

HISTORIC AND DESIGN REVIEW COMMISSION

May 05, 2021

HDRC CASE NO: 2021-194
ADDRESS: 109 W ELSMERE PLACE
LEGAL DESCRIPTION: NCB 6383 BLK 3 LOT 13, 14 & 15
ZONING: R-5,H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Shea Pumarejo/Younique Designs
OWNER: PHELAN JOHN E & NANCY M
TYPE OF WORK: Fenestration modifications, window replacement
APPLICATION RECEIVED: April 12, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove three (3) existing one over one windows from the rear addition and install two (2) larger, single lite windows.

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.
- 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.
- 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.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- 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: 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: 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: Wood 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: Wood 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:

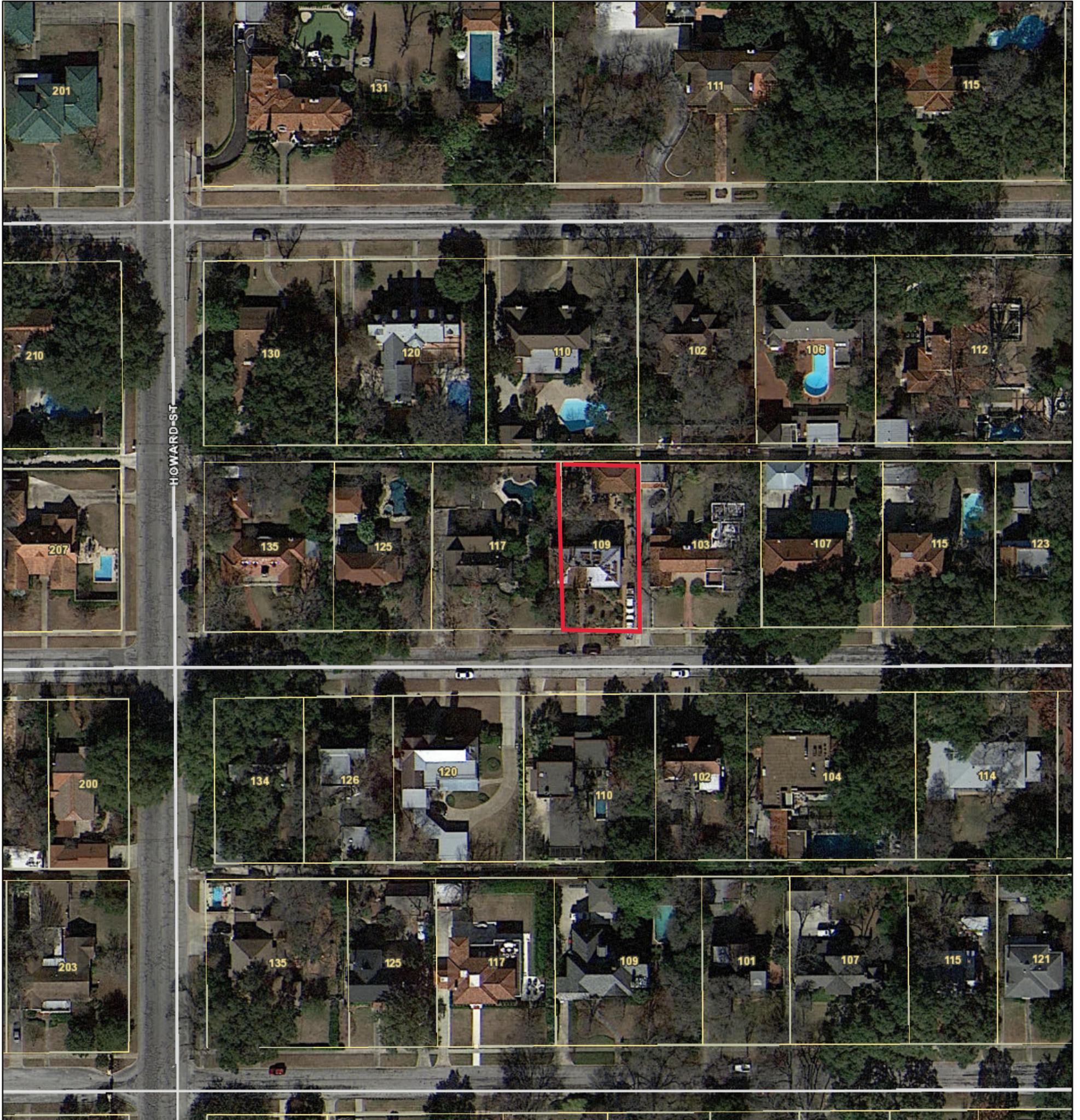
- a. The primary structure at 109 W Elsmere Pl is a 2-story residential structure constructed circa 1925 in the Spanish Eclectic Style. The structure features a brick façade, a terra cotta barrel tile roof, and one over one wood windows. The structure is contributing to the Monte Vista Historic District.
- b. WINDOW REPLACEMENT – The applicant is requesting to replace three existing one over one wood windows on a 1-story rear addition with two large, single lite windows. The elevation faces the rear yard and is not visible from the public right-of-way. The existing windows are not original to the primary structure and are compatible modern replacement products installed sometime prior to 2014. According to the Historic Design Guidelines, additions should be designed to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings. Windows on additions should relate to the windows of the primary structure in terms of materiality and overall appearance in terms of size, profile, and configuration. While staff finds the windows are not original to the primary structure, staff finds that the proposed windows do not meet the Guidelines in terms of materiality, configuration, profile, and size. Staff finds that the applicant should propose a window configuration that features divided lites, similar to the larger windows on the primary structure and the windows on the rear accessory structure, in lieu of large single panes.

