

HISTORIC AND DESIGN REVIEW COMMISSION

September 19, 2018

HDRC CASE NO: 2018-459
ADDRESS: 1939 W GRAMERCY PLACE
LEGAL DESCRIPTION: NCB 1931 BLK 38 LOT 10
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Bruce Graham
OWNER: Bruce Graham
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: August 29, 2018
60-DAY REVIEW: October 28, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace twelve (12) wood windows with vinyl 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.
- ii. *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.

FINDINGS:

- a. The primary structure at 1939 W Gramercy was constructed circa 1941 in the Craftsman style and is contributing to the Monticello Park Historic District. The one-story single-family structure features a primary cross-gabled roof with offset gables covering the front porch and on rear-side additions, a stone exterior chimney, a standing seam metal roof, and a faux brick and stucco façade.
- b. On a site visit conducted on August 22, 2018, staff finds that a number of wood windows have been replaced with vinyl. The applicant submitted an application to staff on August 29, 2018, and was advised to keep the removed windows that were still on site until the conclusion of the HDRC hearing.
- c. **EXISTING WINDOWS** – The structure originally featured a total of seventeen (17) one-over-one wood windows total. Many of the windows were covered with non-conforming aluminum screens with dark mesh.
- d. **WINDOW REPLACEMENT** – The applicant has proposed to twelve (12) of the wood windows with vinyl Windows through each of the elevations of the structure. The Guidelines for Exterior Maintenance and Alterations 6.B.iv. notes that window replacement should only be considered when the original windows are deteriorated beyond repair. Staff finds that the remaining wood windows that were found on site are repairable and cannot access the windows that have already been discarded. Staff finds that any remaining wood windows should be repaired and reinstalled, first prioritizing the front façade.
- e. **NEW WINDOWS** – The applicant has proposed to install white one-over-one vinyl windows to replace up to twelve (12) wood windows. The Guidelines for Architectural Features 6.B.iv. notes that new windows are to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and details. Staff finds that the proposed windows are not compatible in style or materials with the original windows.

RECOMMENDATION:

Staff does not recommend approval of window replacement based on finding d. Staff recommends repair of any remaining windows. For any window that has been permanently discarded, staff recommends in-kind replacement with the standard stipulations for new windows: *Meeting rails that are no taller than 1.25” and stiles no wider than 2.25”.* *White manufacturer’s color is not allowed, and color selection must be presented to staff. 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 or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an 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 COMMENT:

On a site visit conducted on August 22, 2018, staff finds that a number of wood windows have been replaced with vinyl. The applicant submitted an application to staff on August 29, 2018, and was advised to keep the removed windows that were still on site until the conclusion of the HDRC hearing. The \$500 post-work application fee has not been paid at this time.

CASE MANAGER:

Huy Pham

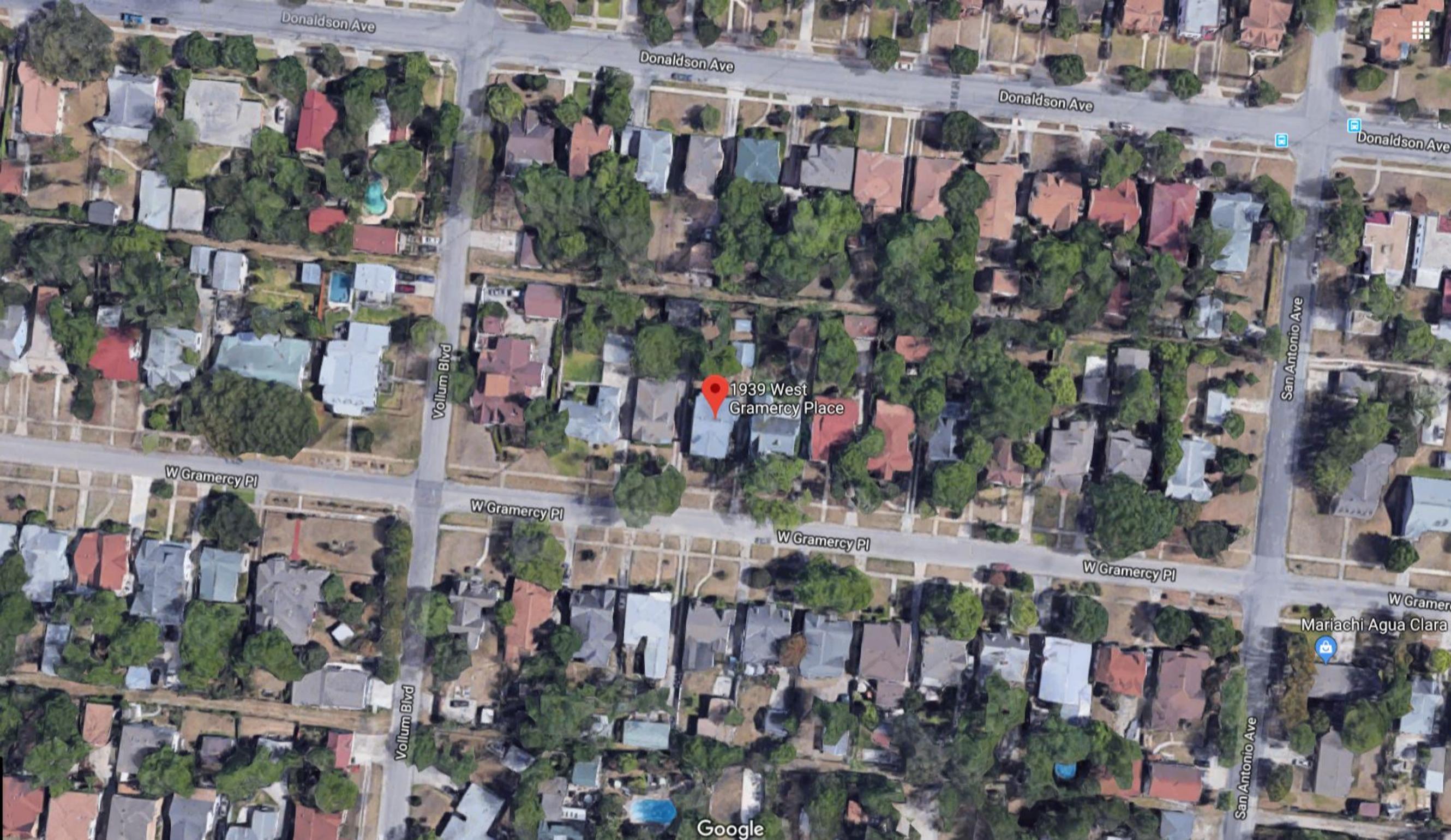


1939 W Gramercy

Powered by ArcGIS Server

Printed: Sep 12, 2018

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Donaldson Ave

Donaldson Ave

Donaldson Ave

Donaldson Ave

Vollum Blvd

San Antonio Ave

1939 West Gramercy Place

