

HISTORIC AND DESIGN REVIEW COMMISSION

August 03, 2016

Agenda Item No: 24

HDRC CASE NO: 2016-308
ADDRESS: 2215 W MISTLETOE
LEGAL DESCRIPTION: NCB 6829 BLK 0 LOT E 40 FT OF 52 W 26 FT OF 53
ZONING: R6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Torres & Co Roofing and Remodeling
OWNER: Jose Sanchez
TYPE OF WORK: Window replacement
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove 24 one over one wood windows and install 24 insulated aluminum windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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.

FINDINGS:

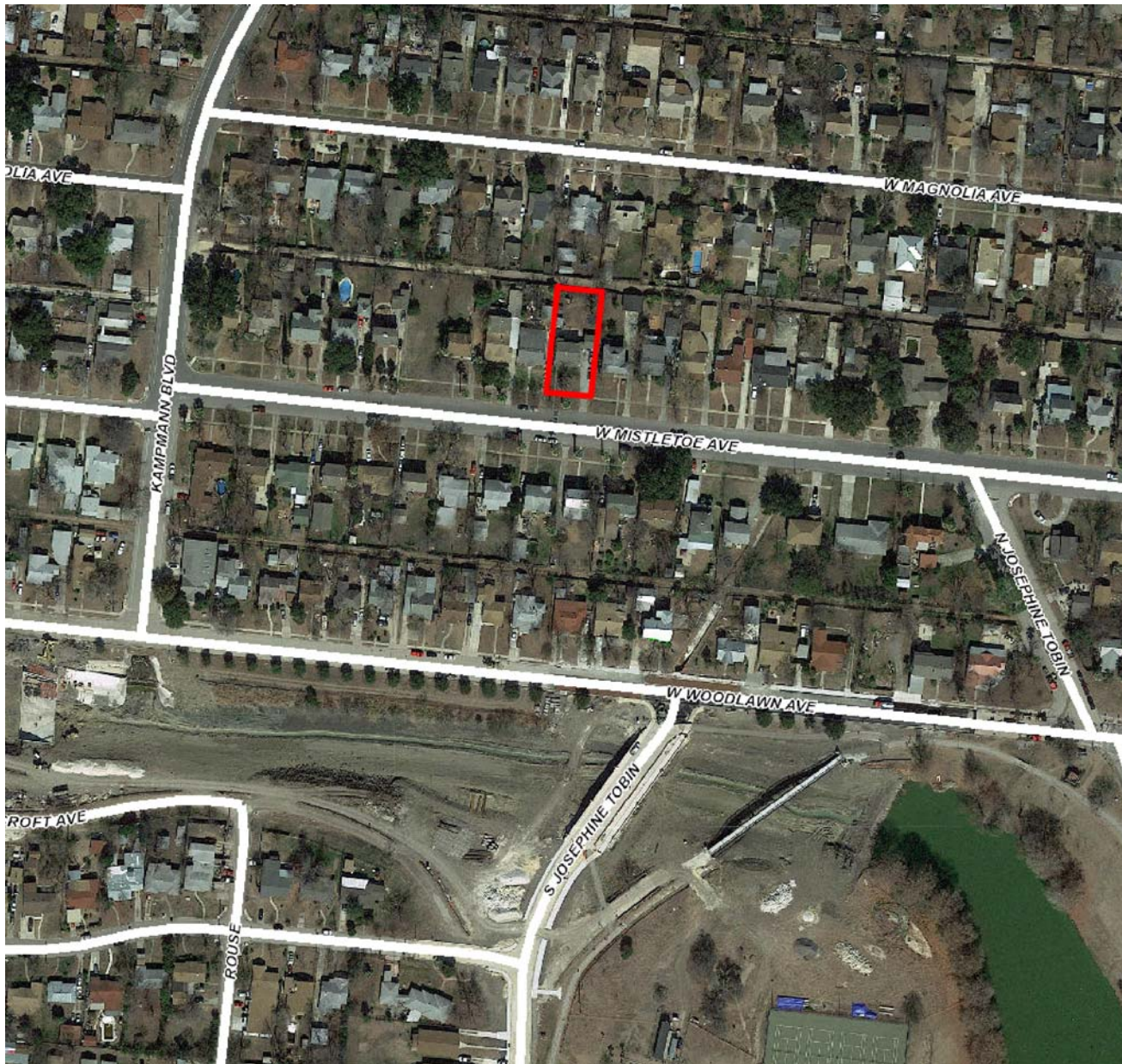
- a. The home at 2215 W Mistletoe is located in the Monticello Park Historic District, and was designated January 27, 2008. The home is a folk Victorian, cross-gabled, with composition shingles, and with a front porch with wrought iron posts.
- b. The existing windows are double hung wooden one over one windows. The applicant is proposing to remove 24 windows and install single hung aluminum one over one windows. According to the Guidelines for Exterior Maintenance and Alterations 6.B.vii., historic windows should be repaired or, if beyond 50% deteriorated, should be replaced with a window to match the original in terms of size, type, configuration, material and details, feature clear glass, and 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. Staff made a site visit July 22, 2016, and found the windows in need of repair but repairable. Staff finds the proposal not consistent with the Guidelines. Windows are an important character defining feature, therefore, staff recommends that they are retained and repaired.

