

HISTORIC AND DESIGN REVIEW COMMISSION

May 06, 2015

Agenda Item No: 16

HDRC CASE NO: 2015-161
ADDRESS: 106 W ROSEWOOD AVE
LEGAL DESCRIPTION: NCB 6458 BLK 9 LOT 74 AND 75 76
ZONING: R5 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Mike Carte
OWNER: Dennis Ahlburg
TYPE OF WORK: Exterior alterations to existing garage
REQUEST:

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

1. Replace siding and fascia at rear wall of garage
2. Replace existing aluminum window and add new window at rear wall of garage. New windows will be aluminum.

APPLICABLE CITATIONS:

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

1. Materials: Woodwork

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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.

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.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

FINDINGS:

- a. According to the Monte Vista Historic District survey, the house at 106 West Rosewood was built ca. 1923. Both the main house and garage are listed as contributing structures.
- b. Consistent with the Guidelines for Exterior Maintenance and Alterations, outbuildings should be repaired with in kind materials. The proposed repairs to siding and fascia are consistent with the guidelines.
- c. Existing window openings should be preserved as recommended by the Guidelines for Exterior Maintenance and Alterations. In addition, creating new openings on the primary façade or when visible from the right of way should be avoided. The proposed modifications to the rear elevation of the garage are in keeping with the guidelines and will not adversely affect the structure. However, consistent with the Guidelines for Exterior Maintenance and Alterations windows should be repaired when possible and if deteriorated beyond repair windows should be replaced in kind to match existing.


RECOMMENDATION:

Staff recommends approval of item 1 and 2 based on findings a-c with the stipulation that the new windows are one over one without any false divisions.

CASE MANAGER:

Adriana Ziga





106 W Rosewood

Powered by ArcGIS Server

Printed: Apr 22, 2015

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106W



VIEW FROM STREET (ROSEWOOD)

Replace
Siding
on
this
wall
w/
T 111
Pine
4x8
siding
(paint to
match).

Add new
window
& replace
existing
window
w/ dbl.
pine lower
aluminum
frame
windows

Replace rotted fascia
wood as needed w/ 1x pine
(paint to match)



VIEW FROM ALLEY



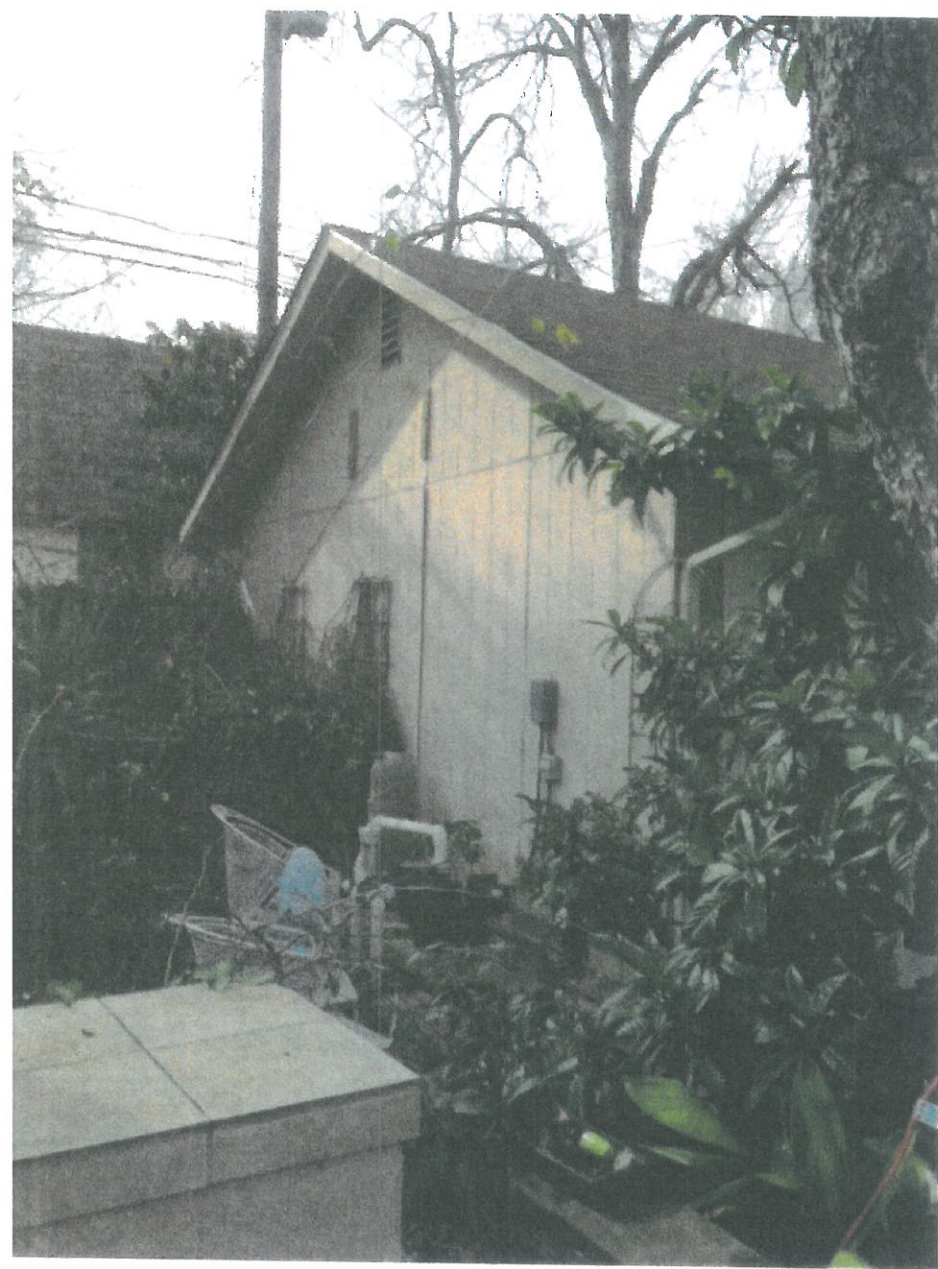
FRONT ELEVATION (Left side)

ADD
12
LT
Entry
Door
Here
Behind
existing
wood
double
doors
(leave
double
doors
in place).



FRONT ELEVATION (Right side)

No change to these elevations.