RECOMMENDATION:

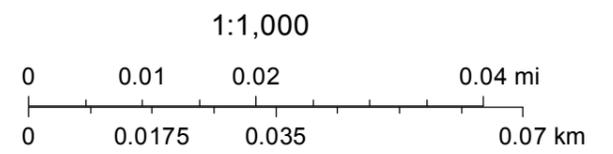
Staff recommends approval based on findings a through b with the following stipulations:

- i. That the applicant proposes windows that feature a divided lite pattern similar to those found on larger windows on the primary structure and the rear accessory structure as noted in finding b. The applicant is required to submit updated elevation drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant submits a final window material specification to staff for the wood or aluminum clad wood windows to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop



April 30, 2021





















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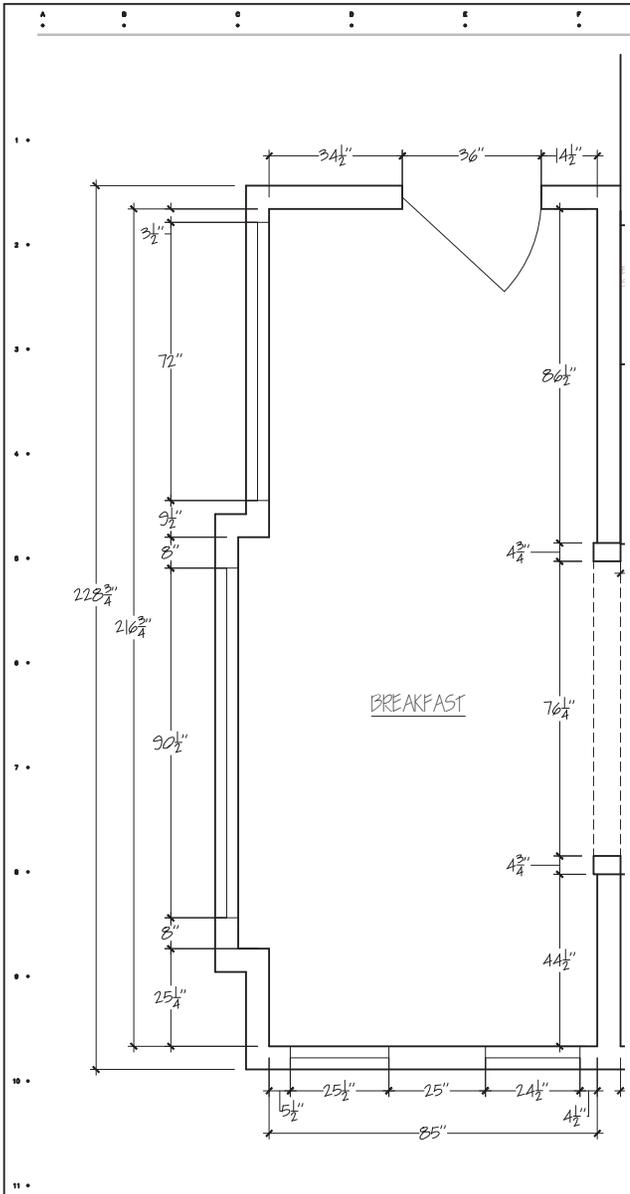
LOCATION
Street Address:
109 W. ELSMERE
SAN ANTONIO, TX 78212

