEW

1st Floor

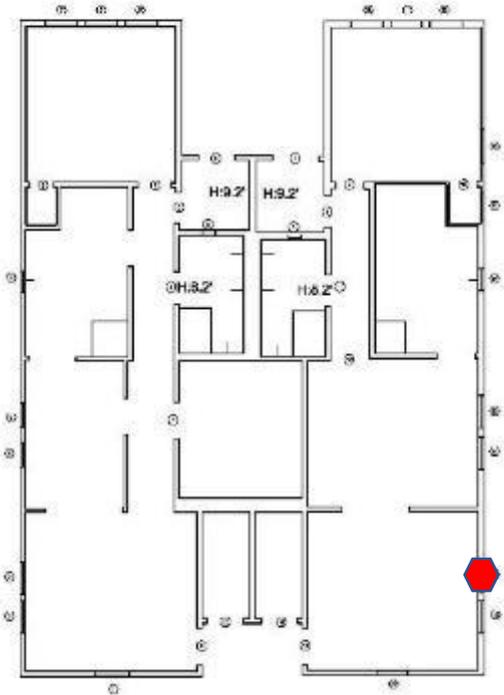


1st Floor



DETAIL

1st Floor



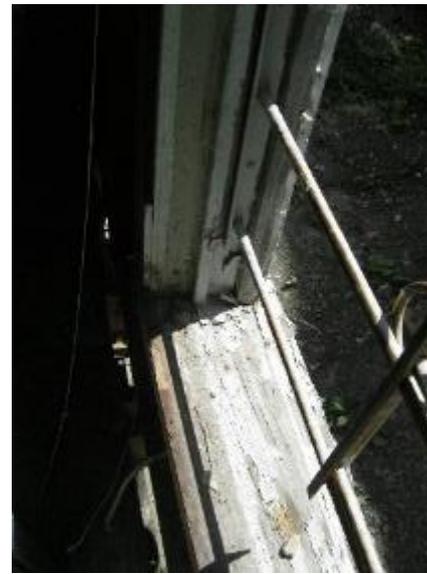
EXTERIOR VIEW



INTERIOR VIEW



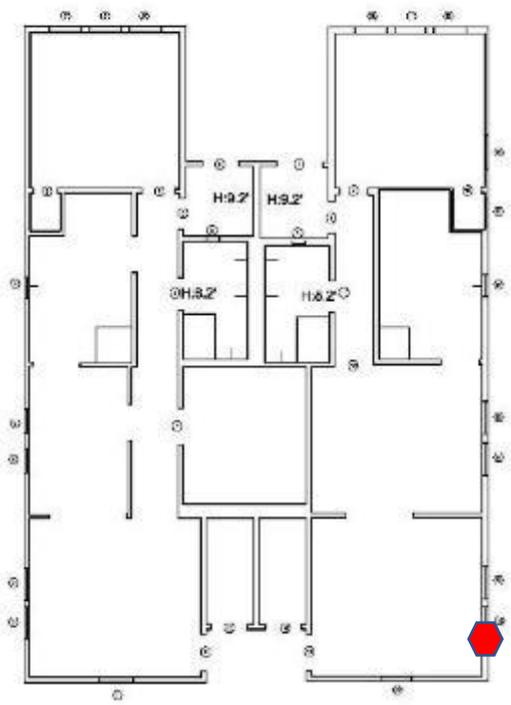
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EXTERIOR VIEW

