

# HISTORIC AND DESIGN REVIEW COMMISSION

August 07, 2019

**HDRC CASE NO:** 2019-414  
**ADDRESS:** 367 QUENTIN DR  
**LEGAL DESCRIPTION:** NCB 8411 BLK 6 LOT E 25 FT OF 6 & W 35 FT OF 7  
**ZONING:** R-6,H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** JEFF CHOI/WINDOW EXPO  
**OWNER:** ROBERTO FLORES/VELASQUEZ LISA MARIE  
**TYPE OF WORK:** Window and door replacement  
**APPLICATION RECEIVED:** July 16, 2019  
**60-DAY REVIEW:** September 14, 2019  
**CASE MANAGER:** Adam Rajper  
**REQUEST:**

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

1. Replace thirteen (13) windows
2. Replace two doors (front and rear)

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

### 6. Architectural Features: Doors, Windows, and Screens

#### A. MAINTENANCE (PRESERVATION)

- 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.
- Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- Screens and shutters*—Preserve historic window screens and shutters.
- 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)

- 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.
- 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.
- Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- 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.
- 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.
- 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.
- Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- Security bars*—Install security bars only on the interior of windows and doors.
- 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.

## 12. Increasing Energy Efficiency

### A. MAINTENANCE (PRESERVATION)

i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

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

i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.

ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.

iii. *Windows*—Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.

iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.

v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.

vi. *Shutters*—Reinstall functional shutters and awnings with elements similar in size and character where they existed historically.

vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.

viii. *Cool roofs*—Do not install white or —cool roofs when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet.

ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.

x. *Green Roofs*—Install green roofs when they are appropriate for historic commercial structures.

### *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:**

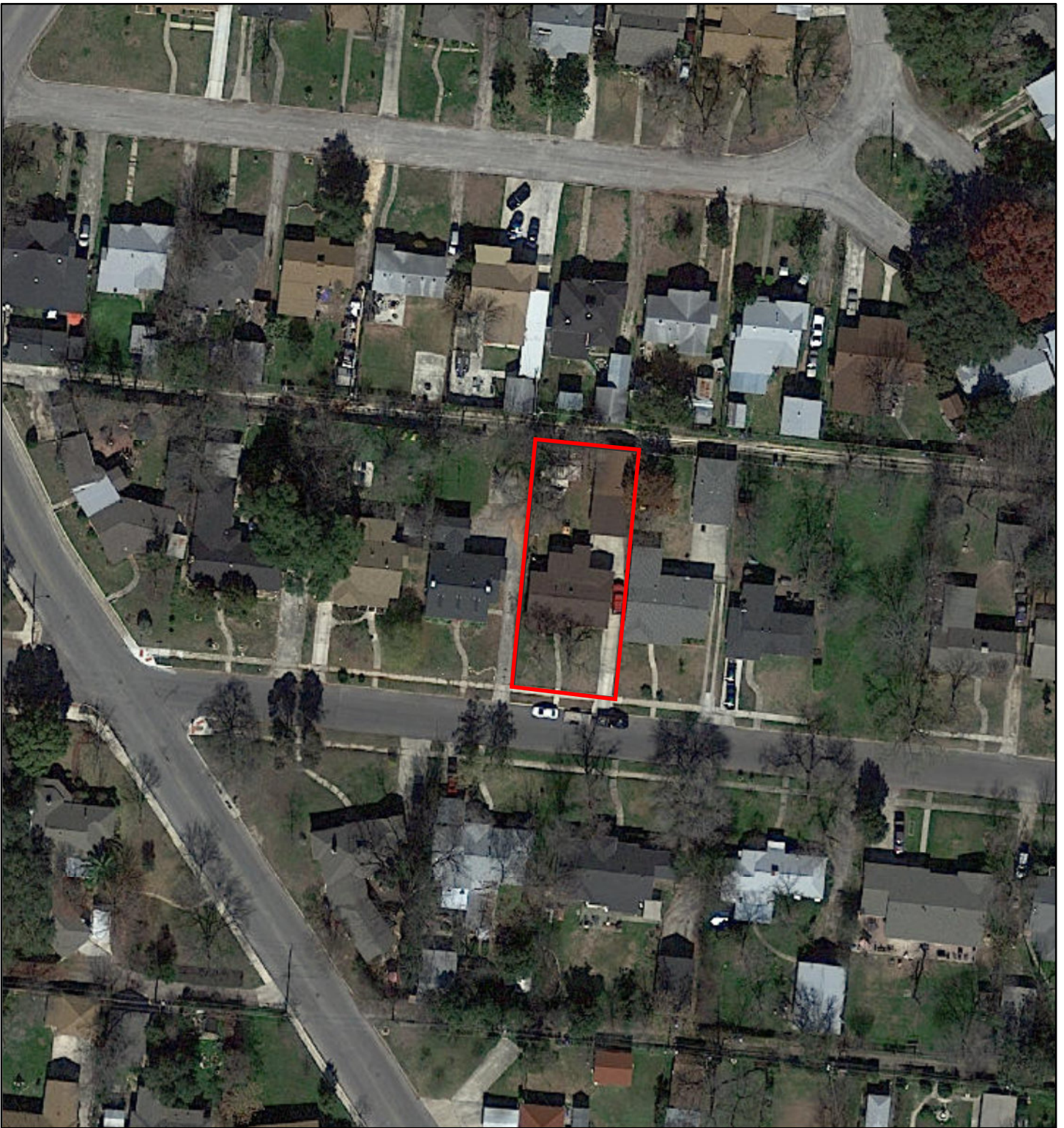
- a. The primary structure located at 367 Quentin is a 1-story, Mid-Century Modern style single-family residence constructed in the early twentieth-century. The home features an asymmetrical front façade composition, casement windows, and a cross gable roof. The home is contributing to the Monticello Park Historic District.
- b. **WINDOW REPLACEMENTS** – The applicant has proposed to replace thirteen (13) windows. Staff finds that the windows are likely original. According to the Historic Design Guidelines for Exterior Maintenance and Alterations, historic windows should be preserved. Based on the submitted documents, staff finds the six windows are in repairable condition and should be retained and restored.
- c. **DOOR REPLACEMENTS** – The applicant has proposed to replace two doors (front and rear). According to the Historic Design Guidelines for Exterior Maintenance and Alterations, replacement doors should be appropriate for the style of the home. Staff finds that the proposed doors are appropriate for the Mid-Century Modern style of the home.

