

HISTORIC AND DESIGN REVIEW COMMISSION

May 16, 2018

HDRC CASE NO: 2018-211
ADDRESS: 428 DEVINE ST
LEGAL DESCRIPTION: NCB 2958 BLK 2 LOT 46
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Carlos Najera
OWNER: Angelita Najera
TYPE OF WORK: Window Replacement
APPLICATION RECEIVED: April 26, 2018
60-DAY REVIEW: June 25, 2018

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace three (3) wood windows with new wood windows.

APPLICABLE CITATIONS:

6. Architectural Features: Doors, Windows, and Screens

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.
- 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 structure at 428 Devine was constructed circa 1910 in the Craftsman style. The one-story single-family structure features hipped and gabled roofs with a standing seam metal, aluminum siding, and 19 wood windows.
- b. EXISTING WINDOWS – The applicant is requesting to replace three (3) existing wood windows with new matching wood windows. The Guidelines for Windows 6.B.iv. notes that replacement should only be considered when the existing windows are deteriorated beyond repair. On a site visit conducted by staff on May 8, 2018, staff found that the three windows in question are deteriorated beyond repair.
- c. REPLACEMENT WINDOWS – The applicant is proposing to install one-over-one wood windows. Staff finds the proposed replacement windows to be appropriate in material and profile. The final window specifications must be submitted to staff for review and approval. Meeting rails must 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.

RECOMMENDATION:

Staff recommends approval of window replacement with the following stipulations:

- i. The final window specifications must be submitted to staff for review and approval.
- ii. Meeting rails must 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: Huy Pham



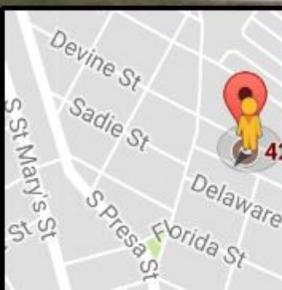
428 Devine

Powered by ArcGIS Server

Printed: May 10, 2018

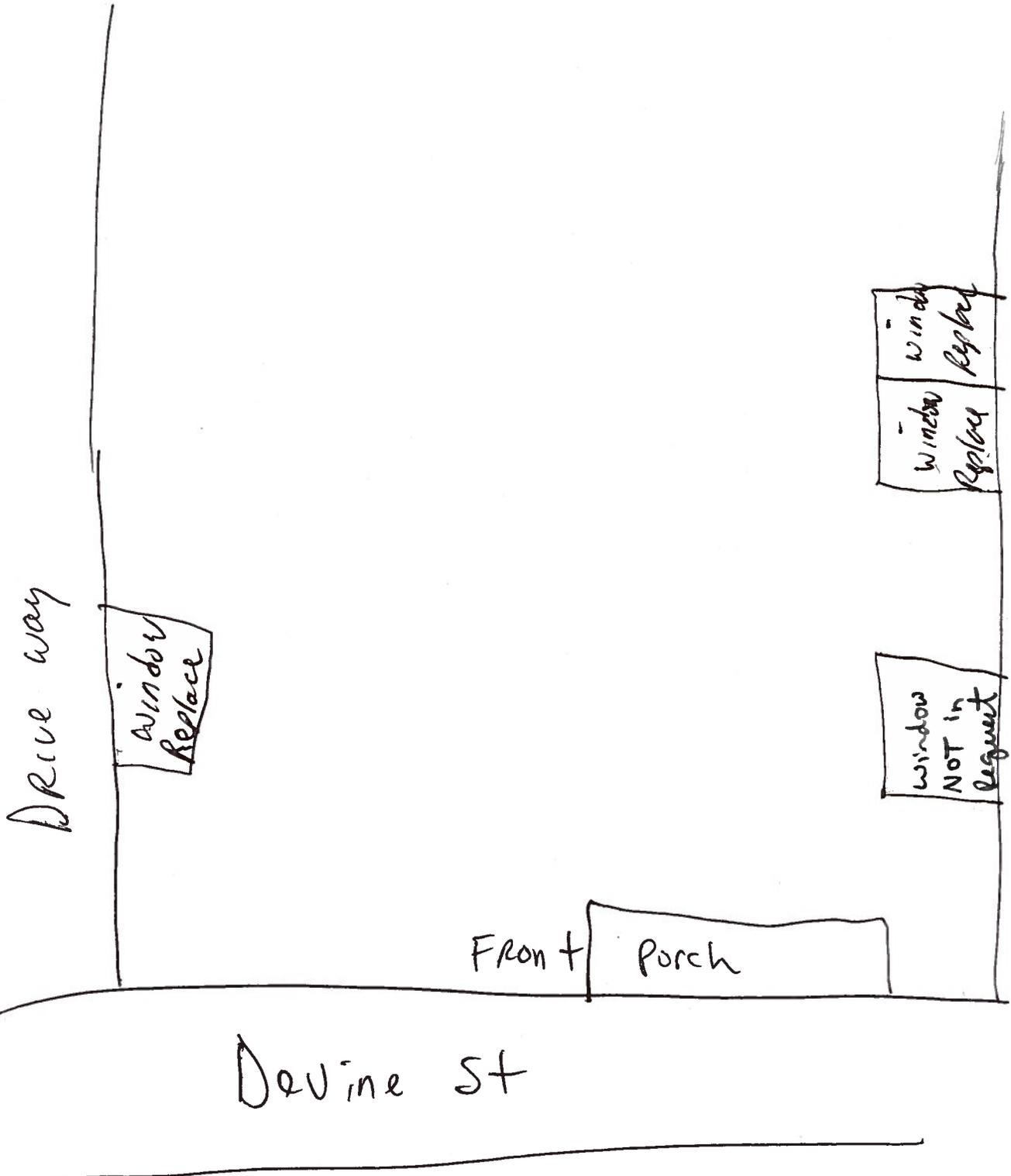
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429 Devine St
San Antonio, Texas
Google, Inc.
Street View - Jun 2016