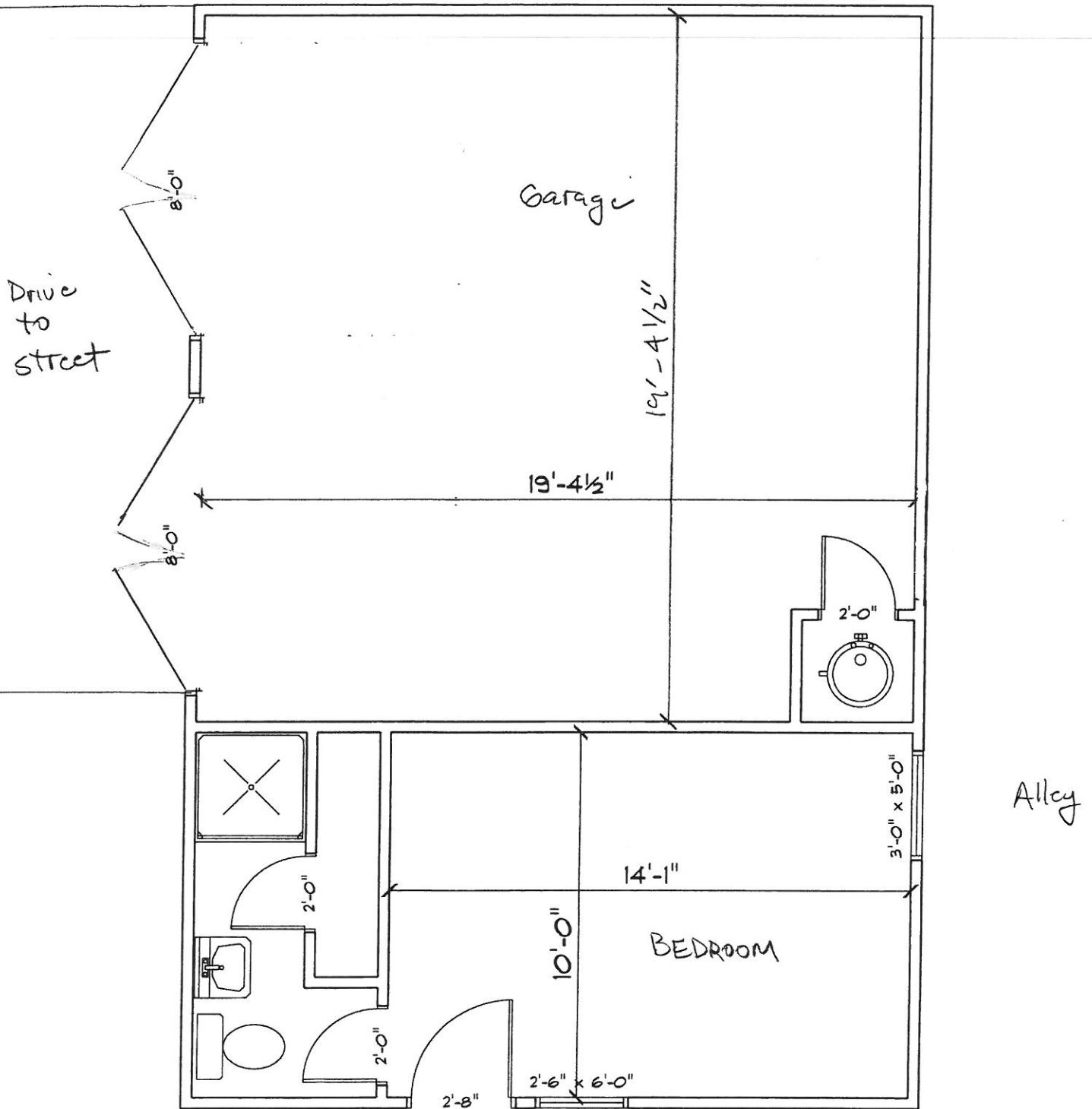


LEFT ELEVATION



RIGHT ELEVATION

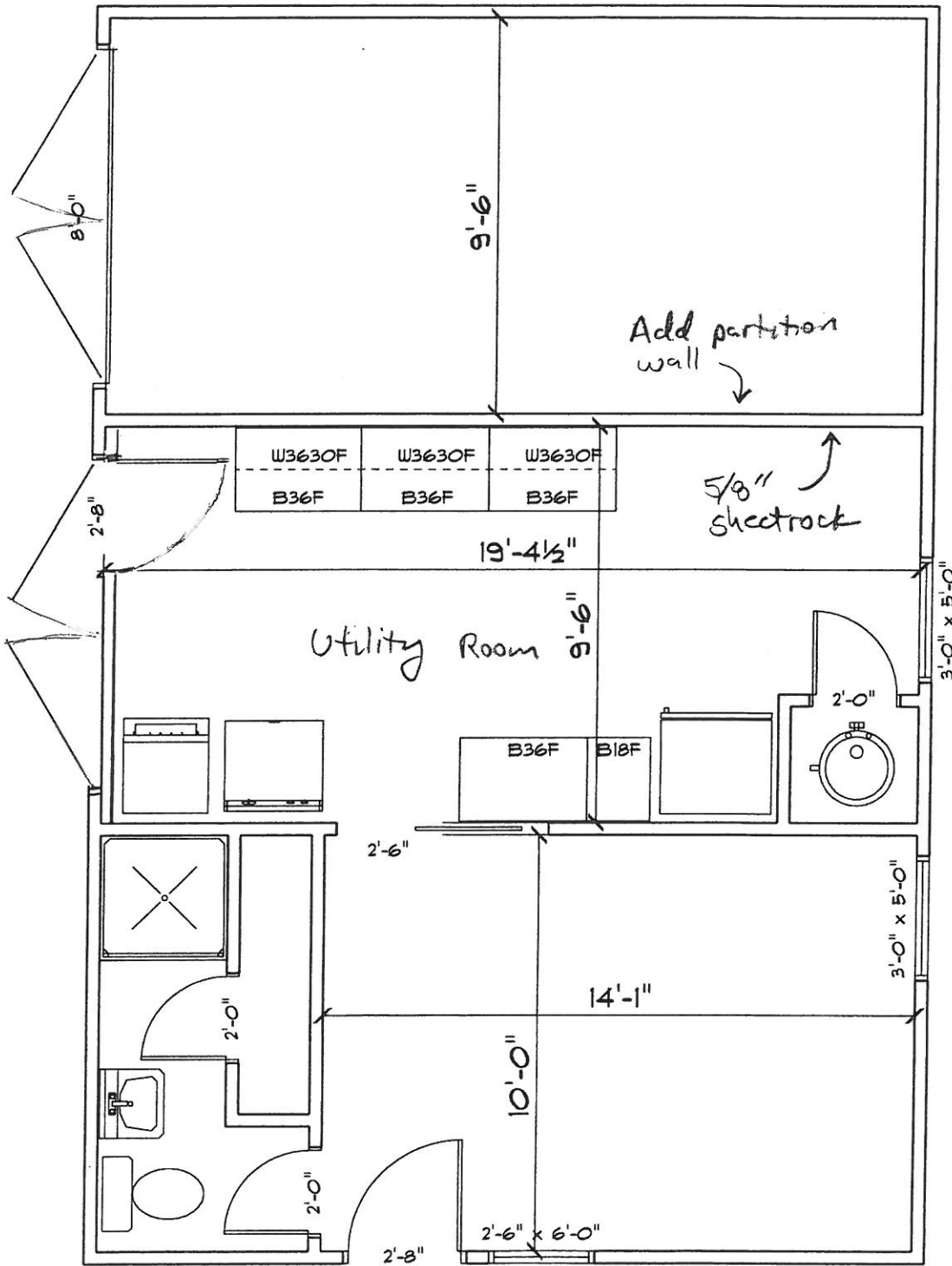
106 W ROSEWOOD
(DETACHED GAR/APT)



EXISTING PLAN

SCALE: 1/4" = 1'-0"
mfr. 1/60/15

106 W ROSEWOOD
(DETACHED GAR/APT



Remove
existing
rotted
siding
&
install
new
T-111
pine
4'x8'
siding
this
ext
wall