## **RECOMMENDATION:**

Item 1, Staff does not recommend approval of the window replacements based on finding b. If the HDRC finds that an assembly is deteriorated beyond repair based on the submitted documents, staff recommends that the applicant install replacement windows that retain the existing window opening sizes, proportions, and configuration, including munition dimensions, as closely as possible. The applicant should submit updated window specifications to staff for review and approval prior to receiving a Certificate of Appropriateness that clearly illustrate that the replacement windows will match the originals to the furthest extent possible.

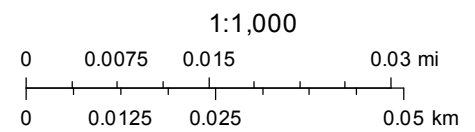
Item 2, Staff recommends approval of the door replacements based on finding c.

# 367 Quentin



July 31, 2019

— User drawn lines







367 Quentin Drive

Quentin Dr

Quentin Dr

Quentin Dr

Quentin Dr















Image: 2.1





Image: 2.2





Image: 2.3





Image: 2.4





Image: 2.5





# 515191



WINDOWEXPO

San Antonio

GLASS STYLE: \_\_\_\_\_

ARGON GAS: \_\_\_\_\_

NAIL FIN: \_\_\_\_\_

MEB \_\_\_\_\_

COLOR TAN

# WINDOW SILLS

# COIL WRAP

# IN SIDING

# IN STUCCO

LEAD POS

MOVE FURNITURE?

REMOVE BLINDS?

GRIDS TO ALIGN

Date: 6-4-19

Job Names (Last, First): Roberto Flowers

Address: 367 Quentin Dr San Antonio

Measure By: Jessie

Series: Gold

DOOR

ITEM	Series	WIDTH	HEIGHT	LEG	STYLE	ORIEL	TWIN/TRI	Temp	SCREEN H/H	GLASS	GRID	DRAWING	Field mull
1		36	61/4		DH		Tripte		Full		Field mull		
2		53	61/4		Pw								
3		36	61/4		DH				Full				
4													
5		51	38		Slider				Full				
6		17 3/4	38		DH			1/2 ABS	Full				
7		35 1/4	61/4		DH				Full				
8		35 1/4	61/4		DH				Full				
9		35 1/4	61/4		DH				Full				
10		Ro											
11		72 1/2	61/4		DH		Twin		Full		Field mull		
12		Ro											
13		72 1/2	61/4		DH		Twin		Full		Field mull		
14													
15													
16													
17													
18													
19													
20													



Image: 2.8

house built: 1948 (historical area: Montecito)  
 210 218-6919

e-mail: robflor20@yahoo.com

7/20/56 DOB

367 Quentin Drive  
 San Antonio, TX 78201



WINDOWEXPO®

[Senior's Club]

Customer Name: Roberto Flowers

Number of Windows: 13 windows, front & back door

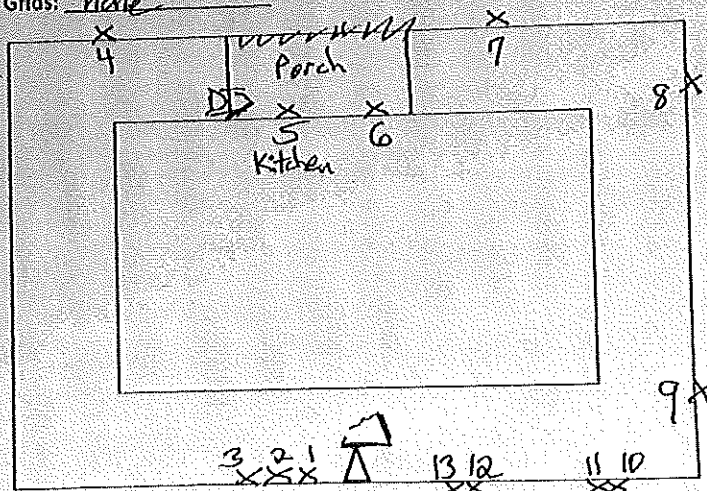
Color: Tan

Sash Height: 50/50

Grids: None

	W	X	H	(Style)
104 (1)	39	X	65	DH
113 (2)	53	X	65	DH
104 (3)	39	X	65	DH
97 (4)	57	X	40	DH
81 (5)	41	X	40	DH
65 (6)	23	X	40	DH
107 (7)	42	X	65	DH
107 (8)	42	X	65	DH
107 (9)	52	X	65	DH
107 (10)	39	X	65	DH
111	39	X	65	DH
112	39	X	65	DH
113	39	X	65	DH
14)		X		
15)		X		
16)		X		
17)		X		
18)		X		
19)		X		
20)		X		
21)		X		
22)		X		
23)		X		

obscure  
obscure



NOTES: Gold series, double pane

Provide: back door 32x80 Front door 36x80





### Smart Window

Window Type	u-value	SHGC	VT	CR
Double Hung				
silver	0.27	0.21	0.48	56
gold	0.27	0.21	0.48	56
platinum	0.24	0.19	0.44	62
Slider				
silver	0.27	0.21	0.48	57
platinum	0.24	0.19	0.44	60
Single Hung				
silver	0.29	0.22	0.50	56
Casement/Awning				
silver	0.26	0.17	0.40	60
platinum	0.22	0.16	0.37	65
Common Mull Casement				
silver	0.26	0.18	0.41	55
platinum	0.22	0.17	0.37	60
Picture Window				
silver	0.26	0.23	0.53	60
platinum	0.21	0.21	0.48	65
Casement PW				
silver	0.25	0.21	0.48	60
platinum	0.22	0.19	0.44	65
Casement Low Profile				
silver	0.26	0.24	0.55	60
platinum	0.21	0.22	0.50	64



**Quote# 5494851**

Welcome: Dale Lakey

Log Out

Main Menu

SHIP-TO - 830784  
**WINDOW EXPO**  
 2430 LACY LN  
 STE #102  
 CARROLLTON, TX 75006

972-234-1413  
 972-234-1411 FAX  
<https://www.windowexpo.com/>

**PO Number:**

FRONT

SOLD-TO:  
**WINDOW EXPO**  
 2430 LACY LN  
 STE #102  
 CARROLLTON, TX 75006

972-234-1413  
 972-234-1411 FAX

**Job Name:**

FLORES

**Quote#: 5494851**

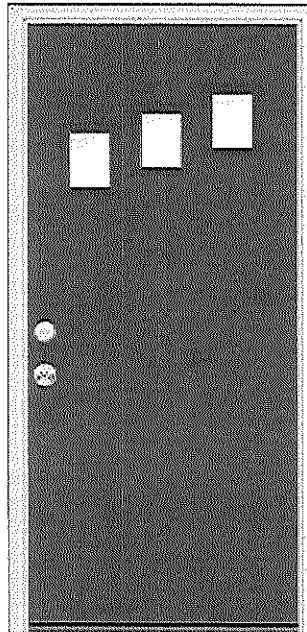
User 1: Sales We

Enter Date: 6/11/2019

Order Type: Ship &amp; Invoice

Ship Via: TRUCK

Status: Unsubmitted Order



Outside Looking In  
 Due to variances in color and manufacturing  
 process, image shown may vary from final  
 product.

OUTSIDE



INSIDE

Line  
1**Product and Price Details****ENTRY DOOR****- Product Options -**

- Legacy Single Entry Door in FrameSaver Frame
- 36" x 80" Nominal Size
- Unit Size: 37 9/16" x 81 5/8" ✓
- Frame Depth: 4 15/16" ✓
- 2" Standard Brickmold
- Adjust Brickmold Width: -3/8" [39 7/8" Overall] ✓
- Adjust Brickmold Height: -5/8" [82 3/8" Overall] ✓
- Right Hand Inswing - Inside Looking Out ✓
- 306 Style 20-Gauge Smooth Steel Door ✓
- ComforTech DC ✓
- Vallis Red Inside and Outside ✓

**- Hardware**

- All Hardware in Satin Nickel Finish ✓
- Georgian Lockset
- Thumbturn Deadbolt

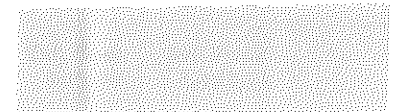
**- Frame**

- Textured Chateau Aluminum Frame Cladding
- Vallis Red Inside Frame ✓
- 2 Tubes of Chateau Caulk
- Mill Finish Sahara Threshold (6 1/16" Depth)
- Satin Nickel Ball Bearing Hinges
- Installation Kit with Wood Shims
- Security Plate

- Poplar Colonial 2 1/2" Casing - Vallis Red

- Poplar Contoured Shoemold - Vallis Red

TAG # Flores 1

Qty  
1



**Quote# 5494922**

Welcome: Dale Lakey

[Log Out](#)[Main Menu](#)

SHIP-TO - 830784  
**WINDOW EXPO**  
 2430 LACY LN  
 STE #102  
 CARROLLTON, TX 75006

972-234-1413  
 972-234-1411 FAX  
<https://www.windowexpo.com/>

**PO Number:**

BACK

SOLD-TO:  
**WINDOW EXPO**  
 2430 LACY LN  
 STE #102  
 CARROLLTON, TX 75006

972-234-1413  
 972-234-1411 FAX

**Job Name:**

FLORES 2

**Quote#: 5494922**

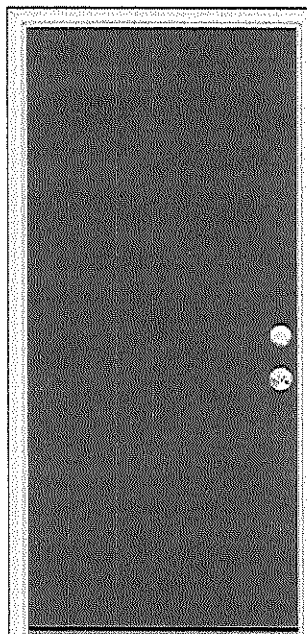
User 1: Sales We

Enter Date: 6/11/2019

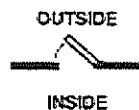
Order Type: Ship &amp; Invoice

Ship Via: TRUCK

Status: Unsubmitted Order



Outside Looking In  
 Due to variances in color and manufacturing  
 process, image shown may vary from final  
 product.

**Line Product and Price Details**

1

**ENTRY DOOR****- Product Options -**

- Legacy Single Entry Door in FrameSaver Frame
- 32" x 80" Nominal Size
- Unit Size: 33 9/16" x 80 3/4"
- Frame Depth: 4 15/16"
- 2" Standard Brickmold
- Adjust Brickmold Width: -3/8" [36 1/2" Overall]
- Adjust Brickmold Height: -1/2" [81 7/8" Overall]
- Right Hand Outswing - Outside Looking In
- 001 Style 20-Gauge Smooth Steel Door
- Vallis Red Inside and Outside

**- Hardware**

- All Hardware in Satin Nickel Finish
- Georgian Lockset
- Thumbturn Deadbolt

**- Frame**

- Textured Chateau Aluminum Brickmold Cladding
- Vallis Red Inside Frame
- 2 Tubes of Chateau Caulk
- Mill Finish Sahara Threshold (5 7/8" Depth)
- Stainless Steel Ball Bearing Hinges
- Installation Kit with Wood Shims
- Security Plate
- Poplar Colonial 2 1/2" Casing - Vallis Red
- Poplar Contoured Shoemold - Vallis Red

**- Configuration Warnings -**

Outswing doors include stainless steel hinges.

On outswing doors with brickmold and cladding, ProVia recommends that caulking be applied where the brickmold meets the full wood frame.

TAG # Flores 2 back

Qty  
1