

HISTORIC AND DESIGN REVIEW COMMISSION

April 20, 2016

Agenda Item No: 28

HDRC CASE NO: 2016-132
ADDRESS: 314 DONALDSON AVE
LEGAL DESCRIPTION: NCB 1931 BLK 38 LOT 24
ZONING: R6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Nathan Bailes/Gerloff Inc
OWNER: Maria Vargas
TYPE OF WORK: Window replacement
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace 20 existing wood windows with new wood windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for 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)

- 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.
- 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 applicant is proposing to replace 20 wood windows with wood windows. The home was damaged by a fire. According to the Guidelines for Maintenance and Alterations 6.A.iii., historic windows should be preserved unless 50% or more of a window's components must be reconstructed.

- b. Staff made a site visit on April 12, 2016, and found that the front windows (#1 to 5) are in poor condition, but repairable and covered in metal screens. Staff found that the windows on the left and right facades (#6-11, 19 and 20) were damaged significantly in the fire. Staff finds the proposal to replace the deteriorated windows consistent with the Guidelines and recommends the historic windows #1 through #5 be repaired. The applicant has not provided details of the configuration of the wood windows to be installed, and recommends that the applicant provide to staff prior to receiving a Certificate of Appropriateness. Staff finds a one over one configuration appropriate.
- c. Consistent with the Guidelines for Exterior Maintenance and Alterations, replacement windows must maintain original dimensions and profiles, feature clear glass, and should be recessed within the window frame. Windows with a nailing strip are not recommended. The corresponding pages from the adopted windows policy document have been added to the exhibits for this request. A window detail which illustrates conformance with the guidelines for windows has not been submitted.

RECOMMENDATION:

Staff recommends approval with the stipulations that the applicant repair windows #1 through #5, provide specifications on the wood windows to be installed to staff prior to receiving the Certificate of Appropriateness, maintain the original dimension and profile, feature clear glass, and maintain the original appearance of window trim and sill.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Apr 13, 2016

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

ADDRESS: 314 DONALDSON

REQUEST: WINDOW REPLACEMENT

HEARING DATE: 04-10 2016

TIME: 3:00 P.M.

FOR MORE INFORMATION CONTACT
 (210) 215-9274

ALL HDRC MEETINGS TAKE PLACE AT THE CITY OF SAN ANTONIO HISTORIC DESIGN REVIEW COMMISSION

314
 S. VARGAS

314



314 Donaldson - front





REAR - WINDOWS:12, 13, 14, 15, and 16



314

14
RCAS



FRONT WINDOWS: 1, 2, 3





FRONT WINDOWS: 4 and 5





LEFT SIDE (11, 10, 9, and 8, and 7 and 6)



WINDOWS: 9, 10, 11



WINDOWS: 9, 10, 11



REAR: 12, 13, 14

WINDOWS: 12, 13, AND 14



INTERIOR OF WINDOW: 5



INTERIOR OF WINDOW: 4





WINDOWS: 12, 13, and 14



INTERIOR OF WINDOWS: 2 and 3



INTERIOR OF WINDOW: 6



INTERIOR OF WINDOWS: 6 and 7



INTERIOR OF WINDOWS: 15 and 16



INTERIOR OF WINDOWS: 17 and 18



INTERIOR of WINDOW: 8



INTERIOR of WINDOW: 7



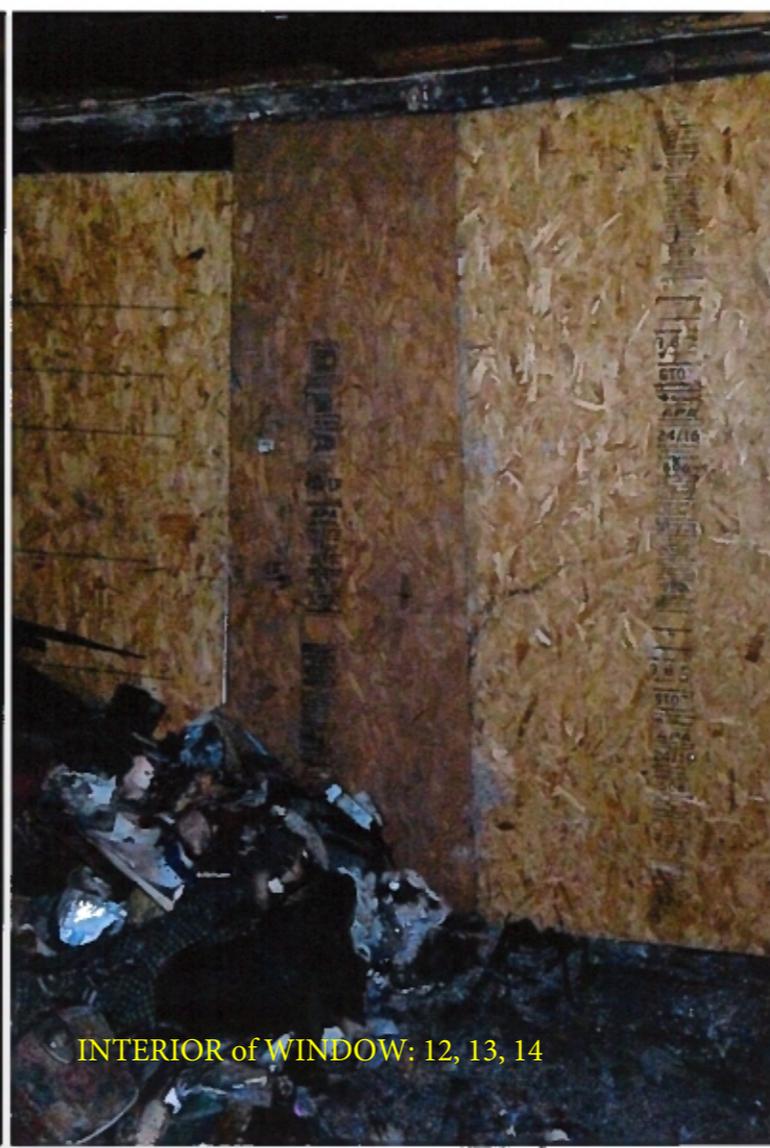
INTERIOR of WINDOW: 9, 10, and 11)