Google

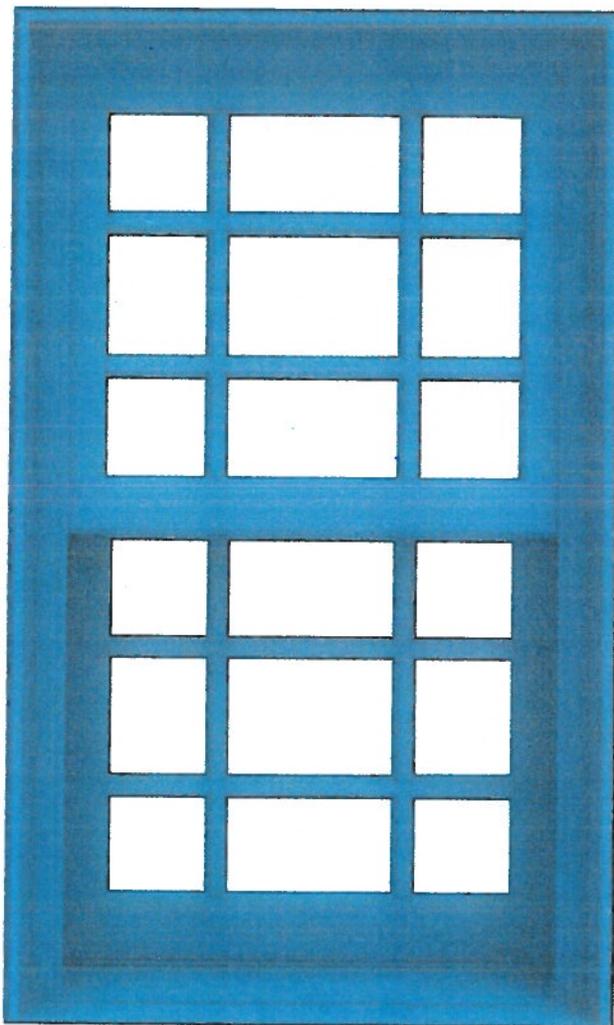
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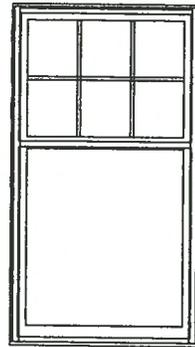
DOUBLE-HUNG WINDOWS

JELD-WEN double-hung windows offer a traditional style. They feature an upper and lower sash that can slide vertically past each other in a single frame and have a concealed jamb liner, providing a clean and architecturally focused look. Both sash tilt in for convenient cleaning.

