

HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2015

Agenda Item No: 10

HDRC CASE NO: 2015-439
ADDRESS: 237 PALO BLANCO
LEGAL DESCRIPTION: NCB 6515 BLK 4 LOT W 50 FT OF 6 & W 50 FT OF E 100 FT OF 7
ZONING: R4 H
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Frank McKay
OWNER: Frank McKay
TYPE OF WORK: Window replacement, roof repair and Tax Certification
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to

1. Install vinyl windows to replace the damaged aluminum windows.
2. Re-roof with three tab shingles.
3. Receive Historic Tax Certification.

APPLICABLE CITATIONS:

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

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. Regular maintenance and cleaning—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

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.

vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

UDC Section 35-618. Tax Exemption Qualifications:

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

FINDINGS:

- a. The applicant installed eight (8) new one over one vinyl windows to replace eight single pane aluminum windows that were damaged in a fire. According to the Guidelines for Exterior Maintenance and Alterations, non-historic incompatible windows should be replaced with windows that are typical of the architectural style of the building. Staff finds the applicant's installation of vinyl windows inconsistent with the Guidelines, however, given the structure's existing windows were aluminum, staff finds the installation of one over one vinyl windows appropriate.
- b. The applicant has replaced the existing asphalt shingle roof with a new, three tab roof. This is consistent with the Guidelines.
- c. The applicant has also requested Historic Tax Certification for which the majority of the work consists of various painting and various interior items such as electrical and plumbing upgrades.
- d. At this time the applicant has not provided enough financial information to staff regarding the approval of Historic Tax Certification.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through d with the stipulation that the applicant provide additional financial information to staff to ensure that the financial threshold for Historic Tax Certification has been met.

CASE MANAGER:

Edward Hall



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Customer Information

Name: FRANK MCKAY
Address: 237 PALO BLANCO ST
SAN ANTONIO, TX 78210
Primary Phone: 210-957-9596
Secondary Phone: 210-957-9596

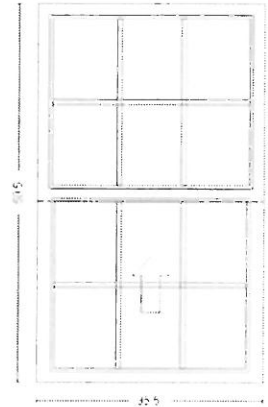
Store Information

FAIR AVE
527 FAIR AVENUE
SAN ANTONIO, TX 78223
Store Number: 0503
Customer Agreement #: 475150
Associate: CHRISTOPHER

Line #	Product Description	Room Location	Qty	Unit Price	Total Price
100-1	500 Series Single Hung 35.5 x 59.5 Call Width = 3-0, Call Height = 5-0, Frame Width = 35.5, Frame Height = 59.5, Sash Split = Equal Unit Type = Complete Unit, Drywall Passage = No, Frame Type = Nailing Fin Rating Required = None, Required Thermal Performance = Southern, Performance Rating = H-R40, DP +40/-40 Color / Finish = White Safety Vent Latch = None Screen Option = Half Screen, Screen Mesh Type = Charcoal Fiberglass, Screen Shipping Method = Shipped Separately Room Location = Master Bedroom, Is this a Re-make? = No U-Factor = 0.3, Solar Heat Gain Coefficient = 0.2, Visible Light Transmittance = 0.39 SKU = 1000012267, MVendorNumber = 60002261, Customer Service = (888) 759-4363, Catalog Version Date = 9/21/2015 3/4" Flat GBG (Standard), Colonial, 3W2H Unit 1: Glass Package = HP SC, Glazing Type = Double Glazed, Gas Filled = Argon Gas, Spacer Package = Warm Edge Plus (WE+), Common Glass Options = Match All Glass Panes Unit 1 Lower, 1 Upper: Glass Strength = Annealed, Pattern Glass = No Extended Siding Pocket Leg = No, Nail Fin Setback = 1 3/8", Frame Pre-Set Combos = 510, Fin Removal = None Jamb Extension = No Extension Jamb		1	\$150.39	\$150.39



Ver. 47



Line #	Product Description	Room Location	Qty	Unit Price	Total Price
100-2	Screen LI		1	\$6.70	\$6.70



Ver. 47

Quote Summary:

Line #	Item Summary	Price	Qty	Total Price
100-1	500 Series Single Hung Rectangle 35.5 x 59.5 White	\$150.39	1	\$150.39
	Base Price	\$116.06	1	\$116.06
	Argon	\$3.38	1	\$3.38
	WE Plus	\$2.25	1	\$2.25
	Lower Glass Low-E	\$14.35	1	\$14.35
	Upper Glass Low-E	\$14.35	1	\$14.35

100-2	Screen LI	\$6.70	1	\$6.70
	Screen	\$6.70	1	\$6.70

Pre-tax Customer Price:	\$157.09
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Instock Pricing \$149
SKU# 10000 13560

Subject Photo Page

Borrower	McKay, Frank				
Property Address	237 Palo Blanco St				
City	San Antonio	County	Bexar	State	TX Zip Code 78210
Lender/Client	7148 - InterLinc Mortgage Services, LLC				

**Subject Front**

237 Palo Blanco St

**Subject Rear****Subject Street**

Photograph Addendum

Borrower	McKay, Frank				
Property Address	237 Palo Blanco St				
City	San Antonio	County	Bexar	State	TX Zip Code 78210
Lender/Client	7148 - InterLinc Mortgage Services, LLC				