Alleg

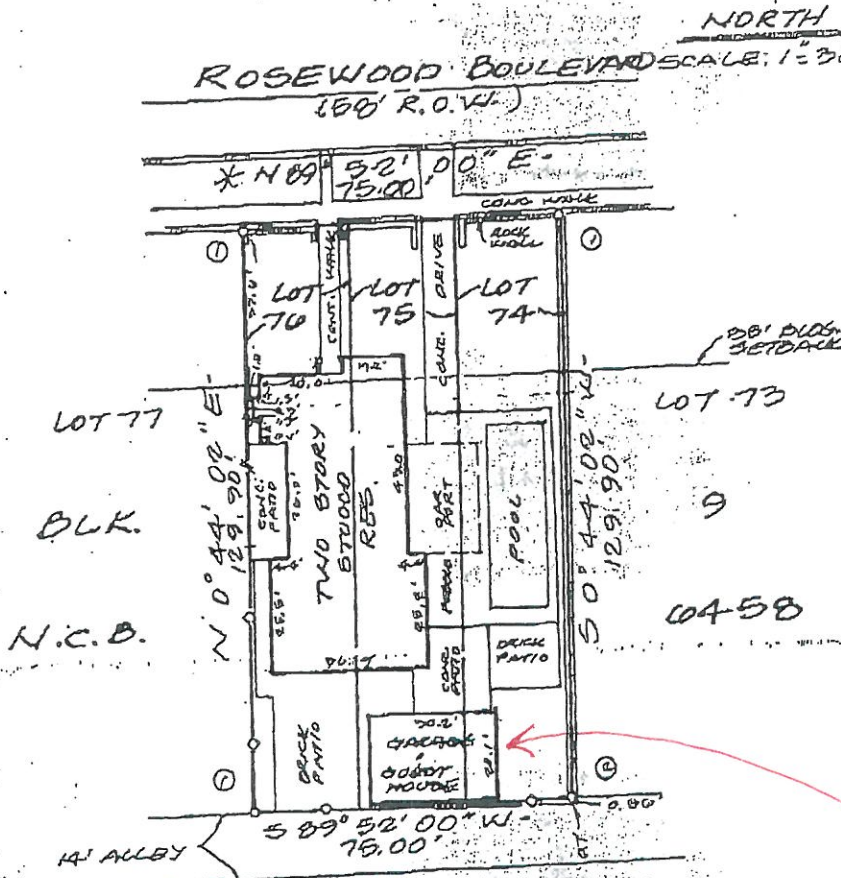
PROPOSED PLAN

SCALE: $\frac{1}{4}" = 1'-0"$
O/C 1/20/15

THIS PROPERTY IS LOCATED IN ZONE X ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM DEFINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, DEPARTMENT OF TEXAS FLOOD INSURANCE MAP NUMBER 170000000000 AS DATED 08/21/06

X- REPRESENTS BEARING FROM SUBDIVISION PLAT (SEE TITLE) ALL OTHER BEARINGS ARE RELATIVE TO THIS BEARING.

- ① - FOUND IRON BAR
- ② - SET IRON BAR



AREA: 0.224 ACRE
(9741 SQUARE FEET)

SURVEY OF
LOTS 74, 75, & 76
BLOCK 9
NEW CITY BLOCK 0458
MONTE VISTA ADDITION
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

WE, ENCLAW & ASSOC., INC. HAVE MADE A SURVEY OF THE FOREGOING PROPERTY AND THE CONSTRUCTION OF THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS FLOOD INSURANCE ACT, AND WE ARE NOT AWARE OF ANY OTHER INTERESTS IN THE PROPERTY EXCEPT AS SHOWN.

BY: LUTHER T. ENCLAW
PROFESSIONAL LAND SURVEYOR NO. 100,000

DATE: DECEMBER 20, 2006

PLAT REFERENCE: VOL. 0642 PG. 110
DEED REFERENCE: VOL. 1057 PG. 404
DEED REFERENCE: VOL. 709 PG. 801
DEED REFERENCE: VOL. 010 PG. 475

NICHOLAS E. ZOLLER &
BUYER: JULIA A. LYNCH
ADDRESS: 100 ROSEWOOD BOULEVARD
C.F. NO. 98-1W-17021

S

ENCLAW & ASSOC., INC.
1075 KANTAKE ST. 208
SAN ANTONIO, TEXAS 78230
210-341-4110

Chazanne

Existing
Detached
Gar/Apt
(location
of work
to be
performed)

BUILDER SERIES

W I N D O W S



3710 SERIES SINGLE HUNG

ALUMINUM

WINDOWS

MORE VALUE. MORE PERFORMANCE. MORE SOLUTIONS.

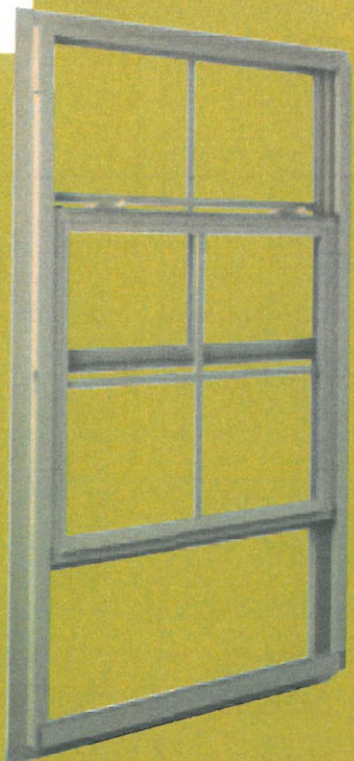
If you're looking for a window that delivers the best possible performance at the best possible value, look no further than Ply Gem Windows Builder Series. It's energy efficient, offers a variety of material choices, most of which are virtually maintenance free and can withstand the toughest tests, including the test of time. Plus, with our service and support you'll be able to get the job done the right way on time and on budget.