W Gramercy Pl

Vollum Blvd

San Antonio Ave

Mariachi Agua Clara

Google



1939 West Gramercy Place

W Gramercy Pl

Google

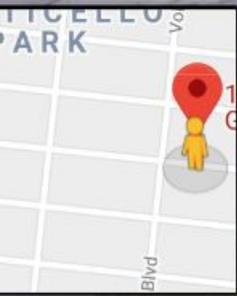
Map

1939 W Gramercy Pl

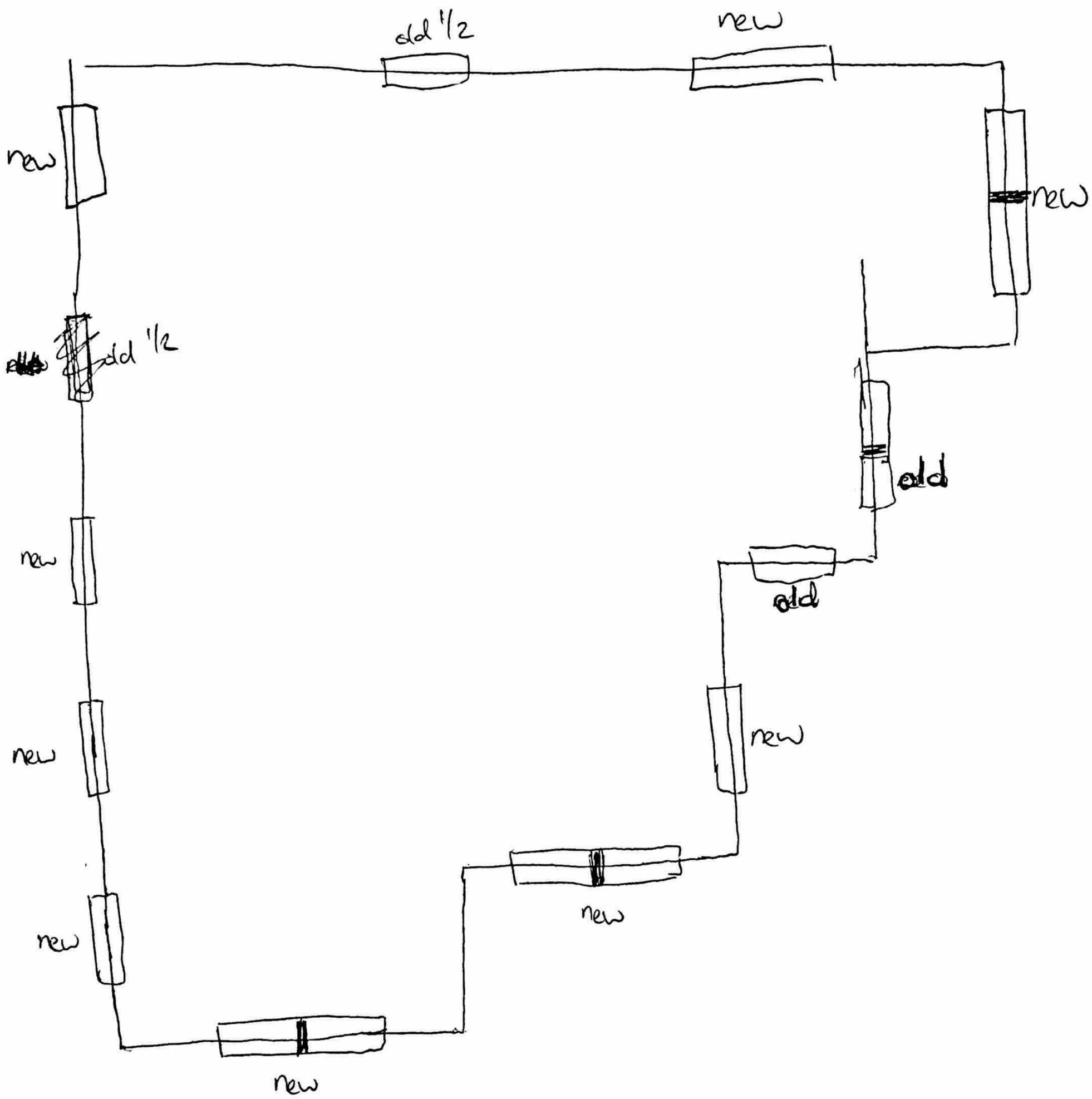
San Antonio, Texas

Google, Inc.

