

## HISTORIC AND DESIGN REVIEW COMMISSION

August 03, 2016

Agenda Item No: 23

**HDRC CASE NO:** 2016-283  
**ADDRESS:** 110 GLORIETTA  
**LEGAL DESCRIPTION:** NCB 576 BLK B E 9.45 FT OF 2 & W 29.55 FT OF 3 ARB A13  
**ZONING:** RM4 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Kyle Zochert  
**OWNER:** Kyle Zochert  
**TYPE OF WORK:** Historic Tax Certification, rehabilitation and a rear addition  
**REQUEST:**

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

1. Receive Tax Certification for the property at 110 Glorietta
2. Replace standing steam metal roof with laminate dimensional shingles
3. Remove 3 existing aluminum windows and replace with vinyl windows
4. Remove existing aluminum sliding glass door and replace with steel French door
5. Remove existing rear door and install single steel French door

### APPLICABLE CITATIONS:

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

#### 3. Materials: Roofs

##### 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.
- 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.
- vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

#### 6. Architectural Features: Doors, Windows, and Screens

##### 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.

*UDC Section 35-618. Tax Exemption Qualifications:*

- (a) Assessed Valuation. In accordance with the provisions of this article, a building, site, or structure which meets the definition of a historically significant site in need of tax relief to encourage preservation and which is substantially rehabilitated and/or restored as certified by the historic and design review commission and approved by the city tax assessor-collector, shall have an assessed value for ad valorem taxation as follows regardless of ownership during the granted time period:
  - (1) A residential property shall have the assessed value for ad valorem taxation for a period of ten (10) tax years equal to the assessed value prior to preservation.
- (b) Applicability. This exemption shall begin on the first day of the first tax year after verification of completion of the preservation required for certification; provided the building shall comply with the applicable zoning regulations for its use and location.
- (c) Application. Application for a historic structure preservation tax exemption pursuant to this division is to be filed with the office of historic preservation. The historic preservation officer shall be the agent of the city for the purposes of administering this division provided that the historic preservation officer request a recommendation from the historic and design review commission. Each application shall be signed and sworn to by the owner of the property and shall:
  - (1) State the legal description of the property proposed for certification;
  - (2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;
  - (3) Include a final complete set of plans for the historic structure's restoration or rehabilitation;
  - (4) Include a statement of costs for the restoration or rehabilitation work;
  - (5) Include a projection of the estimated construction, time and predicted completion date of the historic restoration or rehabilitation;
  - (6) Authorize the members of the historic and design review commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification and the records and books of the owners as necessary to certify that the property in question is in substantial need of restoration or rehabilitation;
  - (7) Include a detailed statement of the proposed use for the property; and
  - (8) Provide any additional information to the historic and design review commission which the owner deems relevant or useful such as the history of the structure or access to the structure by the public.Each application shall contain sufficient documentation confirming or supporting the information submitted therein.
- (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.
  - (2) Tax Assessor-Collector Approval. Upon receipt of the certified application for tax exemption as well as the recommendation of the historic and design review commission, the city's tax assessor-collector shall within thirty (30) days approve or disapprove eligibility of the property for tax relief pursuant to this division. In determining eligibility, the tax assessor-collector shall first determine that all the requirements of this division have been complied with and that only the historic structure and the land reasonably necessary for access and

use thereof is to be provided favorable tax relief.

(g) Eligibility.

(1) The tax exemption options outlined in subsection (f), above, will remain in effect unless terminated by designation status being removed pursuant to subsection 35-606(g) of this article.