PHELAN RESIDENCE

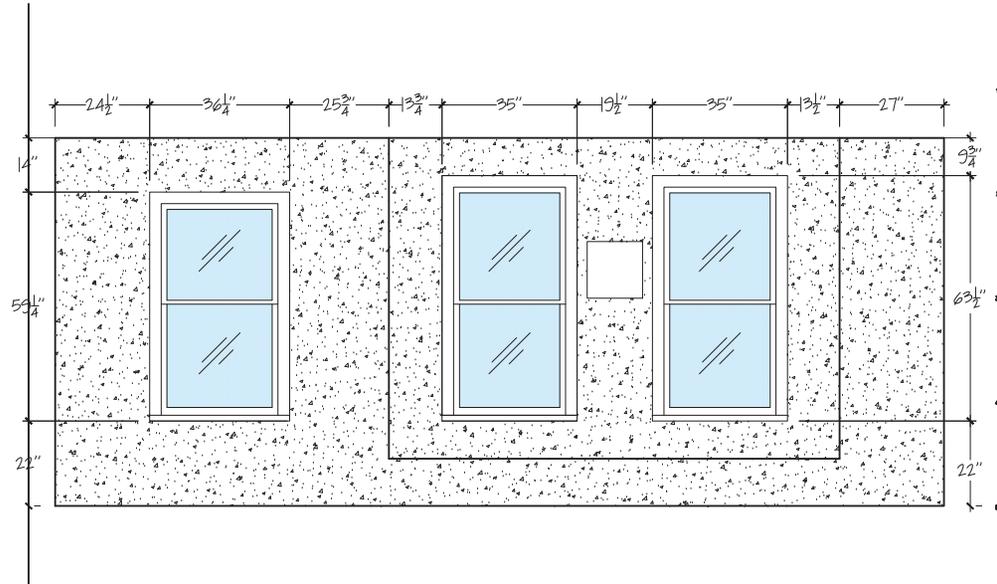
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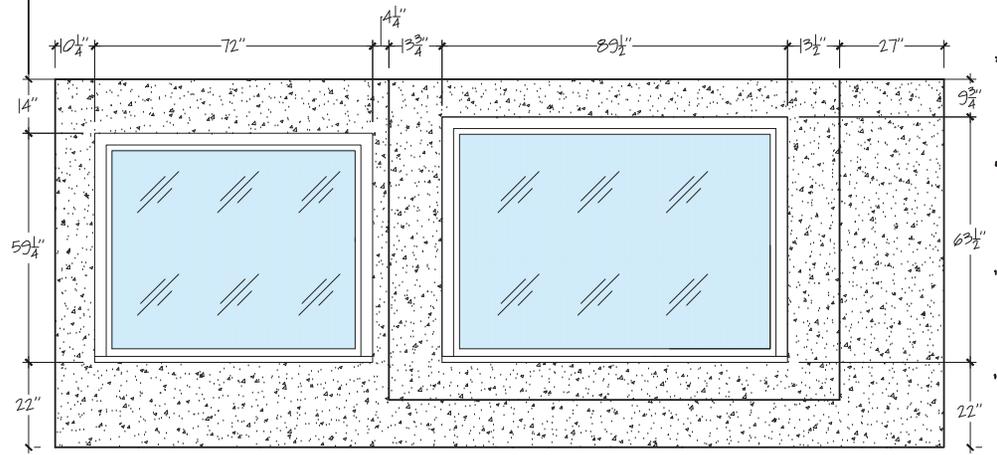
SHEET	A.01
CONTENT	EXTERIOR ELEVATION
SCALE	1=3/8"
Client Approval	Date
_____	04.06.2021



PLAN VIEW
SCALE: 3/8"



EXISTING EXTERIOR ELEVATION
SCALE: 3/8"

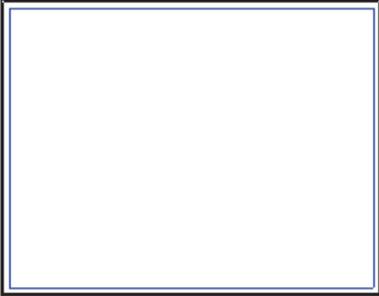


PROPOSED EXTERIOR ELEVATION
SCALE: 3/8"

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #3	Mark Unit:	Net Price:		2,054.96
Qty: 1		Ext. Net Price:	USD	2,054.96



As Viewed From The Exterior

RO 90 1/2" X 68 1/2"

Egress Information

No Egress Information available.