Street View - Apr 2016



Google















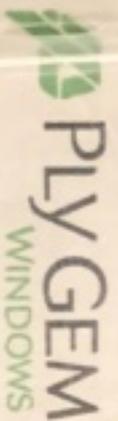








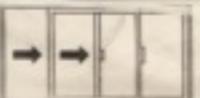




510

Single Hung Vinyl Window with Nail Fin

Ventana con vidrio de galletina sencilla, con alca clavada



Bottom sash
tilts for easy
cleaning

El sash inferior
se inclina hacia
adelante y hacia
atrás para facilitar
limpieza



To learn more about this product
scan with your smartphone app.

NEW CONSTRUCTION

La construcción nueva

MODEL

Modelo

32 X 60

UNIT DIMENSIONS (WIDTH X HEIGHT)

Dimensiones de la unidad
(Ancho x Alto)

31 1/2" x 59 1/2"

NOUGH OPENING

Abertura sin escalado

32" x 60"

FINISH TYPE/DEPTH

Acabado de tipo/predeterminado

NAIL FIN 2 3/4"

PESTANA DE CLAVAR 2 3/4"

SHIELDS

Escudos

NO

FLOOR

Piso

WHITE

BLANCO

HARDWARE

Hardware

INCLUDED

INCLUIDO

SECT SCREEN

Resaca

HALF INCLUDED

NO SOUTHERN NEGOTA

ASS TYPE

Tipo de resaca

HP SC

HP SC

WARRANTY

Garantía

20 YEAR GLASS

20 AÑOS EN VIDRIO

ENERGY STAR® Qualified in Highlighted Regions



See label for details

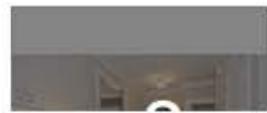
SKU#:

1000013527

Model # 280552

Internet #304468198

Store SKU #590632



PrimeLinx >

1 in. x 6 in. x 8 ft. Radiata Pine Finger Joint Primed Board

★★★★★ (12) ▾

[Write a Review](#)

[Questions & Answers \(1\)](#)

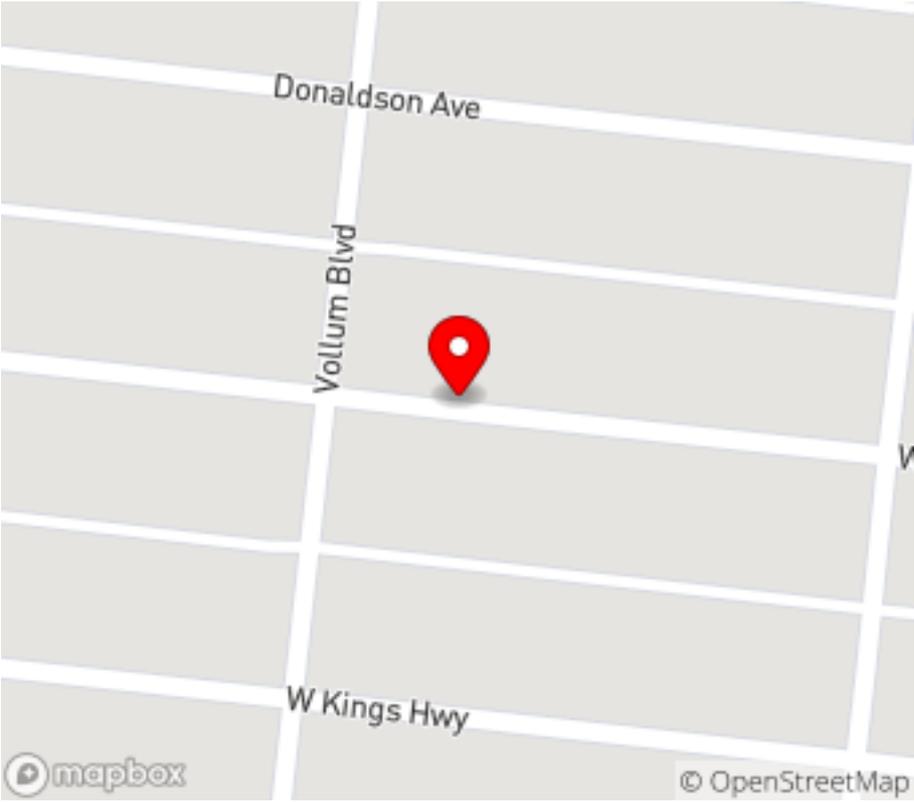
- Real wood
- Ideal for a craftsman style trim
- Suitable for most interior and exterior applications

\$12⁸² /each



Investigation Report

Property

Address	1939 W Gramercy
District/Overlay	Monte Vista
Owner Information	BRUCE GRAHAM
Location Map	
	Lat: 29.4618902350289 Long: -98.5290654884979

Site Visit

Date	08/22/2018
Time	04:03 PM (-5 GMT)
Context	drive-by
Present Staff	Huy Pham
Present Individuals	None
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	Completed
Description of work	Removal of wood windows and installation of vinyl windows and dark mesh window screens. Some wood windows are still on site as of 4pm August 22, 2018.

Action Taken

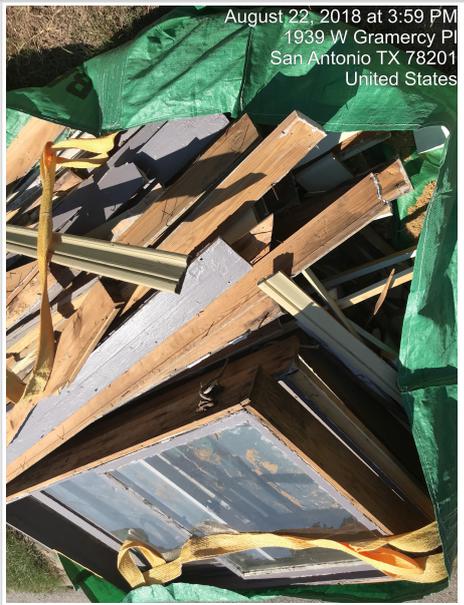
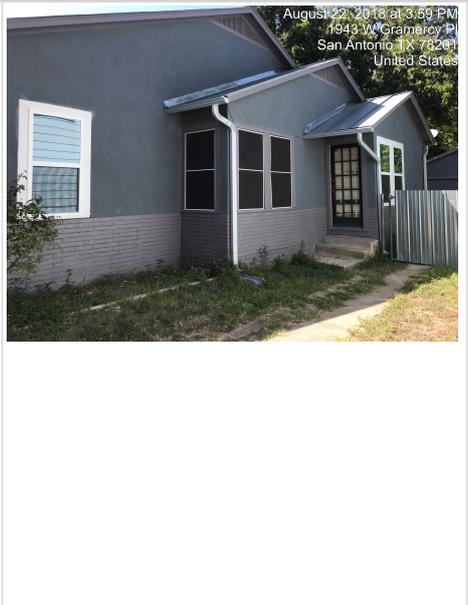
Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	posted "Notice of Investigation"



Investigation Report

Deadline to contact office	08/22/2018
Will post-work application fee apply?	Yes

Documentation

<p>Photographs</p>	 <p>August 22, 2018 at 3:59 PM 1939 W Gramercy Pl San Antonio TX 78201 United States</p>	 <p>August 22, 2018 at 3:59 PM 1939 W Gramercy Pl San Antonio TX 78201 United States</p>
	 <p>August 22, 2018 at 4:00 PM 1939 W Gramercy Pl San Antonio TX 78201 United States</p>	 <p>August 22, 2018 at 4:05 PM 1939 W Gramercy Pl San Antonio TX 78201 United States</p>
	 <p>August 22, 2018 at 4:02 PM 1939 W Gramercy Pl San Antonio TX 78201 United States</p>	 <p>August 22, 2018 at 3:59 PM 1939 W Gramercy Pl San Antonio TX 78201 United States</p>
<p>08/22/2018 04:05 PM</p>		