INTERIOR VIEW

1st Floor

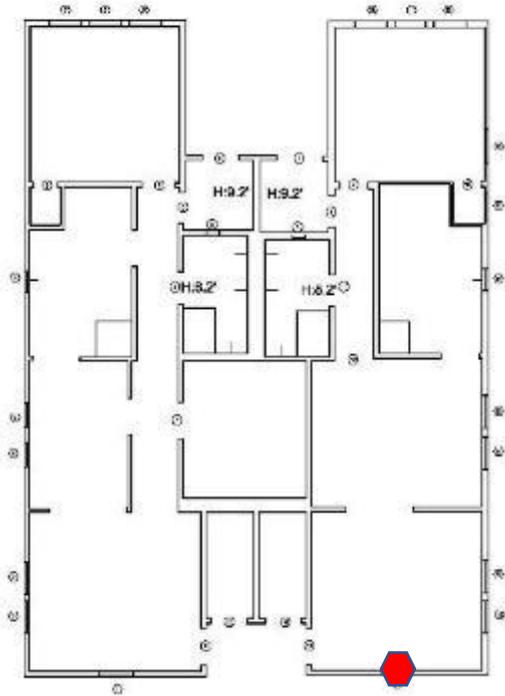


DETAIL

INTERIOR VIEW

EXTERIOR VIEW

1st Floor



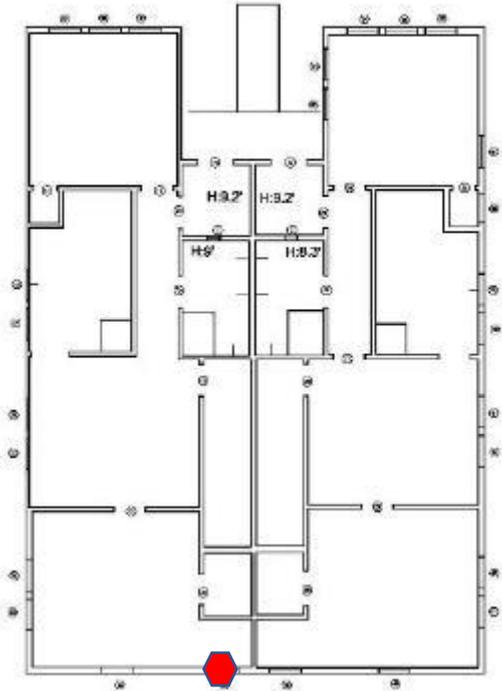
EXTERIOR VIEW



INTERIOR VIEW



2nd Floor



DETAIL

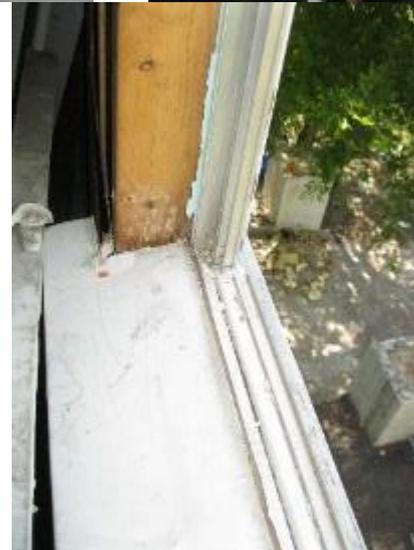
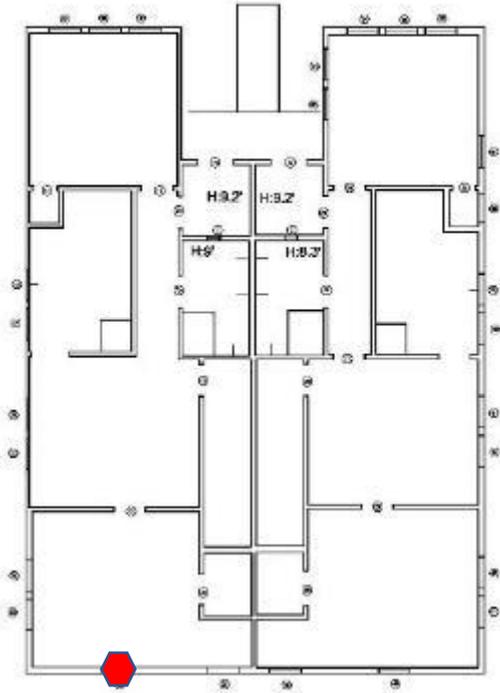
EXTERIOR VIEW



INTERIOR VIEW



2nd Floor



DETAIL

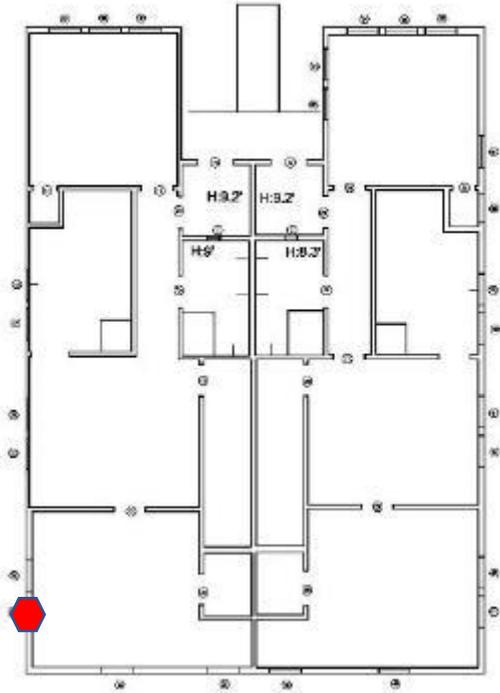
EXTERIOR VIEW



INTERIOR VIEW



2nd Floor



DETAIL

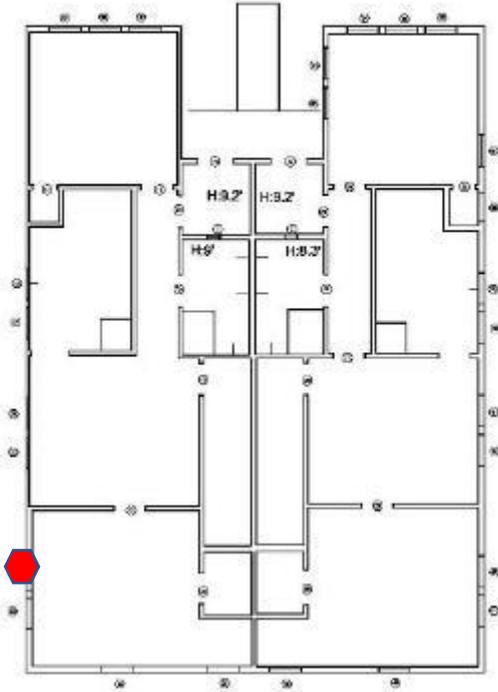
EXTERIOR VIEW



INTERIOR VIEW



2nd Floor



DETAIL



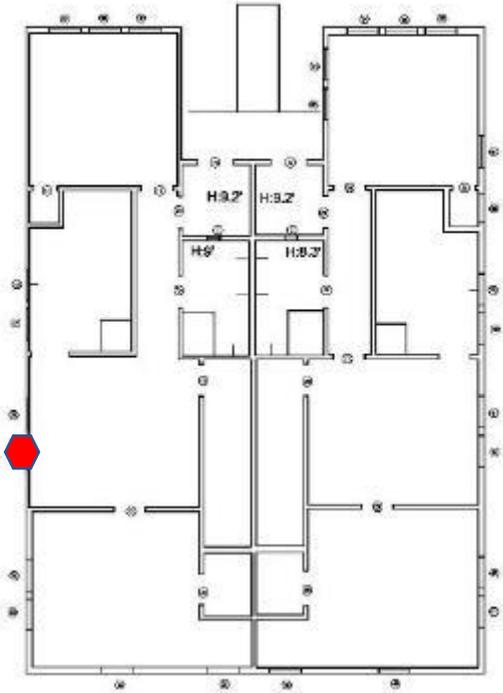
EXTERIOR VIEW



INTERIOR VIEW



2nd Floor



DETAIL

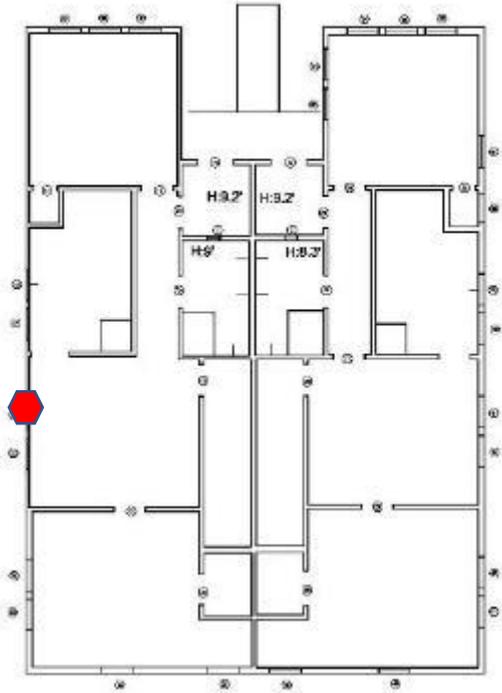
EXTERIOR VIEW



INTERIOR VIEW



2nd Floor

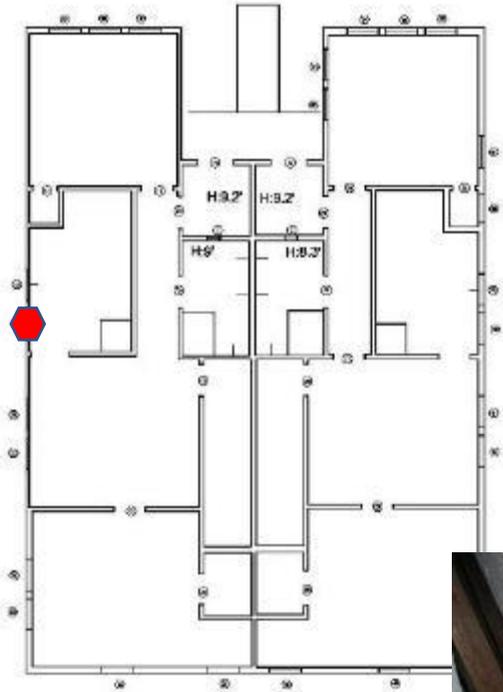


DETAIL

INTERIOR VIEW



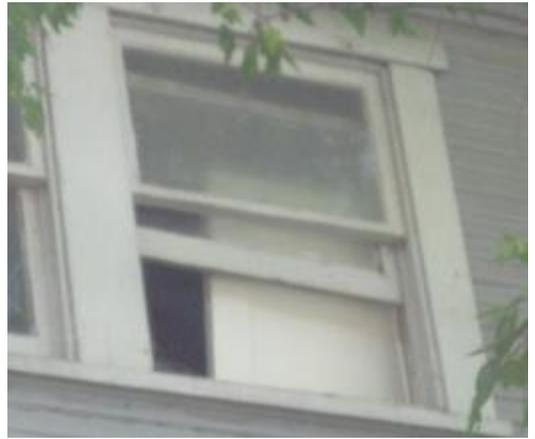