**Kitchen****Living****Dining****Bath****Bedroom****Bedroom****Closet****Bedroom****Utility - No CH/CA****Proof - Electricity****Proof - Water**

Google Maps 239 Palo Blanco St

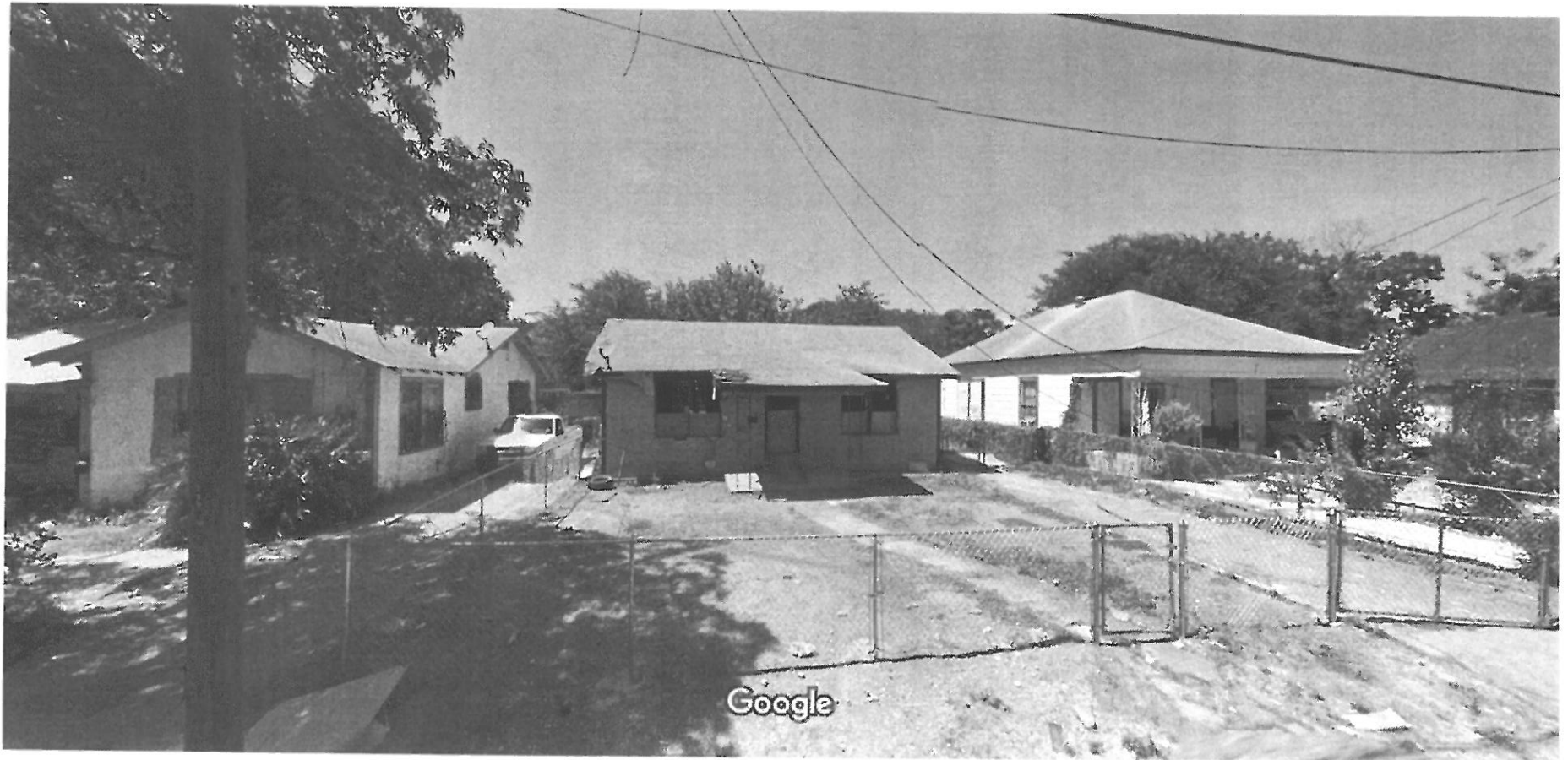


Image capture: Jul 2014 © 2015 Google

San Antonio, Texas
Street View - Jul 2014



Painting & MORE, Inc.
17090 State Hwy 16 S
Pipe Creek, TX 78063

Invoice

Date	Invoice #
9/18/2015	2015-101

Bill To
Frank McKay

Ship To
237 Palo Blanco San Antonio, TX 78210

Item	Description	Amount
Repair/Replace	Demo all sheetrock, floors, wire, plumbing, insulation, & windows. Haul off all trash Install new wire Install new plumbing Install spray in foam insulation Install new sheetrock, tape, float and texture Build walk in shower Build and install kitchen cabinets Install granite countertops with undermount sink Install wood floors in living, hallway and bed rooms Install tile in kitchen, bathroom and laundry room Install all new double pane windows Paint interior and exterior of house Plant new grass Sales Tax	82,000.00
	Total	0.00 \$82,000.00
	Deposits/Credits	-\$82,000.00
	Balance Due	\$0.00

Web Site

E-mail

davemckay@paintingnmore.com

We appreciate your business!