**FINDINGS:**

- a. The applicant is requesting Tax Certification for the property located at 110 Glorietta. The scope of work consists of various items that have been administratively approved or are work to the interior, including repairs to the foundation, electrical, plumbing, air conditioning, paint, and flooring.
- b. The requirements for Tax Certification outlined in UDC Section 35-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs and an itemized list of costs.
- c. The home at 110 Glorietta is located in the Dignowity Hill Historic District, which was designated December 8, 1983. The home is bungalow style with a front gable, wood siding, standing seam metal roof, metal windows and a front wrought iron fence.
- d. The applicant is requesting to remove the existing standing seam metal roof and install laminate dimensional shingles on the existing gable roof. According to the Guidelines for Exterior Maintenance and Alterations 3.B.vi., roofs should be replaced when more than 25-30 percent of the roof area is damaged and be replaced with in-kind roofing materials or roof materials that historically were appropriate for the style. Staff made a site visit July 22, 2016, and found that bungalow style homes in the district and historically have dimensional shingled roofs. Staff finds the proposal consistent with the Guidelines.
- e. The applicant is proposing to remove 3 existing metal windows on the left façade and replace with white single-hung vinyl windows. According to the Guidelines for Exterior Maintenance and Alterations 6.B., non-historic windows and doors should be replaced with elements that are typical of the architectural style of the building. Staff finds the proposed vinyl windows not consistent with the Guidelines and recommends the applicant install wood double-hung windows.
- f. The applicant is proposing to remove one metal sliding glass door on the left façade and replace with white steel French doors. According to the Guidelines for Exterior Maintenance and Alterations 6.B., non-historic windows and doors should be replaced with elements that are typical of the architectural style of the building. The corresponding pages from the adopted windows policy document have been added to the exhibits for this request. Staff finds the proposed steel door not consistent with the Guidelines and recommends the applicant install wooden French doors.
- g. There is an existing non-historic wooden door and iron screen door on the rear entrance. The applicant is proposing to remove both doors and install a single steel French door. According to the Guidelines for Exterior Maintenance and Alterations 6.B., non-historic windows and doors should be replaced with elements that are typical of the architectural style of the building. Staff finds the proposed steel door not consistent with the Guidelines and recommends the applicant install a wooden French door.
- h. Staff visited the site July 22, 2016.