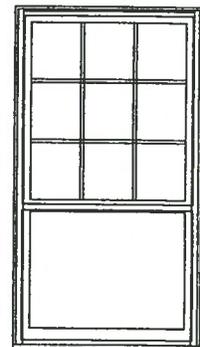
These windows feature an optional 3-1/2" bottom rail with optional finger plow and a top rail with optional finger routes.



OPTIONAL DESIGNS



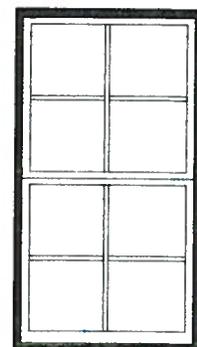
COTTAGE



REVERSE COTTAGE

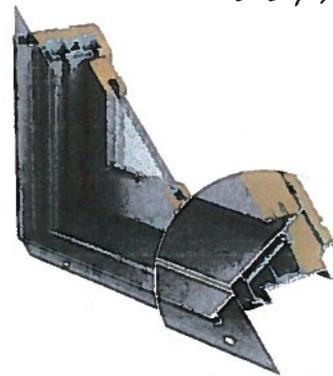


HYBRID
WOOD FRAME/
CLAD SASH



HYBRID
CLAD FRAME/
WOOD SASH

No detail in bottom sash



CHAMBERED COMPOSITE INTERIOR SILL

- Added strength
- Space in chambers acts as thermal break

Beneath the low-profile exterior are several engineering and design cues that will keep these windows operating smoothly for years to come. See dealer for additional product details and ordering information.

EXTERIOR OPTIONS

This is where you decide what your door or window will look like from the outside of your home. Custom colors are available or upgrade your standard color to include PVDF protection against color fade with a 10-Year Limited Warranty.

STANDARD CLAD COLORS



OPTIONAL CLAD COLORS



ANODIZED FINISH COLORS*



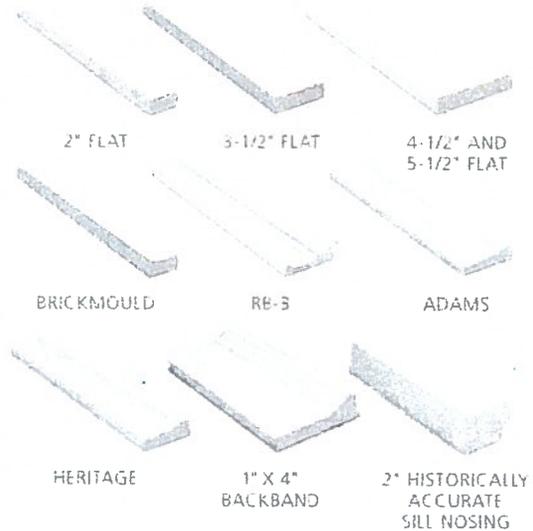
EXTERIOR WOOD OPTIONS



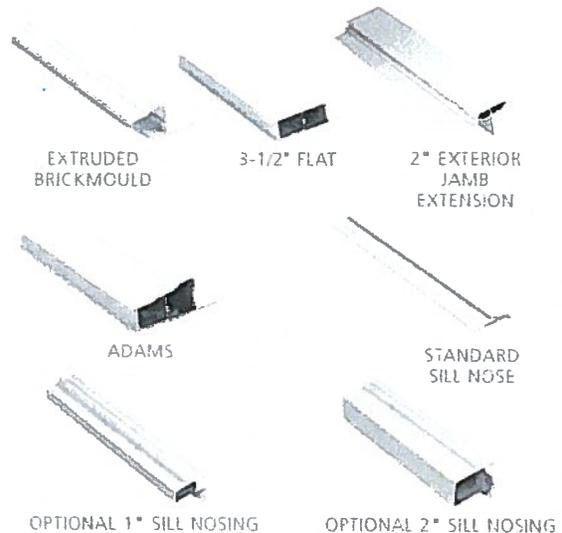
AURALAST® WOOD
PINE OR PRIMED

EXTERIOR TRIM

PRIMED WOOD



CLAD





SITELINE WOOD DOUBLE-HUNG WINDOW

 Siteline Wood Double-Hung Window

Price Range: \$\$

MODEL

INTERIOR



GRILLE DESIGNS

TOP DOWN GRILLE



WOOD OPTIONS

ALDER



WAYS TO BUY THIS PRODUCT

- ▶ [GET HELP ON YOUR PROJECT](#) ▶ [WHERE TO BUY \(/EN-US/FINDASTORE?URI=\)](#)

Enjoy fresh air with an upper and lower sash that slide vertically past each other in a single frame. A concealed jamb liner provides a clean and architecturally focused look. Both sash tilt in for convenient cleaning.

FEATURES

- **Custom Capabilities:** size, shape, glass, grille design
- **ENERGY STAR® Certified Options:** yes
- **Exterior Clad Color Options:** 9 standard colors, 13 optional colors and 7 anodized clad exterior colors
- **Exterior Wood Options:** natural or primed AuraLast Pine
- **Glass Options:** Low-E 366 and Neat standard with energy efficient, protective, textured, tinted options available



SITELINE WOOD DOUBLE-HUNG WINDOW

Siteline Wood Double-Hung Window

Price Range: \$\$

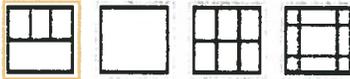
MODEL

EXTERIOR



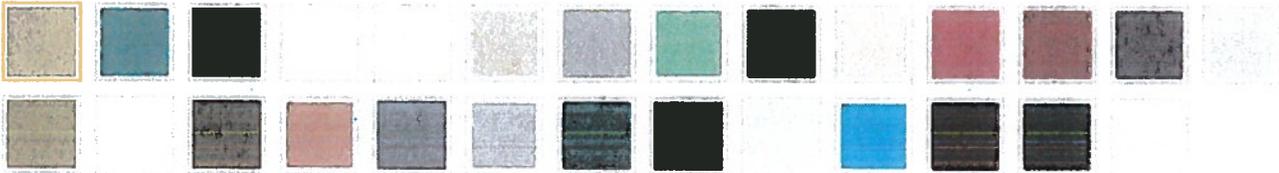
GRILLE DESIGNS

TOP DOWN GRILLE



EXTERIOR COLOR OPTIONS

CHAMPAGNE ANODIZED



WAYS TO BUY THIS PRODUCT

- ▶ GET HELP ON YOUR PROJECT
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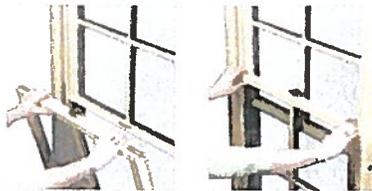
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Concealed Jamb Liner
provides a clean
uniform appearance

TILT FEATURE

Ease of maintenance is built right into our double-hung windows. Simply slide in the tabs and tilt the sash in. No more climbing ladders to wash the windows.



May 8, 2018 at 10:26:50 AM
428 Devine St
San Antonio TX 78210
United States



May 8, 2018 at 10:27:10 AM
428 Devine St
San Antonio TX 78210
United States



May 8, 2018 at 10:27:14 AM

428 Devine St

San Antonio TX 78210

United States



May 8, 2018 at 10:31:44 AM

436 Devine St

San Antonio TX 78210

United States





















May 10, 2018 at 5:01:02 PM
424 Devine St
San Antonio TX 78210
United States



CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: 428 DEVINE ST
REQUEST: Window Replacement (in-kind)

HEARING DATE: May 16, 2018
at 3:00 PM

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO
If you have any questions or concerns, please call (210) 207 - 6035 or email hdrc@cityofsanantonio.com