www.plygemwindows.com



3710 SERIES SINGLE HUNG



3710/3710N³ THERMAL PERFORMANCE

	R Value	NFRC CERTIFIED		
		U Factor	SHGC	VT
WARM EDGE				
5/8" Clear	1.52	0.66	0.55	0.68
5/8" Low-E	1.92	0.52	0.32	0.57
5/8" Low-E ^{SC}	1.92	0.52	0.25	0.45
5/8" HP Glass	2.08	0.43	0.32	0.58
5/8" HP ^{SC} Glass	2.08	0.43	0.25	0.45

3710F⁴ THERMAL PERFORMANCE

	R Value	NFRC CERTIFIED		
		U Factor	SHGC	VT
WARM EDGE				
5/8" Clear	1.49	0.67	0.55	0.68
5/8" Low-E	1.89	0.53	0.32	0.57
5/8" Low-E ^{SC}	1.89	0.53	0.25	0.45
5/8" HP Glass	2.00	0.50	0.32	0.58
5/8" HP ^{SC} Glass	2.04	0.49	0.25	0.46

All units are NAMI certified and rated in accordance with NFRC 100/200 standards by an AAMA accredited lab. Performance values reflect the performance of units tested with the following configuration: 1/2" IGU, 3mm glass and no grilles.

R VALUE: Resistive ambient air flow; U FACTOR: Rate of heat loss; SHGC: Solar Heat Gain Coefficient; VT: Visible Transmittance

1. Available Low-E option.
2. Optional HP Glass combines Low-E with argon gas fill for high performance.
3. 3710 and 3710N units feature a 2" frame depth.
4. 3710F units feature a 2 7/16" frame depth.

STANDARD FEATURES

- Virtually maintenance-free extruded aluminum construction with electrostatically applied finish.
- Sloped sill allows for proper water drainage to the exterior.
- Sleek profile provides larger viewing area.
- Interior glazing allows for easier glass replacement.
- Side loading removable bottom sash.
- Block and tackle balance for smooth operation.
- Energy-efficient warm edge insulating glass for enhanced performance.
- 2" or 2 7/16" frame depth (see chart below).
- Structural meeting rail provides rigid stability and allows for a tighter, weather-resistant unit.
- Dual lift rails on bottom sash for easy operation.
- Integral nailing fin for simple installation.



OPTIONS

GLASS OPTIONS:

Low-E, Low-E^{SC}, HP, HP^{SC}, obscure and temper

GRILLE OPTIONS:

Color-coordinated grilles-between-the-glass (GBG) in 1/8" and 3/8" flat

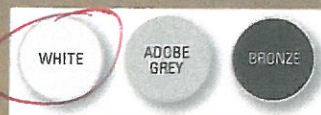
PRODUCT CONFIGURATION:

Twins, triples, combinations, fixed and a wide selection of architectural shapes

HARDWARE OPTION:

Safety vent latch to meet ASTM F2090-2008 requirements

COLOR OPTIONS:



NOTE: Colors shown are close approximations and may not be accurate representations for color matching. Please request color swatches from your Ply Gem sales representative to do so.

SINGLE HUNG SELECTION GUIDE

SERIES	FRAME DEPTH	NAIL FIN SETBACK	CONSTRUCTION TYPE			
			WOOD SIDING	BRICK	3-COAT STUCCO	BLOCK EIFS
3710	2"	1/8"	•		•	
3710N	2"	1 1/8"			•	•
3710F	2 7/16"	1 1/8"	•	•	•	•