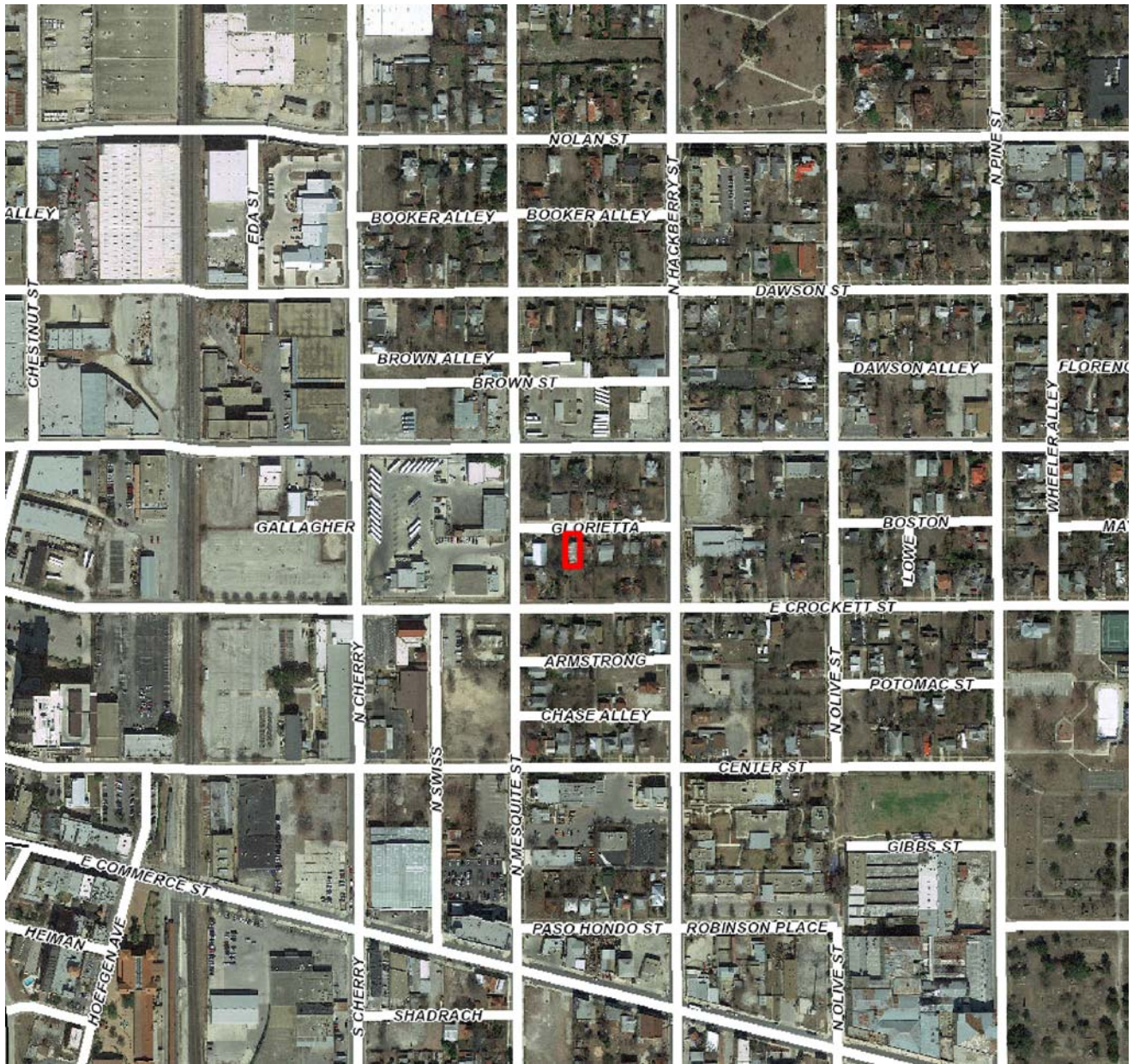
**RECOMMENDATION:**

Staff recommends approval of items #1 through #5 based on findings a through g with the following stipulations:

1. That the windows be made of wood, be double hung, feature clear glass and be inset two inches within the frame.
2. That the side and rear French doors be made of wood.

**CASE MANAGER:**

Lauren Sage



## Flex Viewer

Powered by ArcGIS Server

Printed: Jul 20, 2016

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.

























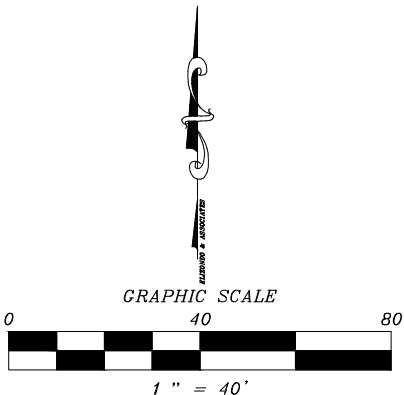
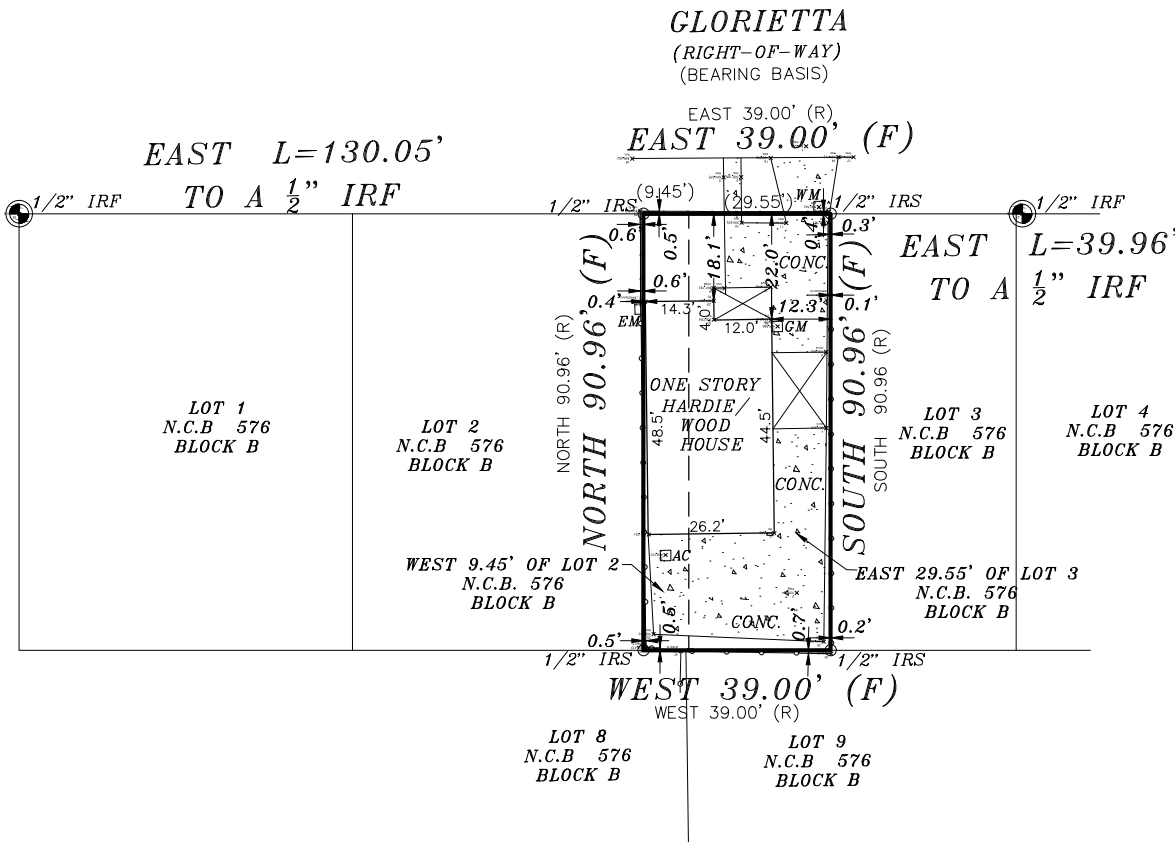


FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029 C, Panel No. 0415 G, which is Dated September 29, 2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. This flood zone identification is this surveyor's interpretation, which may or may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtm>.

- LEGEND**
- 1/2" IRON ROD SET
  - ⊙ CONTROL MONUMENTS
  - (R) RECORD BEARINGS
  - (F) FIELD BEARINGS
  - D.R.B.C.T. DEED RECORDS, BEXAR COUNTY, TEXAS
  - AC □ AIR CONDITIONER
  - WM □ WATER METER
  - EM □ ELECTRIC METER
  - GM □ GAS METER
  - CHAIN LINK FENCE
  - \*— IRON FENCE
  - ⊠ COVERED AREA

PROPOSED BORROWER: ATW-Investments, Inc.  
TITLE COMPANY: FIRST AMERICAN TITLE GUARANTY COMPANY  
G.F. No: 2111870-SA30  
PROPERTY ADDRESS: 110 GLORIETTA,  
SAN ANTONIO, TEXAS 78202

**LEGAL DESCRIPTION:**  
THE EAST 9.45 FEET OF LOT 2, AND THE WEST 29.55 FEET OF LOT 3, BLOCK B, NEW CITY BLOCK 576, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



Property Photograph

Drawn By: GS Job No.: 4269

Survey Date: 03/08/2016

Phone: (210) 375-4128 Fax: (210) 375-5130  
5805 Callaghan Road, Suite 109  
San Antonio, Texas 78228  
TEXAS LICENSED SURVEYING  
FIRM No. 10193864  
[www.elizondoassociates.com](http://www.elizondoassociates.com)



**Elizondo & Associates**  
LAND SURVEYING & MAPPING, LLC.

**Surveyor Notes:**

- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY BEYOND THE TITLE COMMITMENT. THIS SURVEY IS BASED ON DOCUMENTATION PROVIDED BY THE CLIENT AND/OR TITLE COMPANY CITED IN, G.F. NO. 2111870-SA30.
- THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECITED IN: VOL. 17631, PG. 1846, D.P.R.B.C.T.

I, Enrique C. Elizondo, a Registered Professional Land Surveyor do hereby certify that this plat represents an actual survey made on the ground under my supervision and substantially complies with the minimum standards for land surveying in Texas as set forth by the Texas Board of Professional Land Surveying and that there are no encroachments or visible easements, to the best of my knowledge and belief, except as shown herein. This 9th day of March, 2016.

*Enrique C. Elizondo*

Enrique C. Elizondo  
Registered Professional Land Surveyor  
Texas Registration No. 6386



110 Glorietta  
San Antonio, Texas 78202

Kyle Zochert  
512.922.3865

# Historical Design Application

110 Glorietta Street  
San Antonio, Texas 78202

By: Kyle Zochert (Owner)  
2609 Dunbarton Dr.  
Austin, Texas 78723  
512.922.3865  
Kzochert@gmail.com



Photos of All Sides of the Structure and Site  
(Color photos no smaller than 4" x 6")

## Front Side 1



Photos of All Sides of the Structure and Site  
(Color photos no smaller than 4" x 6")

## Front Side 2





Photos of All Sides of the Structure and Site  
(Color photos no smaller than 4" x 6")

## Left Side 1



Photos of All Sides of the Structure and Site  
(Color photos no smaller than 4" x 6")

## Left Side 2





Photos of All Sides of the Structure and Site  
(Color photos no smaller than 4" x 6")

## Left Side 3



Photos of All Sides of the Structure and Site  
(Color photos no smaller than 4" x 6")

## Back Side 1



Photos of All Sides of the Structure and Site  
(Color photos no smaller than 4" x 6")

## Back Side 2





Photos of All Sides of the Structure and Site  
(Color photos no smaller than 4" x 6")

## Right Side 1





Photos of All Sides of the Structure and Site  
(Color photos no smaller than 4" x 6")

## Right Side 2



Photos of All Sides of the Structure and Site  
(Color photos no smaller than 4" x 6")

## Right Side 3





## Written Narrative Explaining Proposed Work

1. Foundation to be corrected.
2. Front, left and back siding to be replaced with matching historic wood siding.
3. Front porch posts to be replaced with historic craftsman posts.
4. Carport to be removed and replaced with single gable carport. Gable to open to left of house.
5. Roof to be replaced with 30-year architectural shingle roof.
6. Broken/missing windows to be replaced with standard window.
7. Metal sliding glass door to be replaced with French doors.
8. Build partial 6' privacy fence in back yard.

### Staff notes:

Items listed here, including 1,2, and 8 have been approved administratively.  
Items #3 and 4 have been withdrawn by the applicant.

## Specifications of Materials to Be Used

### Exterior Siding

7 ½ Inch Wood Siding  
(Picture attached)

### Windows

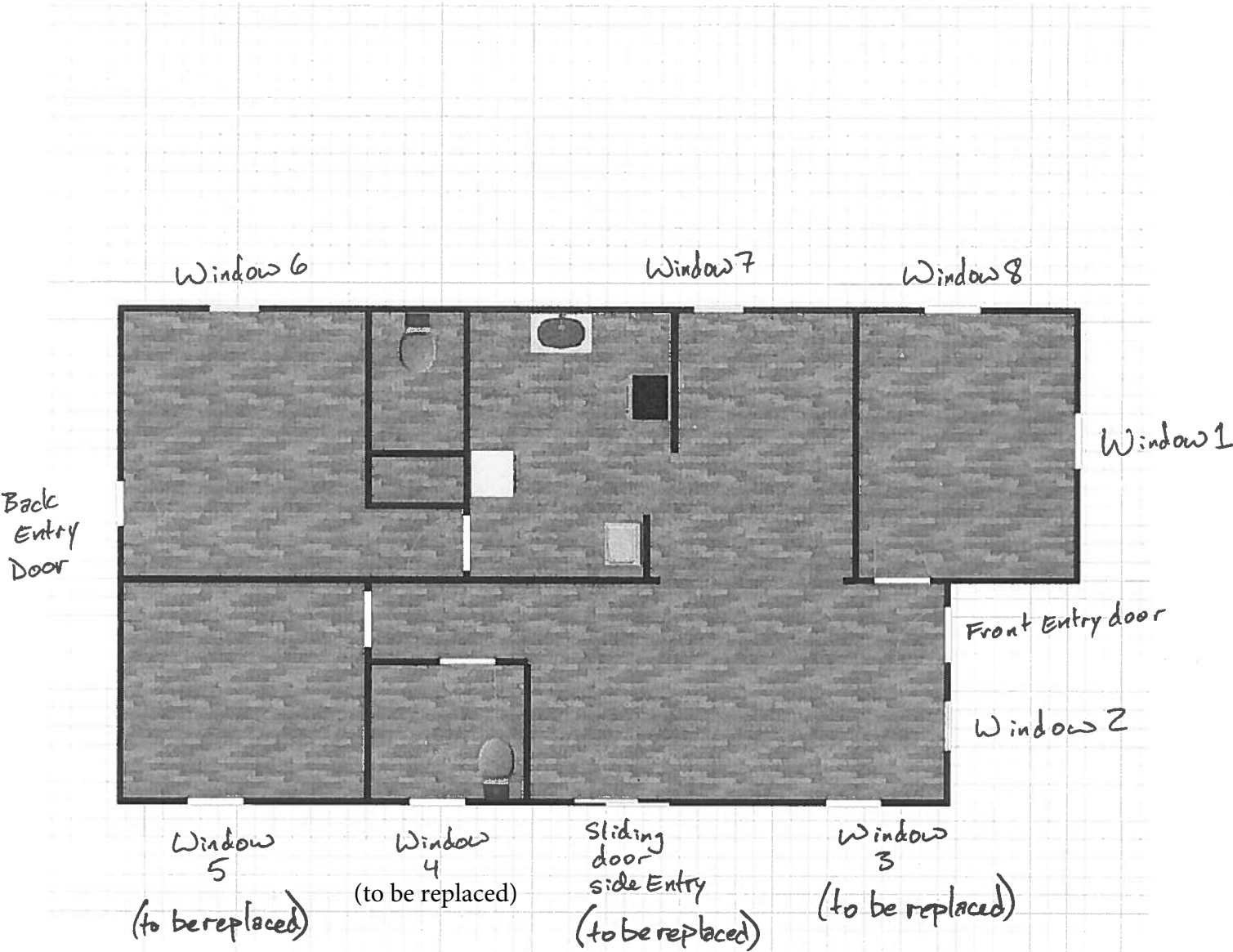
31.375 in. x 59.25 in. 50 Series Single Hung Fin Vinyl Window  
(Picture attached)

### French doors

72 in. x 80 in. Retrofit Prehung Right-Hand Inswing Primed White Steel Patio Door  
(Picture attached)



Window/Door Layout



# Front Side



Window 2

Front Entry  
Door

Window 1



## Left Side



Sliding Door  
(to be replaced)

Window 3  
(to be replaced)

Window 2



## Left Side



↑  
Sliding Door  
(to be replaced)



## Left Side



↑  
Window 5  
(to be replaced)

Window 4



## Back Side



↑  
Back Entry  
Door



## Right Side



Window 8

Window 7

Window 6



Home Services

DIY Projects & Ideas ▾


Credit Services

Pro Xtra


Store Finder

Order Status

Local Ad

 Products and Services

What can we help you find?

 Your Store  
Austin mueller...

 Hello  
Kyle

20

American Craftsman | Model # 50 SH FIN | Internet # 203157288 | Store SKU # 507962

## 31.375 in. x 59.25 in. 50 Series Single Hung Fin Vinyl Window - White

★★★★★ (24)

[Write a Review](#)

[Questions & Answers \(28\)](#)



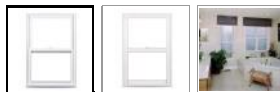
**\$128.00** /each

**NEARBY STORES MAY HAVE THIS ITEM**

[Check Nearby Stores](#)

[Open Expanded View](#)

[Click Image to Zoom](#)



### FREQUENTLY BOUGHT TOGETHER



+



Price for both: **\$132.12**

[ADD TO CART](#)

**This item:** 31.375 in. x 59.25 in. 50 Series Single Hung Fin Vinyl Window - White **\$128.00**

**DAP Dynaflex 230 10.1 oz. Premium Indoor/Outdoor Sealant \$4.12**

### PRODUCT OVERVIEW

Model # 50 SH FIN | Internet # 203157288 | Store SKU # 507962

The Series 50 Single Hung Fin new construction single hung window by American Craftsman, an Andersen company, is a tough, sturdy and durable window.





Home Services

DIY Projects & Ideas ▾

Credit Services

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What can we help you find?

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 Hello  
Kyle

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Steves & Sons | Model # STPFL\_PR\_72\_4IRH | Internet # 205451458

## 72 in. x 80 in. Retrofit Prehung Right-Hand Inswing Primed White Steel Patio Door

★★★★★ (1) [Write a Review](#) | [Questions & Answers \(19\)](#)



**\$748.00** /each

**PRODUCT NOT SOLD IN STORES**

[Open Expanded View](#)

[Click Image to Zoom](#)



### PRODUCT OVERVIEW Model # STPFL\_PR\_72\_4IRH | Internet # 205451458

Brighten any room in your home with this Steves & Sons patio door. This Energy Star qualified 1-3/4 in. door is pre-assembled in a fully weather-stripped frame for easy installation. The door is assembled with brushed nickel hinges and adjustable mill finish sill. The patio door and frame are primed and ready to finish in a color of your choice.

- Top quality galvanized steel with polystyrene core construction provides energy efficiency and security
- Interlocking stile edge provides structural rigidity
- High performance bronze weather stripping and adjustable mill sill provides a tight seal against drafts
- Assembled with low-E tempered glass and external 15-lite grille for energy efficiency
- Primary door is doubled bored for lockset with deadbolt and heavy duty astragal on secondary door for added security
- Primed smooth surface ready for painting
- Prehung 4-9/16 in. primed frame with retrofit doors for easy installation when replacing existing sliding patio door
- Requires rough opening of 72 in. x 80 in., actual unit size 4-9/16 in. x 71 in. x 79-1/2 in.
- From the outside primary door opens toward the inside of the home with the hinges on the right
- Energy Star Compliant





Home Services

DIY Projects & Ideas ▾


Credit Services

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What can we help you find?

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Austin mueller...

 Hello  
Kyle

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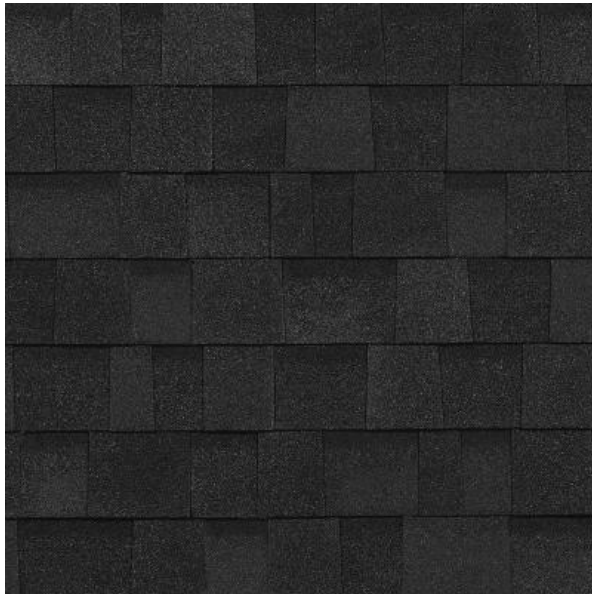
Owens Corning | Model # HL01 | Internet # 205657981 | Store SKU # 1001186762

## Oakridge AR Onyx Black Laminate Shingles (32.8 sq. ft. per Bundle)



Write the First Review

Questions & Answers (1)



Open Expanded View

Click Image to Zoom



**\$26.75** / bundle

If you buy **39** or more

**\$21.40** / bundle

- Provides long-lasting performance
- Available in a wide range of colors
- Unique blends include a collection of Artisan colors

### IN STOCK AT YOUR SELECTED STORE

**Austin mueller airport #6892**  
Austin, TX 78723

**118 In Stock**  
Aisle 13, Bay 003  
**Text Product Location**

## PRODUCT OVERVIEW | Model # HL01 | Internet # 205657981 | Store SKU # 1001186762

Oakridge laminated shingles have a warm, inviting look in popular colors for a step up from traditional 3-tab shingles. With an expanded Oakridge shingle color palette that includes a collection of Artisan colors, we provide a unique blend of artistry and craftsmanship that will give your home a look that is anything but ordinary. Theyâre not only beautiful; theyâre durable and offer the following features and benefits.

- Serve as the first layer of defense against the forces of nature, they also help define the character of your home
- Great looks and protection that will last for many years
- Limited lifetime warranty (For as long as you own your home)
- 110 MPH wind resistance warranty
- Comes in popular traditional colors to complement your home exterior and add a personal touch to your roof

## SPECIFICATIONS

### DIMENSIONS

Product Depth (in.)	39.375	Product Width (in.)	13.25
Product Height (in.)	3.125		

DETAILS





# Bexar CAD

## Property Search Results > 105923 A-FRAME PROPERTIES LLC for Year 2016

### Property

#### Account

Property ID:	105923	Legal Description:	NCB 576 BLK B E 9.45 FT OF 2 & W 29.55 FT OF 3 ARB A13
Geographic ID:	00576-152-0023	Agent Code:	
Type:	Real		
Property Use Code:	001		
Property Use Description:	Single Family		

#### Location

Address:	110 GLORIETTA SAN ANTONIO, TX 78202	Mapsc0:	617A5
Neighborhood:	DIGNOWITY HILL HIST DIST	Map ID:	
Neighborhood CD:	57069		