2nd Floor



DETAIL



EXTERIOR VIEW



EXTERIOR VIEW



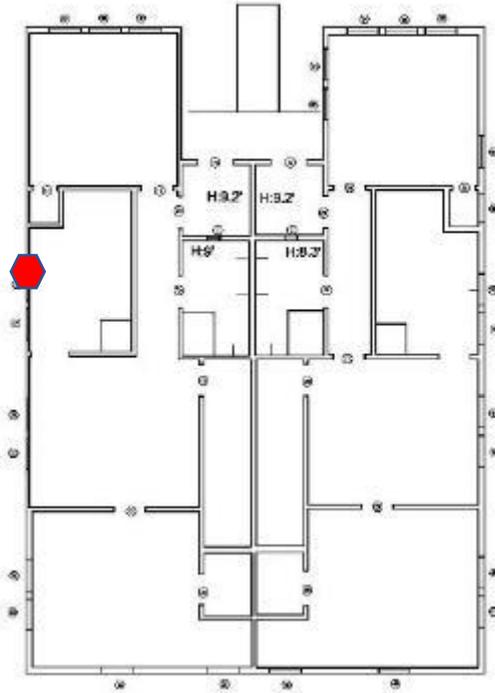
DETAIL



INTERIOR VIEW



2nd Floor



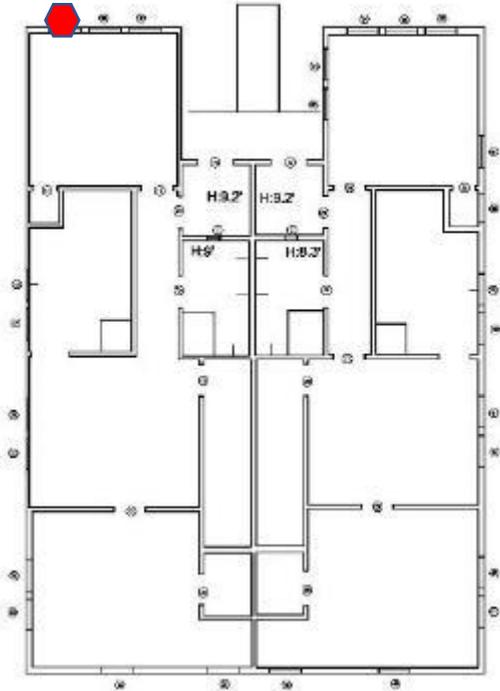
EXTERIOR VIEW



INTERIOR VIEW



2nd Floor



DETAIL



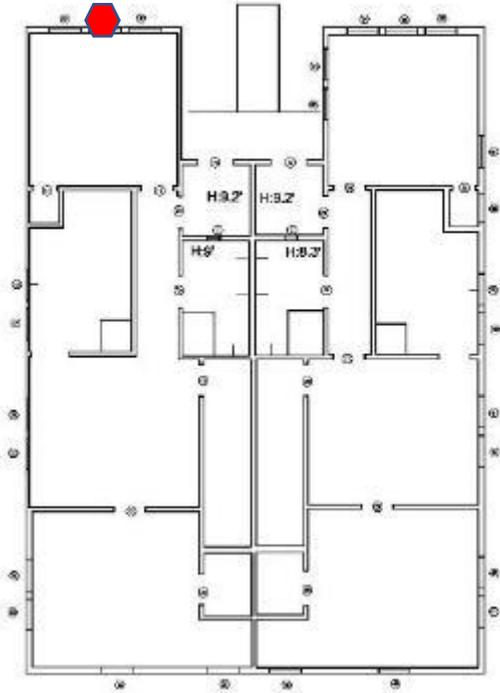
EXTERIOR VIEW



INTERIOR VIEW



2nd Floor

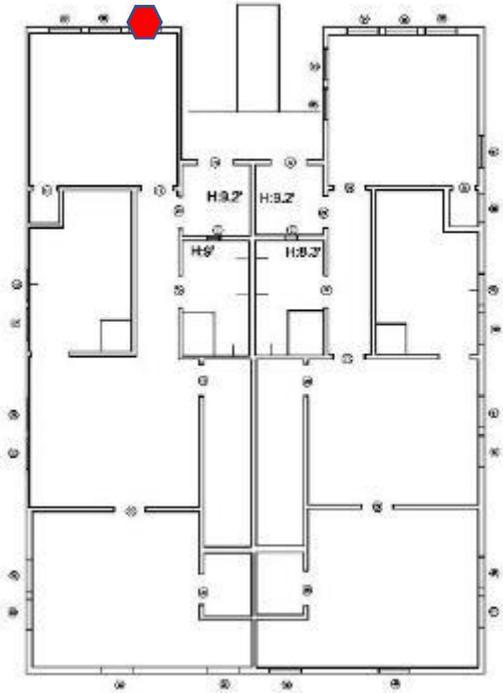


DETAIL

EXTERIOR VIEW

INTERIOR VIEW

2nd Floor

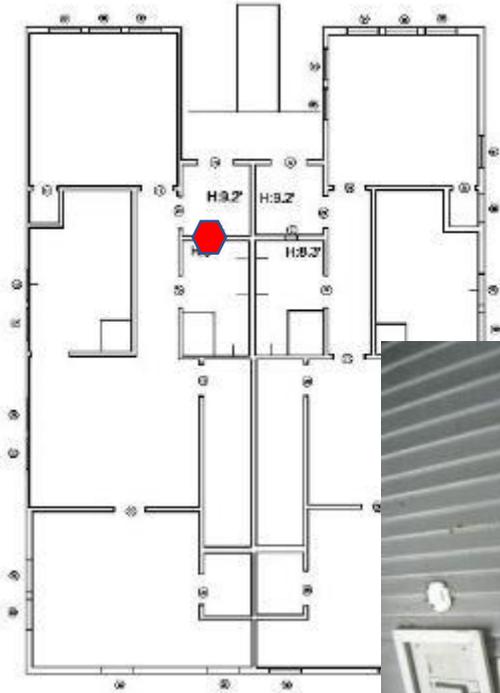


DETAIL

EXTERIOR VIEW



2nd Floor



DETAIL



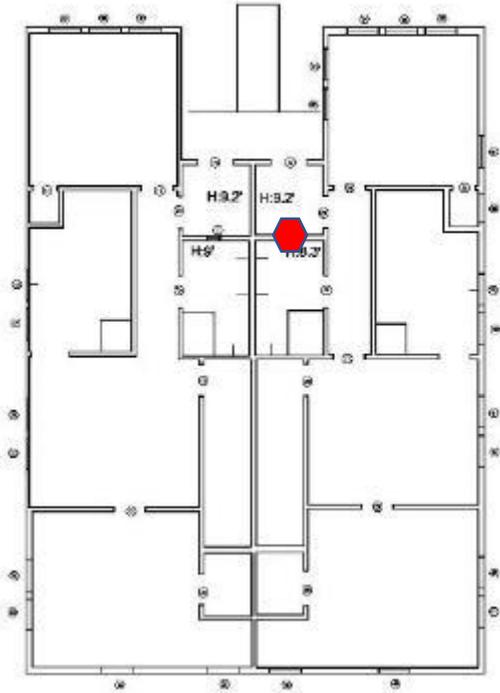
INTERIOR VIEW



EXTERIOR VIEW



2nd Floor



INTERIOR VIEW



DETAIL

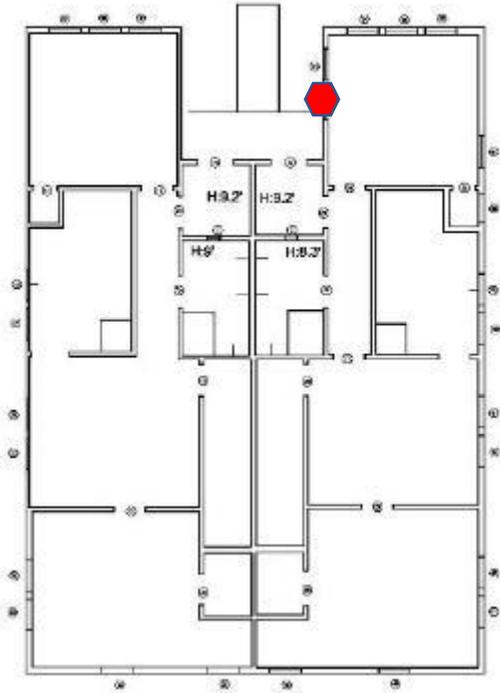
EXTERIOR VIEW



INTERIOR VIEW



2nd Floor



DETAIL



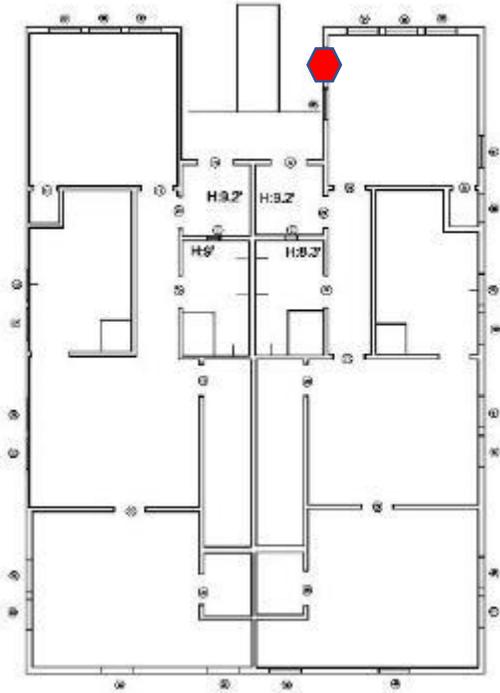
EXTERIOR VIEW



INTERIOR VIEW



2nd Floor

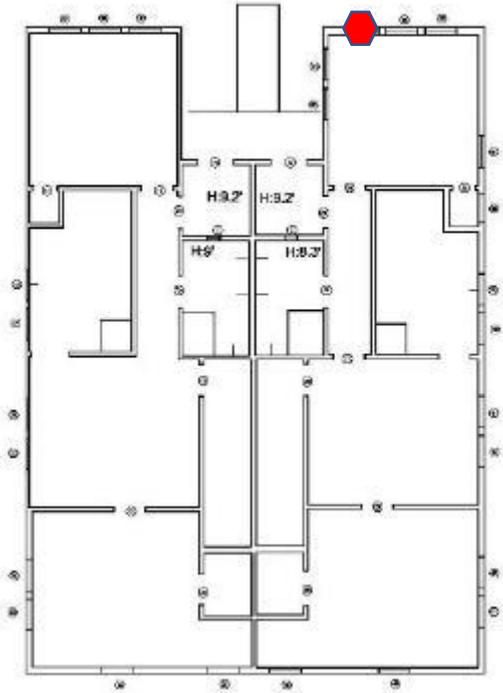


DETAIL

EXTERIOR VIEW

INTERIOR VIEW

2nd Floor



DETAIL

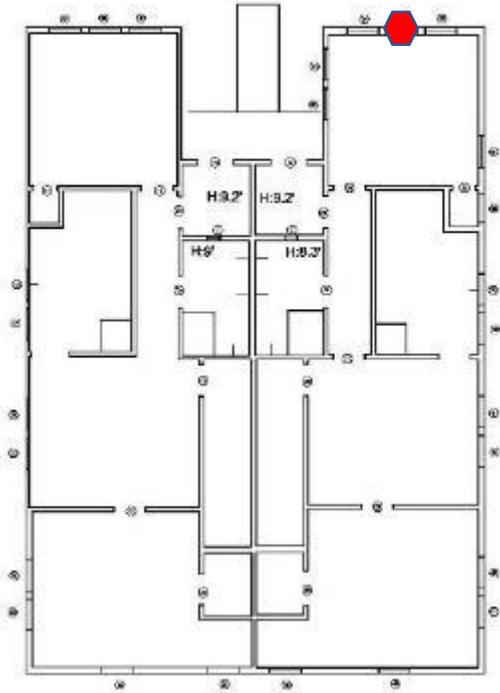
EXTERIOR VIEW



INTERIOR VIEW



2nd Floor



DETAIL

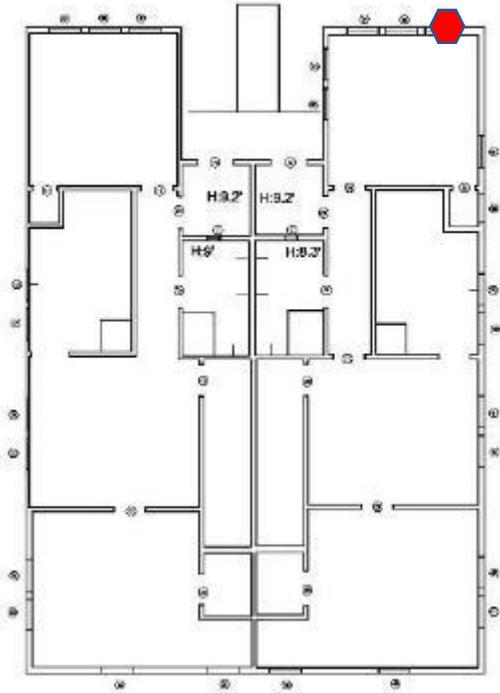
EXTERIOR VIEW



INTERIOR VIEW



2nd Floor

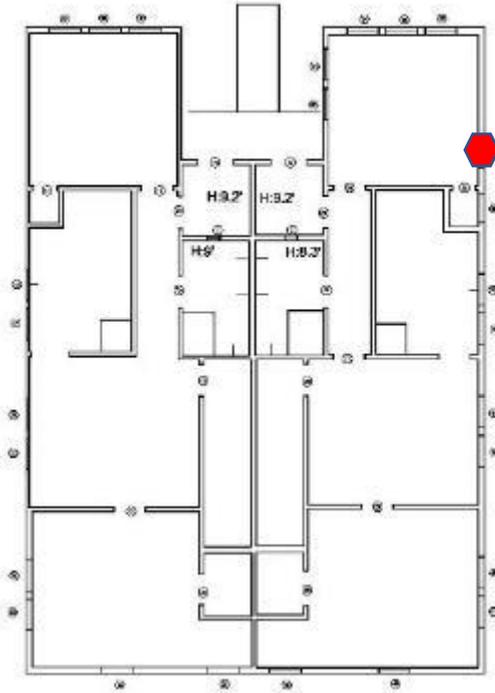


DETAIL

EXTERIOR VIEW

INTERIOR VIEW

2nd Floor

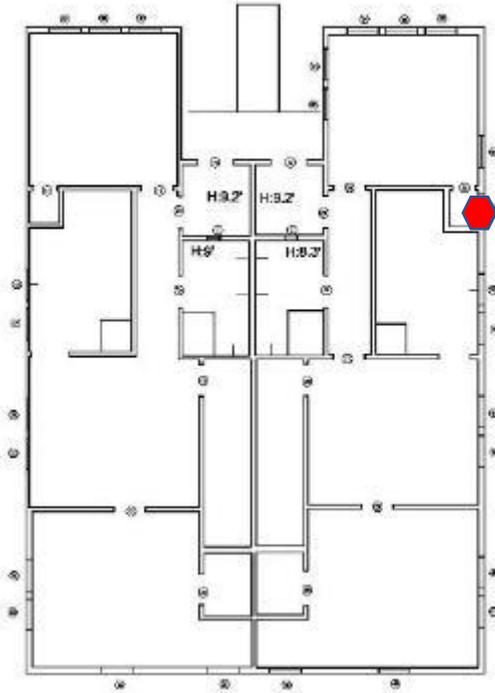


DETAIL

EXTERIOR VIEW

INTERIOR VIEW

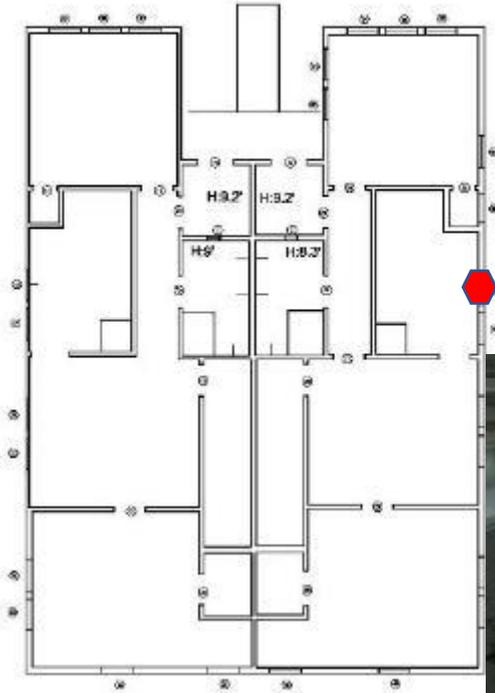
2nd Floor



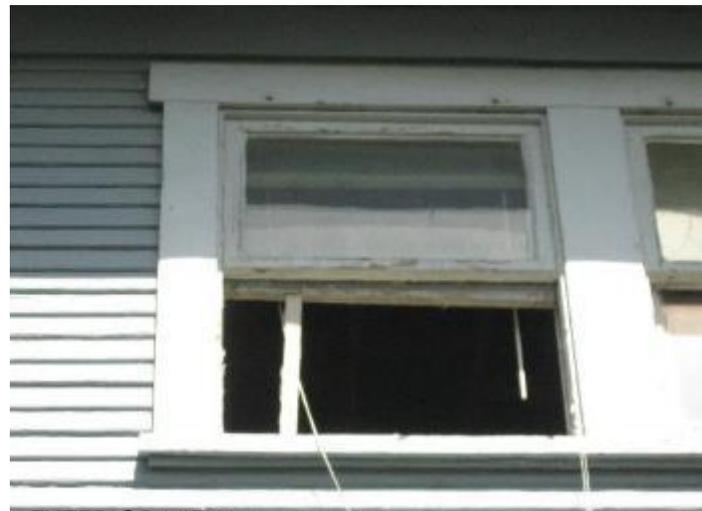
DETAIL



2nd Floor



DETAIL



EXTERIOR VIEW

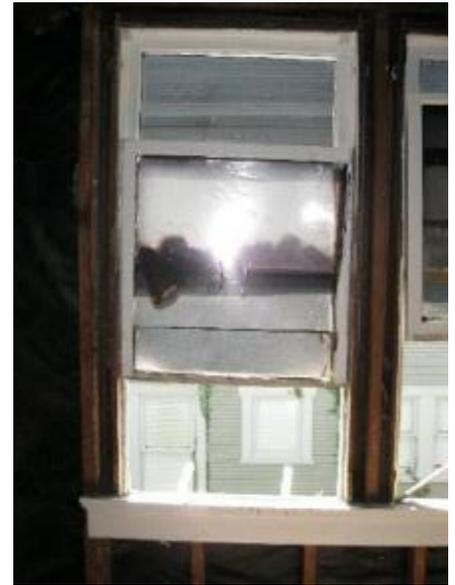


INTERIOR VIEW

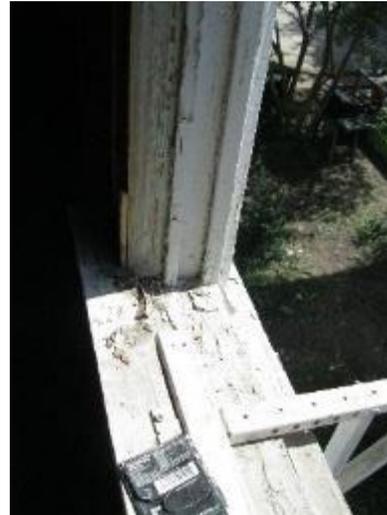
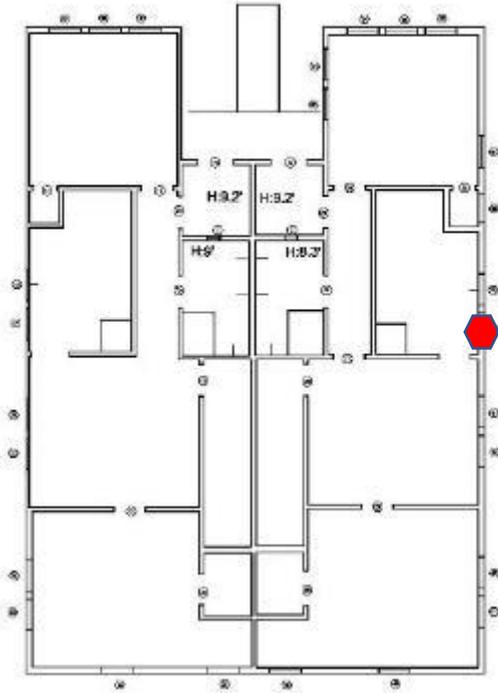
EXTERIOR VIEW