INTERIOR of WINDOW: 19



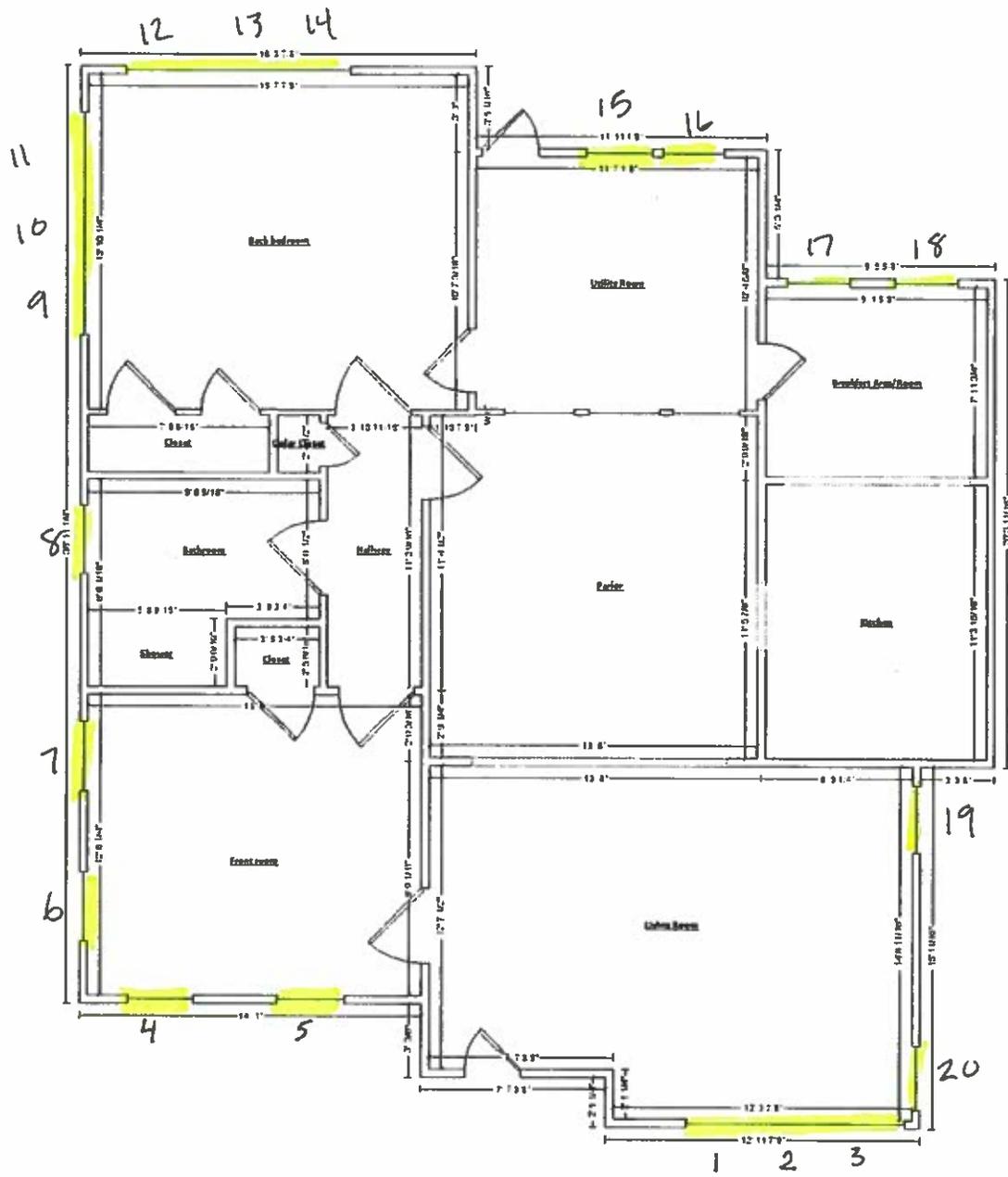
INTERIOR of WINDOW: 20



INTERIOR of WINDOW: 12, 13, 14



INTERIOR of WINDOW: 9



SELECTING AN APPROPRIATE REPLACEMENT

6.B.iv. *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.*



Recommended stipulations for replacement:

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.

Details to avoid:



- Vinyl product changes the material
- Window is not recessed within frame
- Sash components do not feature traditional dimensions



- Track insert alters profile
- Meeting rails thicker than original
- Low-e coating alters hue and reflectivity



- Window trim and sill detail not consistent with original

SELECTING WINDOWS FOR NEW BUILDINGS

3.A.i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district...

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion.

The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

Examples in New Construction:

