

HISTORIC AND DESIGN REVIEW COMMISSION

September 02, 2015

Agenda Item No: 6

HDRC CASE NO: 2015-340
ADDRESS: 107 CROFTON
LEGAL DESCRIPTION: NCB 941 BLK 4 LOT 6 AND N IRR 21.18 FT OF 7
ZONING: RM4 H HE RIO-4
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Engelke / Reifel House
APPLICANT: Ginger Ardid
OWNER: Michael & Barbara Taylor
TYPE OF WORK: Window modifications / replacement
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace two kitchen windows at the rear of the residence, reduce the length of the window openings by 12 inches, install new windows at the modified height and fill in the bottom foot of the original opening with a planter.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Modifications

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)

- 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.

FINDINGS:

- a. The applicant has proposed to remove two, original wood windows from the rear kitchen area of the primary historic structure. Both windows measure seven feet in height and three feet in width. In addition to the removal of these two, original windows, the applicant has proposed to shorten the window openings height by one foot. The applicant would in turn infill the bottom of the window opening with a panel of foil faced rigid insulation and coat the exterior with stucco. Wood planters would then be installed in the opening.
- b. The Guidelines for Exterior Maintenance and Alterations 6.A.i. states that existing window openings should be preserved and that the enlarging or diminishing of window openings should be avoided. The applicant has noted that the existing, brick opening will not be modified.
- c. The applicant has proposed to remove the existing, original wood windows and install new, Pella 450 Series double hung windows that measure three feet wide by six feet tall, to accommodate the proposed reduction in height of the original window opening. The Guidelines for Exterior Maintenance and Alterations 6 states that historic windows should be preserved and replaced only when the original windows are damaged beyond repair.

- d. While the applicant has proposed to remove two original windows as well as reduce the functioning size of the window, staff finds that the proposed method of enclosing the existing window openings is not one that will result in irreversible damage or a loss of integrity. Staff finds that the applicant's proposal is appropriate, however, staff recommends that the applicant install wood windows that will match the detailing of the original windows, preserve the original windows and ensure that the existing brick window opening retains the current brick edge that readily identifies it as an existing, original opening.

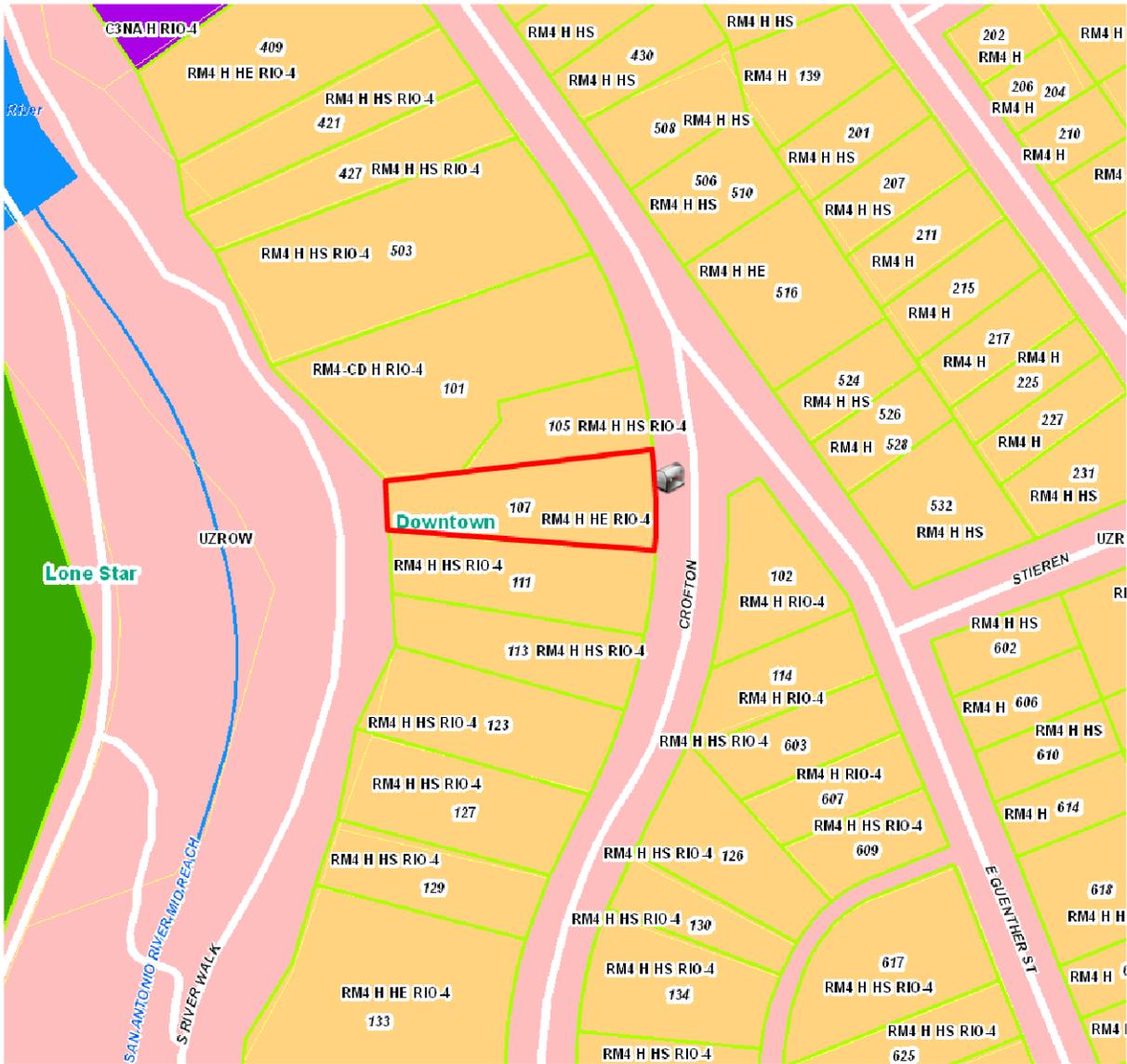
RECOMMENDATION:

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

- i. That the applicant preserve both original wood windows.
- ii. That the applicant install new wood windows that match the original windows in both material and profile.
- iii. That the applicant retain the current brick edge that readily identifies the existing window opening as an original element of the façade.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

Printed: Aug 25, 2015

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

Ask Ginger

August 11, 2015

HDRC
1901 S. Alamo
San Antonio, Texas 78204

To whom it may concern:

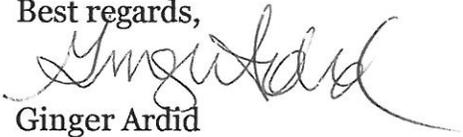
I am working with Michael and Barbara Taylor, 107 Crofton, to update their existing kitchen. The last update was in the fall of 1982. We are not doing any structural changes, just cosmetic adding new cabinetry, countertops, appliances and an island.

There are two 3' x 7' windows in the existing kitchen that drop 12" below the countertop height. You can see from the photos of the existing kitchen windows from the outside, the cabinetry runs in front of the lower section of the window. They added glass shelves stretching horizontally in front of the windows in the 80's as well. These window areas became a catchall of everything that falls off the shelves and breaks onto the sill below. The original design also had a 4" backsplash built out 4" from the back wall to accommodate the windowsills. That is valuable space we need in the kitchen today. We will proceed with architectural plans and elevations for the new kitchen layout upon approval of the window change. If not accepted, we will have to go another direction with the kitchen layout.

We would like to replace the existing windows measuring 3' x 7' in exchange for windows measuring 3' x 6', without changing the exterior brick surround in anyway. We will add a wood planter to fill in the 12" height difference for herbs. To achieve this, we would be infilling the bottom of the window with a small panel of foil-faced rigid insulation and coating the exterior with a barrier of stucco (color matched to adjacent mortar) before being concealed by the planters. On the interior, we will cut the sill away, fill in the sheetrock, and install the cabinets. We will then install a new window sill and flashing to prevent water from the planter seeping in. The new windows would be made with a 60/40 split with only the bottom pane being adjusted for continuity with the surrounding window rails.

Both kitchen windows are on the backside of the house, not visible from the front. Exterior photos of the house and the kitchen windows are attached for your review. Thank you for your consideration. I look forward to the next meeting on September 2nd.

Best regards,



Ginger Ardid
Ask Ginger

1115 S. Alamo St., Suite 2206
San Antonio, Texas 78210

210.414.2929 Phone
866.323.6543 Fax

ginger@askginger.net



Ginger Ardid
designer

1115 S. Alamo, Ste 2206 | San Antonio, TX 78210
p: 210-414-2929 | f: 866-323-6543
ginger@askginger.net

askginger

107 Crofton
Michael and Barbara Taylor

Kitchen window replacement consideration



Screened in sun porch addition done in 1982



Existing kitchen windows, west facing with awning and north facing (just above AC)



Existing kitchen window, north facing

3' x 7'



Existing kitchen window, west facing
with awning

3' x 7'

EXISTING



PROPOSED



Replacing with new Pella 450 Series double hung windows with Low-E insulating glass
3' x 6'