INTERIOR VIEW



2nd Floor



DETAIL

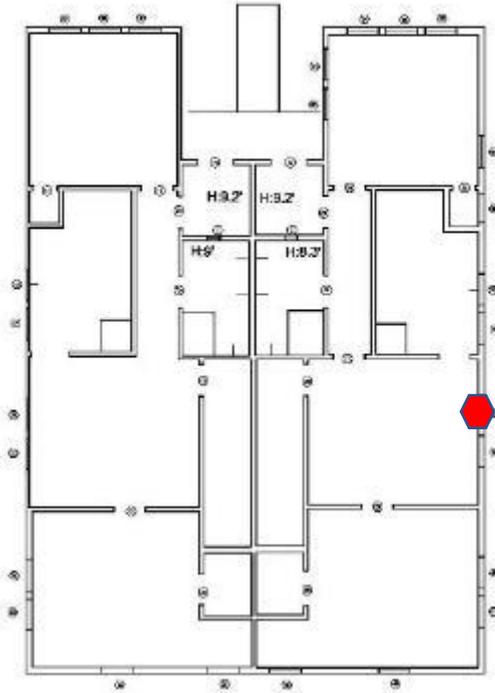
EXTERIOR VIEW



INTERIOR VIEW



2nd Floor



DETAIL



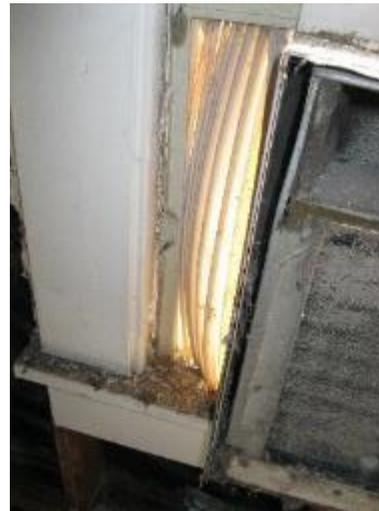
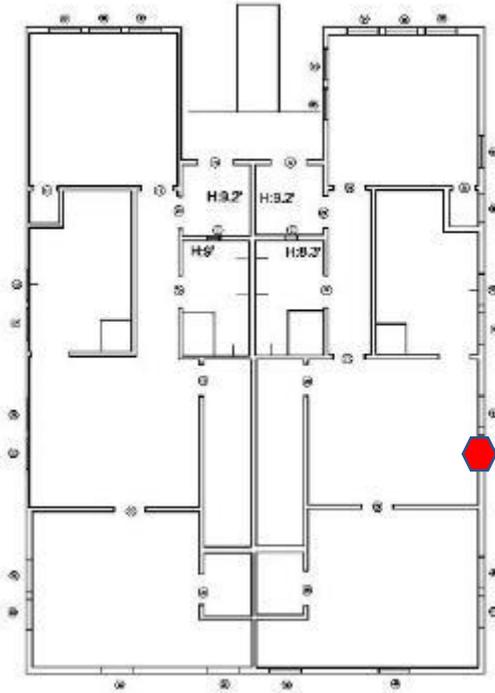
EXTERIOR VIEW