#### Owner

Name:	A-FRAME PROPERTIES LLC	Owner ID:	2980548
Mailing Address:	13751 MORNINGBLUFF DR SAN ANTONIO, TX 78216-1678	% Ownership:	100.0000000000%
		Exemptions:	

### Values

(+) Improvement Homesite Value:	+	\$41,570	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$29,380	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$70,950	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$70,950	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$70,950	

### Taxing Jurisdiction

### Improvement / Building

### Land

## Roll Value History

## Deed History - (Last 3 Deed Transactions)

**2016 data current as of Jul 18 2016 12:41AM.**

**2015 and prior year data current as of Jul 15 2016 8:29AM**

**For property information, contact (210) 242-2432 or (210) 224-8511 or email.**

**For website information, contact (210) 242-2500.**

Website version: 1.2.2.7

Database last updated on: 7/18/2016 12:41 AM

© N. Harris Computer Corporation



Tax Certification Form  
Addendum  
for  
110 Glorietta Street  
San Antonio, Texas 78202

By: Kyle Zochert (Owner)  
2609 Dunbarton Dr.  
Austin, Texas 78723  
512.922.3865  
Kzochert@gmail.com

Tax Certification Form  
Addendum  
for  
110 Glorietta Street  
San Antonio, Texas 78202

Statement of Expected Cost of Improvements

<u>Scope of Work</u>	<u>Cost of Repairs</u>
Foundation repair	\$ 12,500
Roofing	6,500
Plumbing (currently no plumbing)	10,000
Electrical	7,000
HVAC	5,500
Wood siding and paint	8,000
Interior drywall, reframing, flooring, and other interior work	<u>35,000</u>
Total Expected Costs	<u>\$ 84,500</u>

By: Kyle Zochert (Owner)  
2609 Dunbarton Dr.  
Austin, Texas 78723  
512.922.3865  
Kzochert@gmail.com



Tax Certification Form  
Addendum  
for  
110 Glorietta Street  
San Antonio, Texas 78202

Projected Time Schedule  
for Rehabilitation

<u>Scope of Work</u>	<u>Time of Completion</u>
Foundation Repair	July 15, 2016
Plumbing/Electrical	August 10, 2016
Interior drywall, reframing, and other work	August 19, 2016
Exterior repairs/roof	August 31, 2016

By: Kyle Zochert (Owner)  
2609 Dunbarton Dr.  
Austin, Texas 78723  
512.922.3865  
Kzochert@gmail.com

## 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

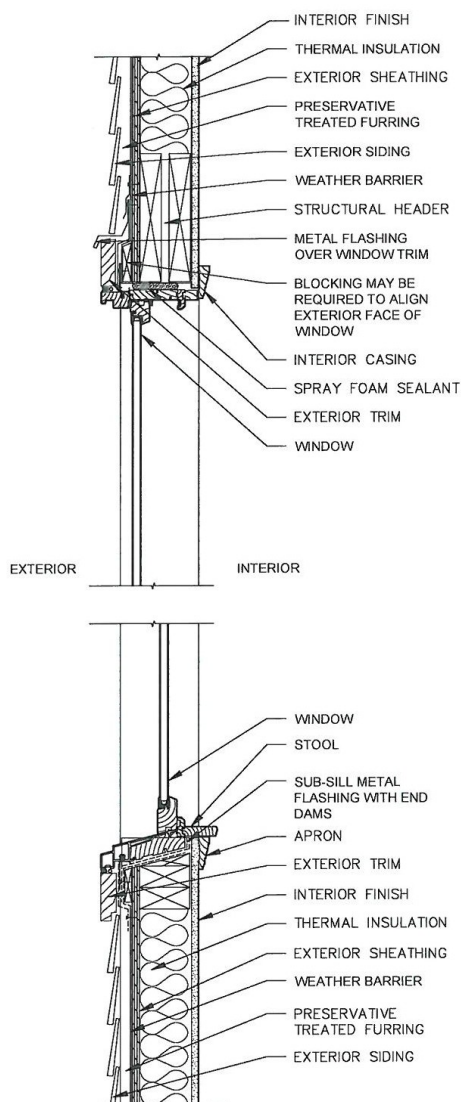
*3.A.i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district...*

## 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:



Block Frame



(not recommended)



Flush Flange