Performance Grade

Licensee #1117

AAMA/WDMA/CSA/101/ I.S.2/A440-08

CW-PG50 2464X2134 mm (97X84 in)

Deflection at Certified Size and Performance: 1.1

CW-PG50 DP +50/-60

FL4781

Paint Specification

Clad Exterior Color: AAMA 2605

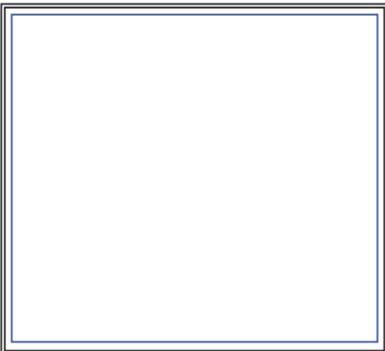
Cashmere Clad Exterior	
Stained Interior Finish VGR Douglas Fir Interior	303.59
Honey Stained Interior Finish	157.70
Ultimate Direct Glaze Rectangle	1,294.95
Frame Size 89 1/2" X 68"	
Rough Opening 90 1/2" X 68 1/2"	
IG - 1 Lite	246.62
1/4" Low E3	
Stainless Perimeter Bar	52.10
4 9/16" Jambs	
Nailing Fin	
***Note: Units with Capillary tubes will not have Argon gas.	
***Note: Unit Availability and Price is Subject to Change	

Initials required

Seller: _____

Buyer: _____

Line #4	Mark Unit:	Net Price:		1,578.39
Qty: 1		Ext. Net Price:	USD	1,578.39



As Viewed From The Exterior

RO 73" X 64"

Egress Information

No Egress Information available.

Performance Grade

Licensee #1117

AAMA/WDMA/CSA/101/ I.S.2/A440-08

CW-PG50 2134X2464 mm (84X97 in)

Deflection at Certified Size and Performance: 1.1

Cashmere Clad Exterior	
Stained Interior Finish VGR Douglas Fir Interior	261.91
Honey Stained Interior Finish	157.70
Ultimate Direct Glaze Rectangle	1,068.47
Frame Size 72" X 63 1/2"	
Rough Opening 73" X 64"	
IG - 1 Lite	50.71
Low E3	
Stainless Perimeter Bar	39.60
4 9/16" Jambs	
Nailing Fin	
***Note: Units with Capillary tubes will not have Argon gas.	
***Note: Unit Availability and Price is Subject to Change	

Initials required

Seller: _____

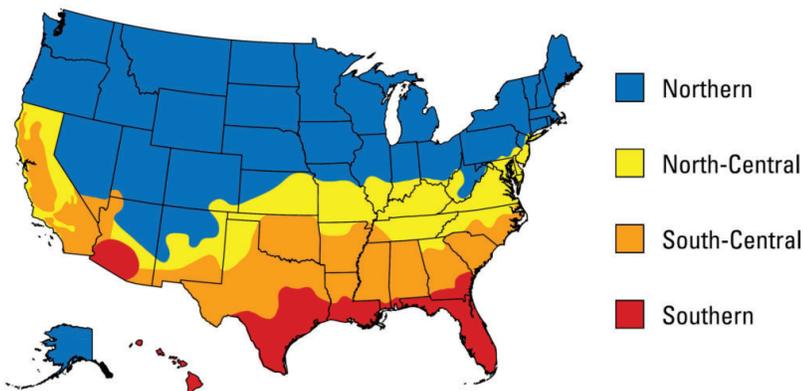
Buyer: _____

PRODUCT AND PERFORMANCE INFORMATION

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

Review the map below to determine if your units meet ENERGY STAR for your location.



International Energy Conservation Code (IECC) Climate Regions