INTERIOR VIEW



2nd Floor



DETAIL

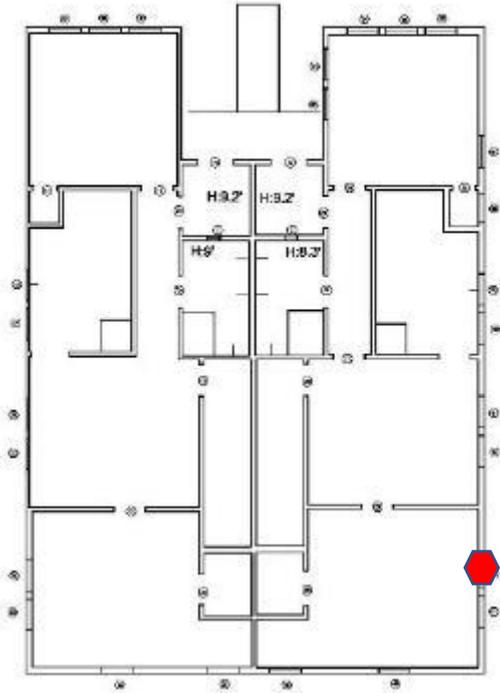
EXTERIOR VIEW



INTERIOR VIEW



2nd Floor



DETAIL



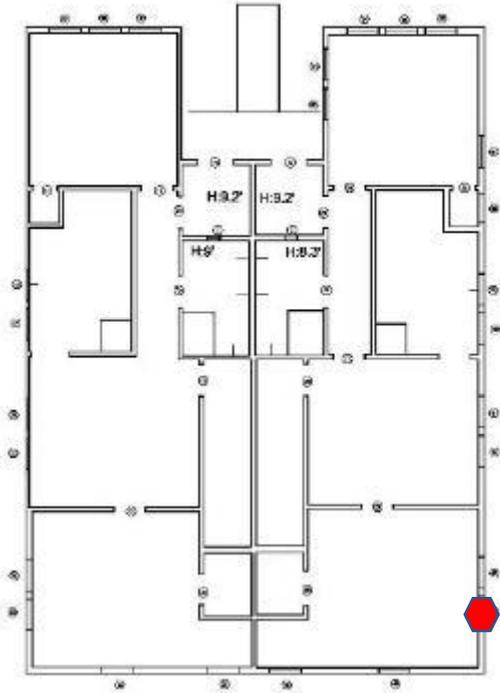
EXTERIOR VIEW



INTERIOR VIEW



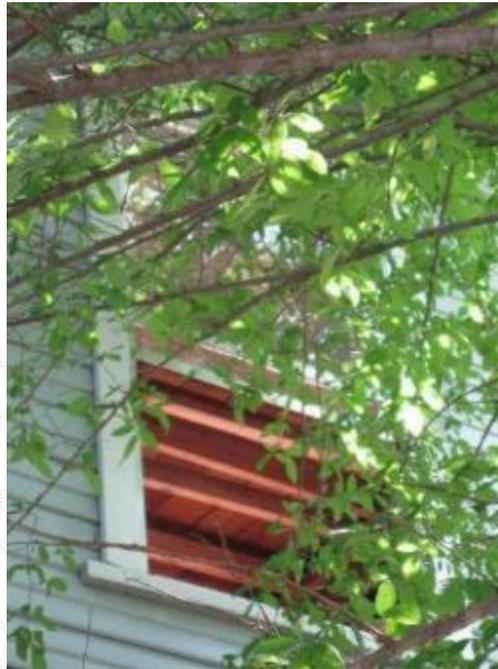
2nd Floor



DETAIL



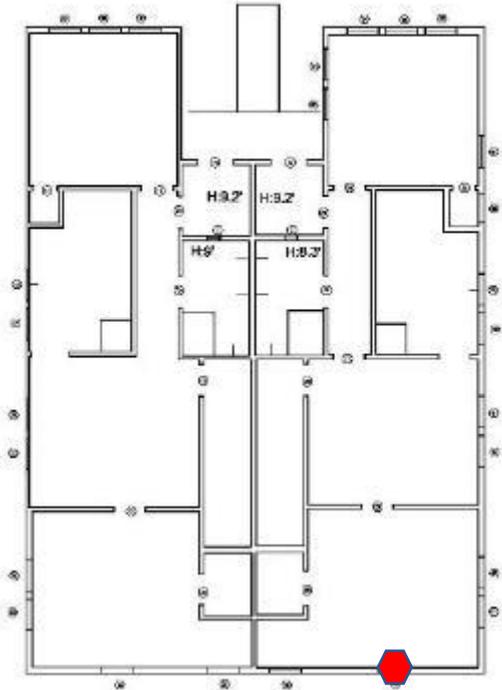
EXTERIOR VIEW



INTERIOR VIEW



2nd Floor



DETAIL



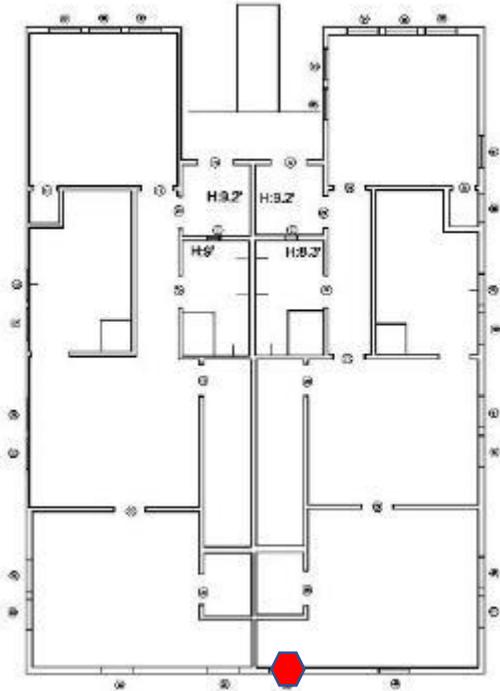
EXTERIOR VIEW



INTERIOR VIEW



2nd Floor



DETAIL

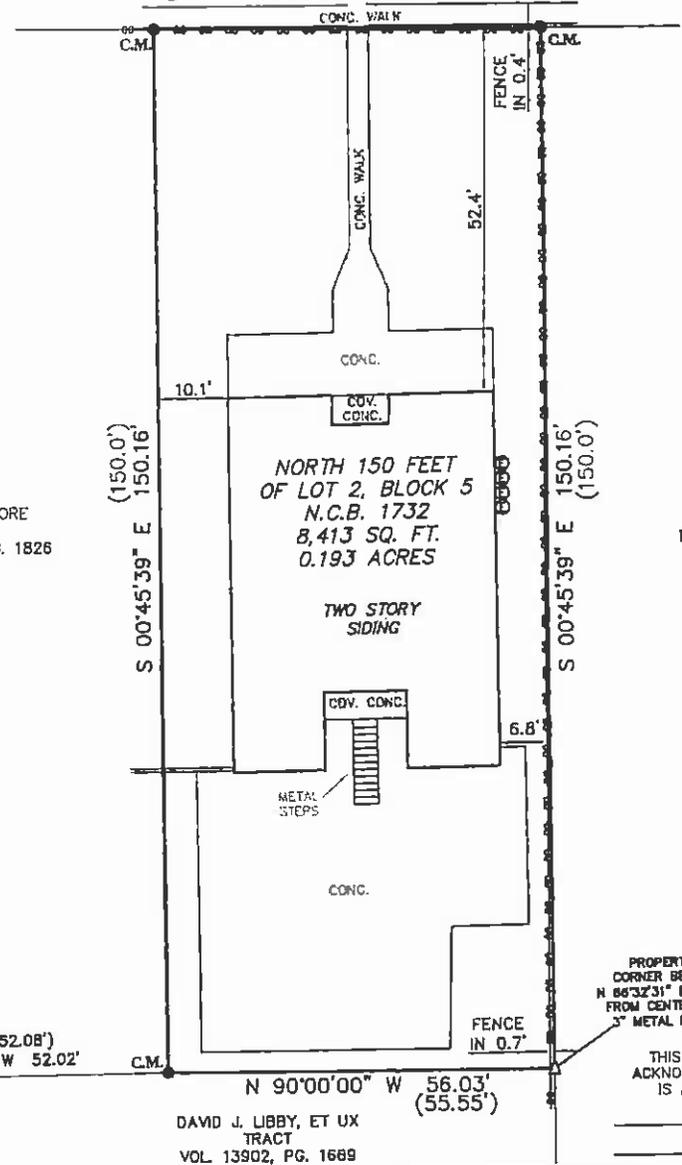
NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.
NOTE:
BEARINGS SHOWN HEREON ARE BASED ON N.C.B. MAP
INDICATED BELOW.

E. DEWEY PLACE
(55.6' R.O.W.)

(BEARING BASIS) (55.55')
S 90°00'00" E 56.03'



SCALE: 1"=20'



RICHARD MOORE
TRACT
VOL. 16494, PG. 1826

LOT 3

PROPERTY
CORNER BEARS
N 86°32'31" E 0.71'
FROM CENTER OF
3" METAL POST

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

DAVID J. LIBBY, ET UX
TRACT
VOL. 13902, PG. 1669

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. THE PROPERTY MADE THE SUBJECT OF THIS SURVEY APPEARS TO BE INCLUDED IN A FEMA FLOOD INSURANCE RATE MAP (FIRM), IDENTIFIED AS COMMUNITY NO. 480295, FIRM NO. 0405 D, WHICH IS DATED 05/29/2010. BY NOTING FROM THAT FIRM, IT APPEARS THAT ALL OR A PORTION OF THE PROPERTY MAY BE IN FIRM ZONE X. BECAUSE THIS IS A LACUNARY MAP, THE SURVEYOR DID NOT TAKE ANY MEASURES TO DETERMINE THE FLOOD ZONE STATUS OF THE SURVEYED PROPERTY OTHER THAN TO INTERPRET THE INFORMATION SET OUT ON FEMA'S FIRM, AS DESCRIBED ABOVE. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, WHICH MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA OR STATE OR LOCAL OFFICIALS, AND WHICH MAY NOT AGREE WITH THE TRACT'S ACTUAL CONDITIONS. MORE INFORMATION CONCERNING FEMA'S SPECIAL FLOOD HAZARD AREAS AND ZONES MAY BE FOUND AT <http://www.fema.gov/floodsolutions>.



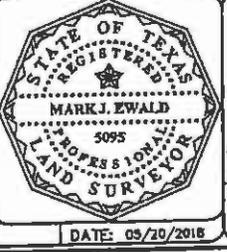
Property Address:
402 E. DEWEY PLACE
Property Description:
NORTH 150 FEET OF LOT 2, BLOCK 5, NEW CITY
BLOCK 1732, SITUATED IN THE CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP
THEREOF RECORDED IN THE CITY OF SAN ANTONIO
MUNICIPAL ARCHIVES AND RECORDS.

Owner:
ANDRES VALENCIA

FORM REGISTRATION NO.
10111700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1648 BOZORGE, TEXAS 78008
PHONE (210) 372-9500 FAX (210) 372-9900

- LEGEND**
- △ - CALCULATED POINT
 - - FMS 1/2" IRON ROD
 - () - RECORD INFORMATION
 - - BUILDING SETBACK
 - - CONTROLLING MONUMENT
 - - WATER METER
 - - ELECTRIC METER
 - - CHAIN LINK FENCE



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Mark J. Ewald

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