RECOMMENDATION:

Staff recommends denial based on findings a and b. Staff recommends the existing windows be repaired.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Jul 20, 2016

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TEXAS
FBT-2395













Gregg B. Torres & Co., Inc.

Roofing and Remodeling

145 Greenlawn * San Antonio, TX 78201

*GBT*GBT*GBT*GBT*GBT*GBT*GBT*GBT* Ph.735-7430 *Fax 736-2612 *GBT*GBT*GBT*GBT*GBT*GBT*GBT*GBT*

WORK TO BE PERFORMED, IN CONTRACT WITH:

WORK TO BE PERFORMED, IN CONTRACT WITH:

Name Jose Sanchez Address 2215 W. Mistletoe Phone _____ Date 6/23/16

(16) $36'' \times 60''$

(3) $48^\circ \times 60''$

(2) $24^\circ \times 32^\circ =$

Client/s: _____

Contractor

SELECTING WINDOWS FOR NEW BUILDINGS

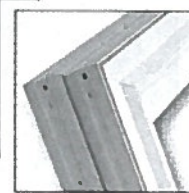
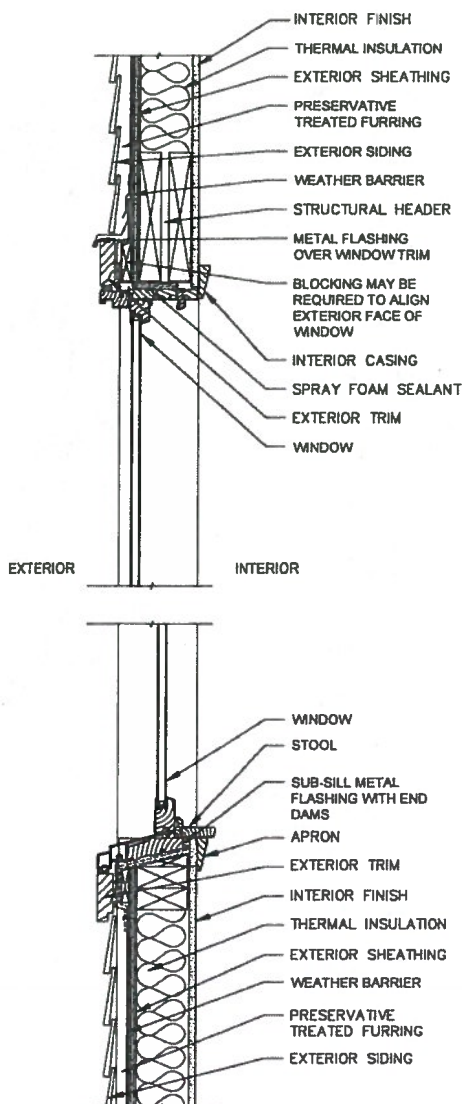
3.A.i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district...

Windows used in new construction should:

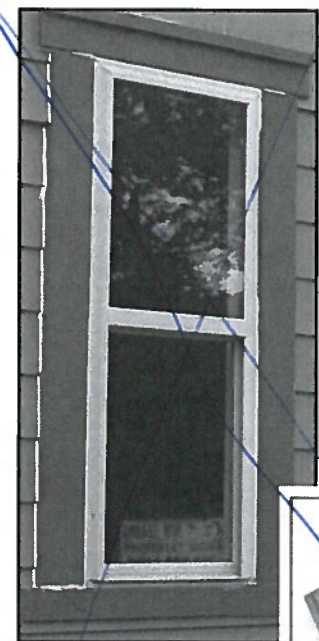
- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered 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.

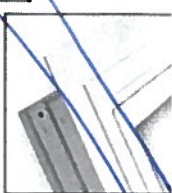
Examples in New Construction:



Block Frame

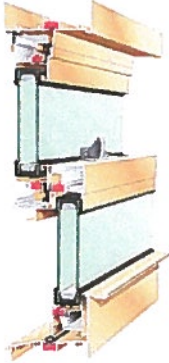


(not recommended)



Flush Flange

** Windows are to be installed with block frame*



TR-9000 Windows

- 4" (101.6mm) depth
- Architectural window (AW)
- Thermal performance
- Double hung configuration



Sample of new
windows to be ordered.

Product Features

Class & Grade: AW-PG45-H

Maintenance Ease

- Operating sash tilt in for glass cleaning from interior
- Flexible PVC gasket is reusable for glass replacement
- Hardware is replaced, if necessary, with standard tools

SAFETY

- Tilt latches are spring-loaded for automatic engagement
- Sash removal is restricted with pivot bar snap locks
- Tilt latches are concealed in sash to resist tampering

Standards

- 1" insulating glass in channel gasket glazing
- Meeting rail locks
(not available with dual glazed option)
- AAMA Class 2 spiral balances and spring-loaded tilt latches

OPTIONS

- Single glazed - maximum 1/4". Dual glazed (split sash) -maximum 1/4"
- AAMA Class 2 block & tackle balances

- AAMA Class 5 heavy duty spring balances
- Three-lite window (one top fixed and two operating sash- all in one frame)
- Head and sill automatic locks (standard with dual glazed)
- Oriel (unequal) sash (*specify sill-to-CMR dimension*)
- Full protection, half insect, or full insect exterior screens
- Flange frame; exterior or internal muntins



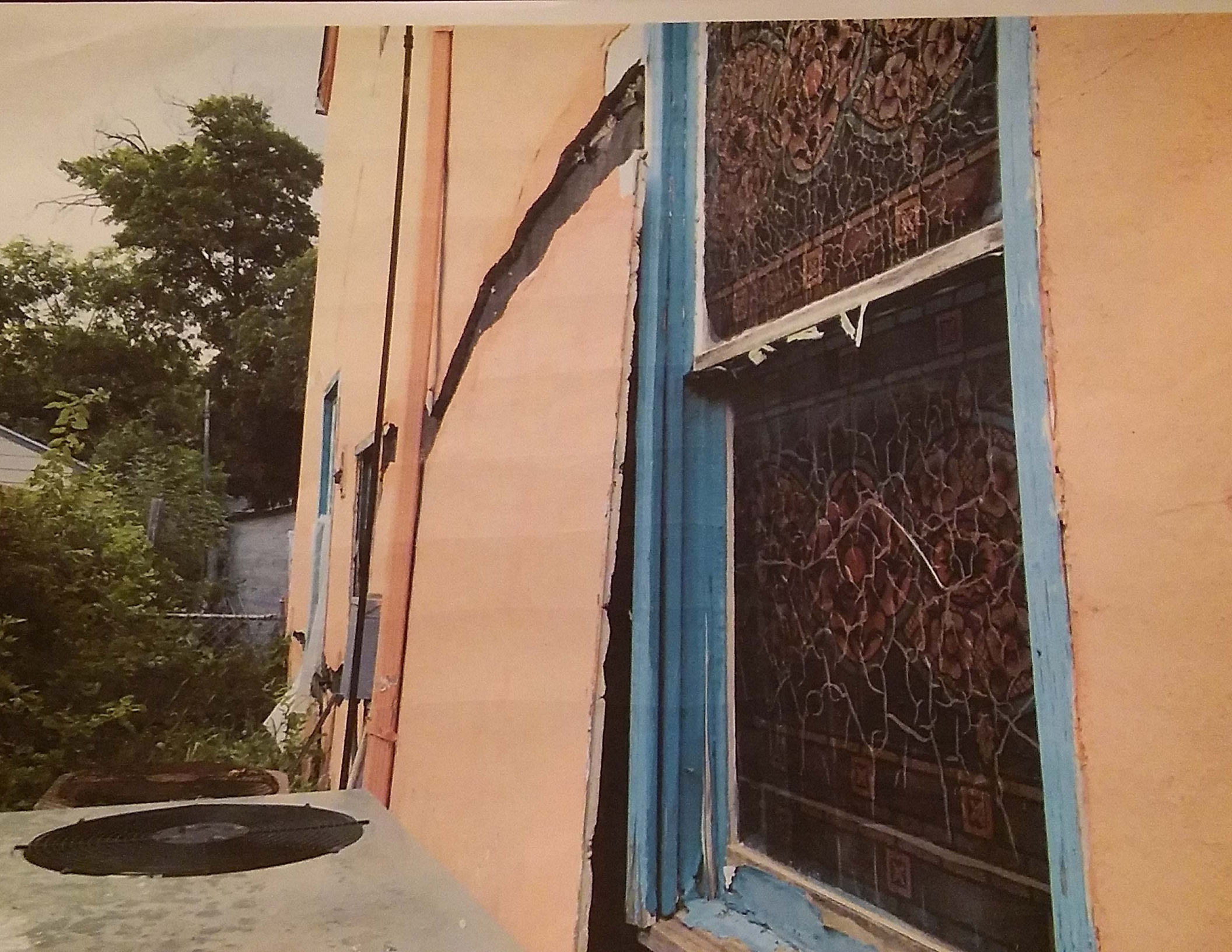






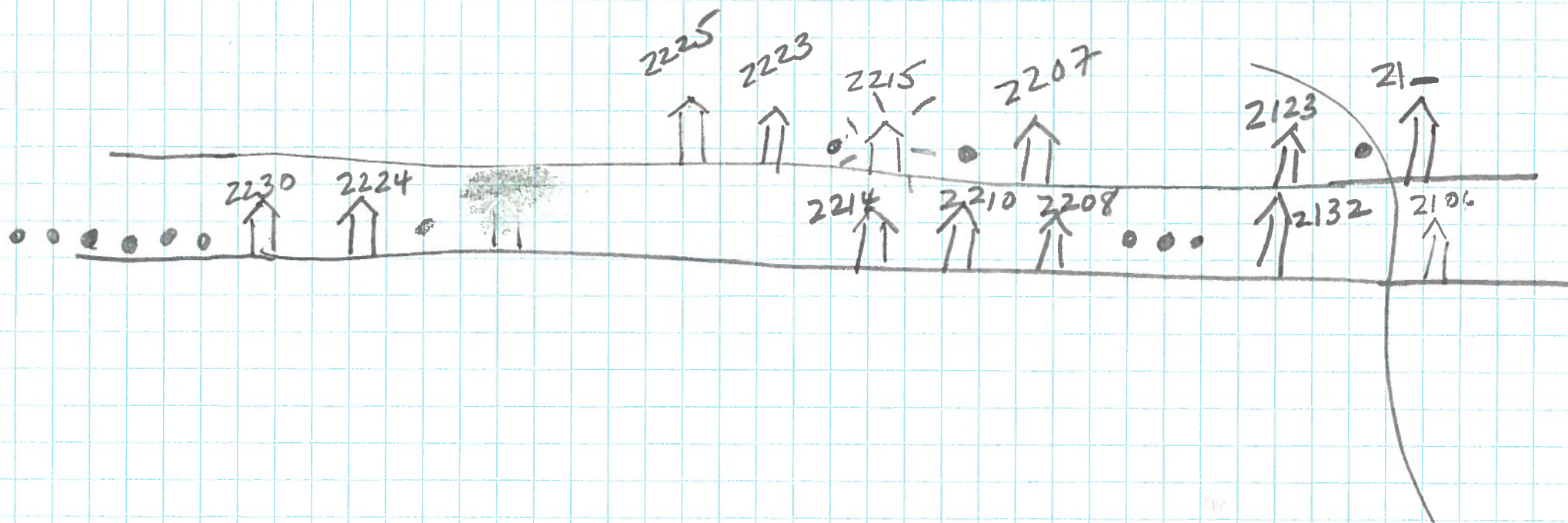






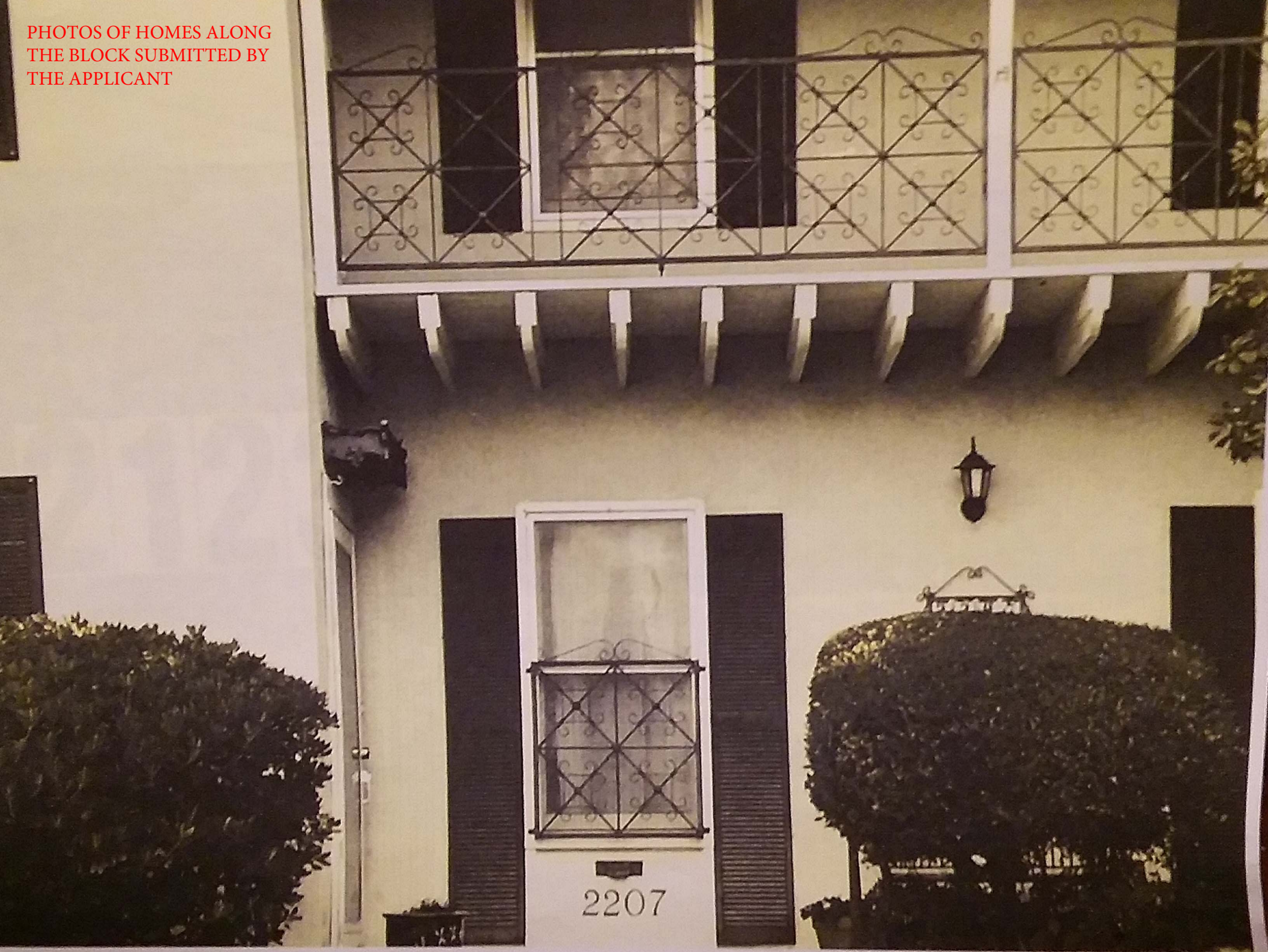


W. Mistletoe -



Due 12/12/12

PHOTOS OF HOMES ALONG
THE BLOCK SUBMITTED BY
THE APPLICANT



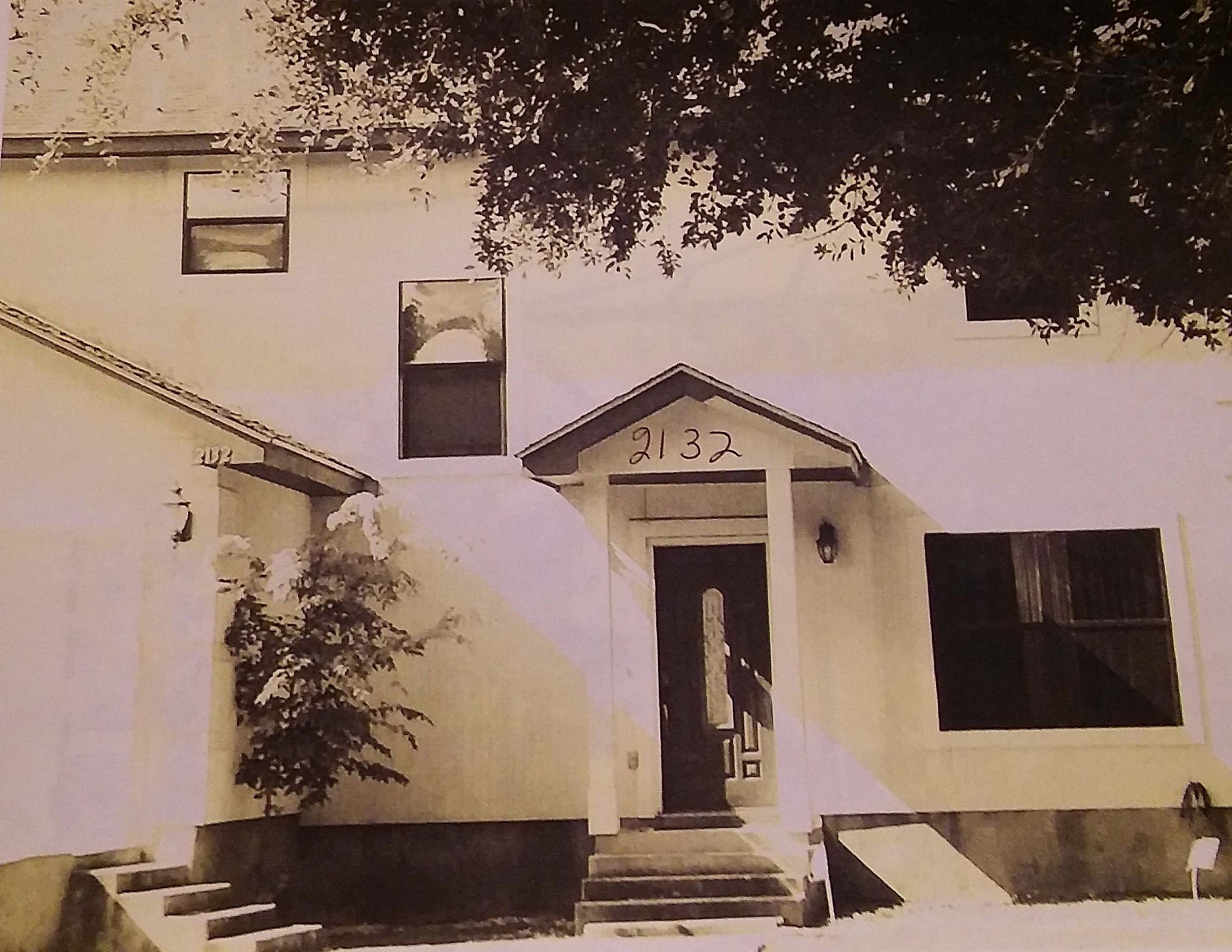
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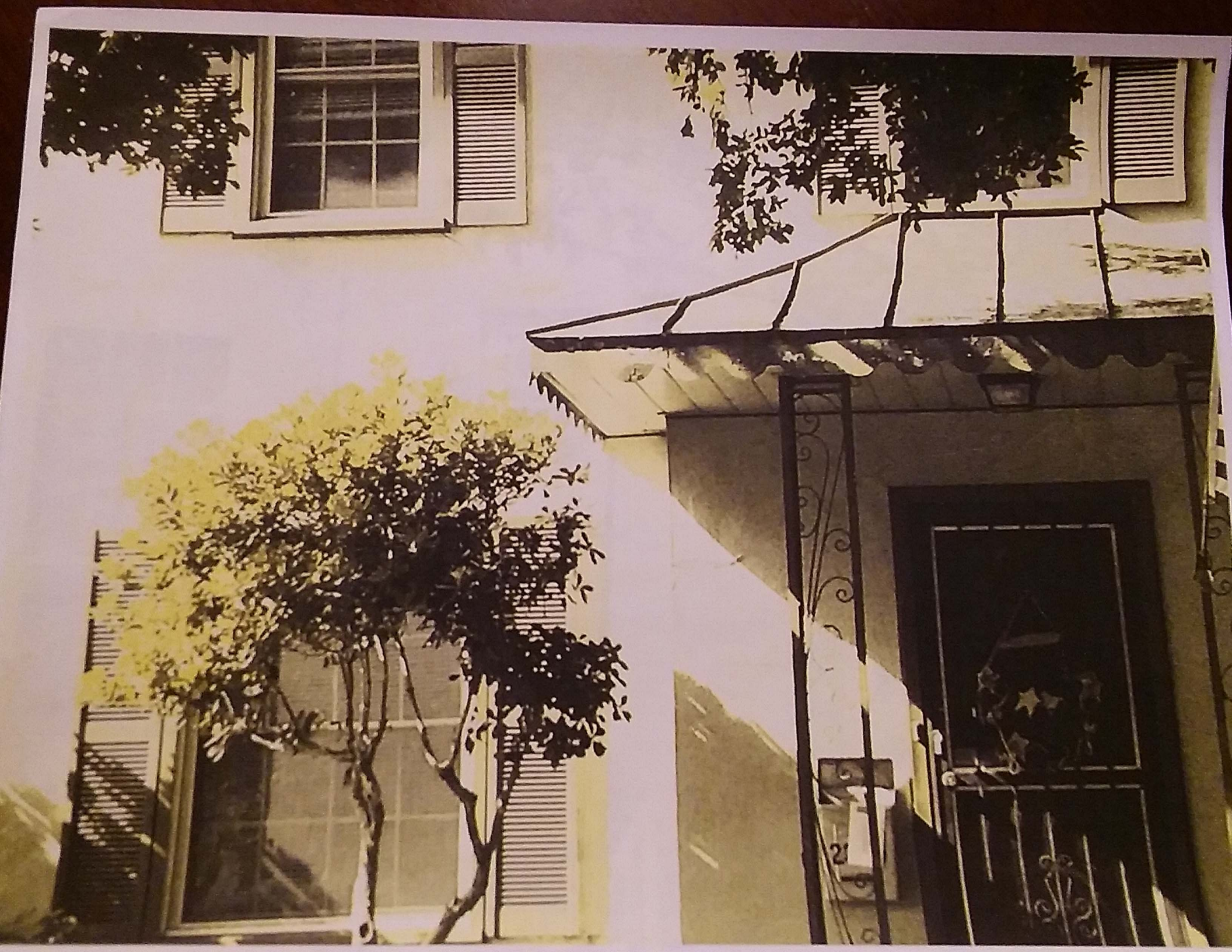


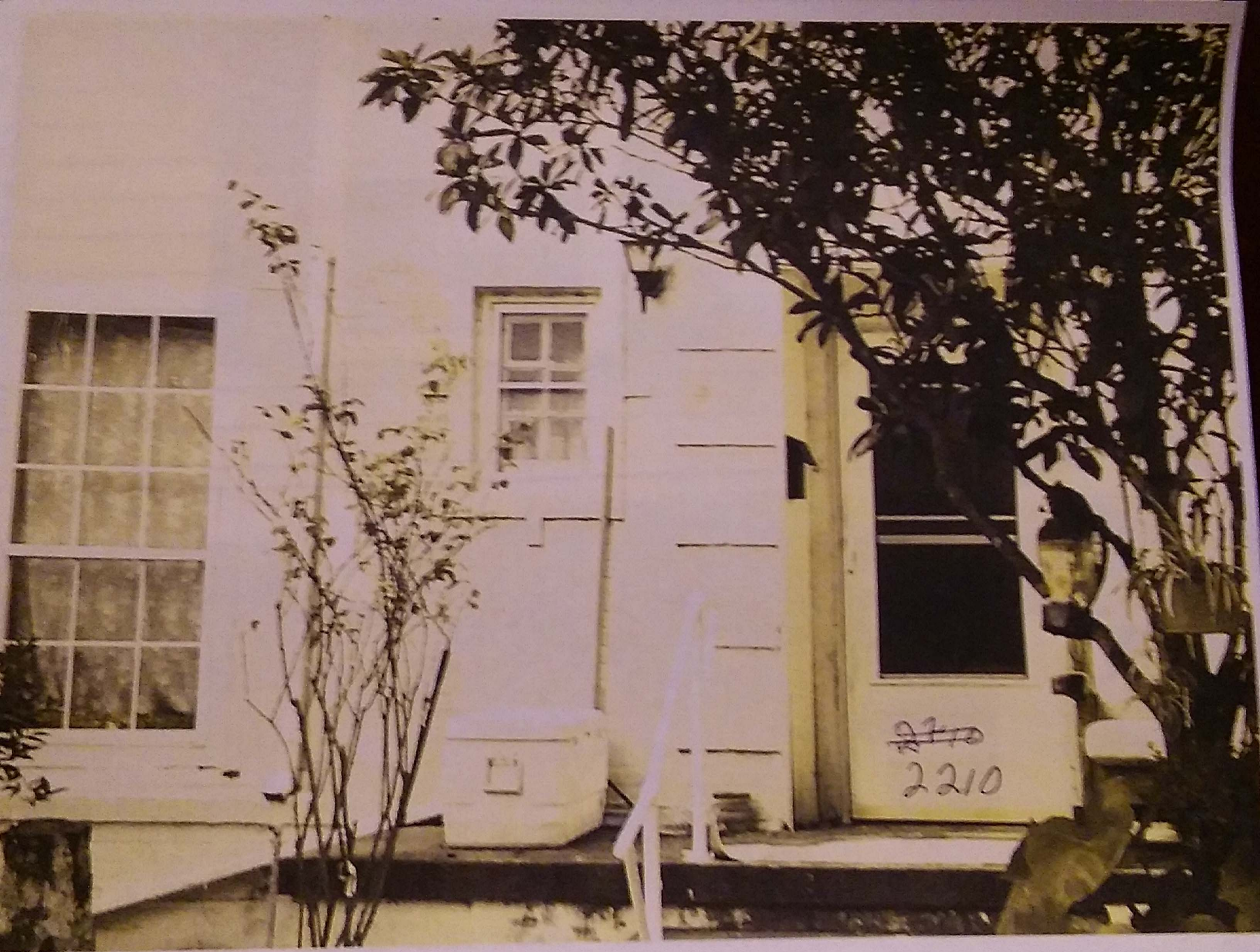




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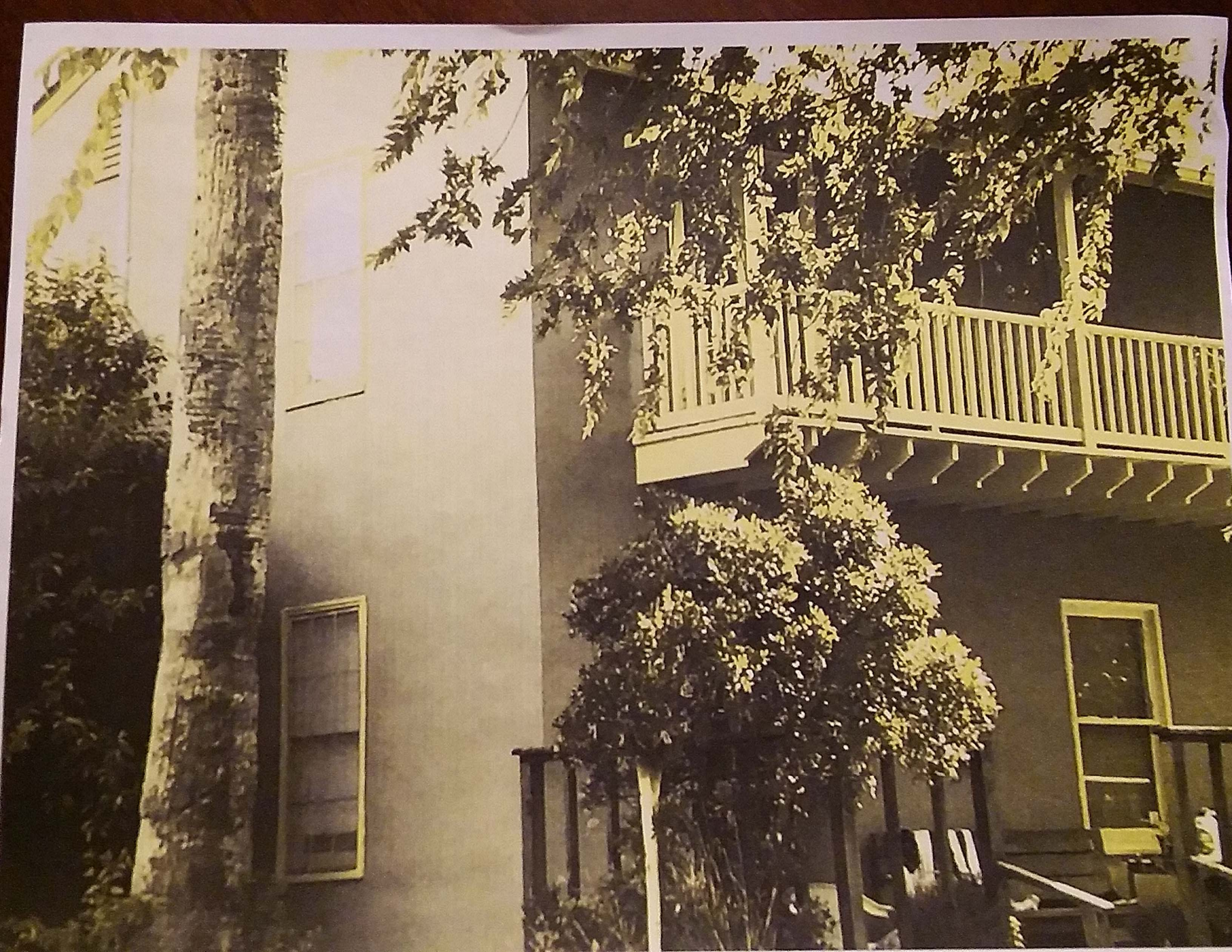




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2
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SELECTING AN APPROPRIATE REPLACEMENT

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

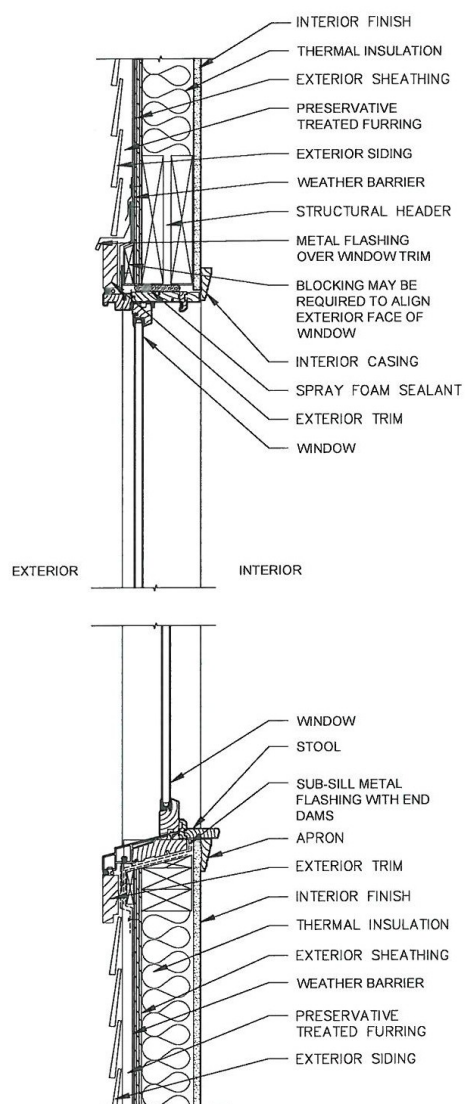
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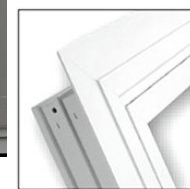
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