

## HISTORIC AND DESIGN REVIEW COMMISSION

September 21, 2016

Agenda Item No: 3

**HDRC CASE NO:** 2016-366  
**ADDRESS:** 131 W MULBERRY AVE  
**LEGAL DESCRIPTION:** NCB 1768 BLK 3 LOT 10 & W 25 FT OF 11  
**ZONING:** R4 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Richard Specia  
**OWNER:** Monica Dobie, Richard Daly  
**TYPE OF WORK:** New window fenestration  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install three wood windows on the first floor east elevation with same profile as existing 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)

- 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.
- 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.

### FINDINGS:

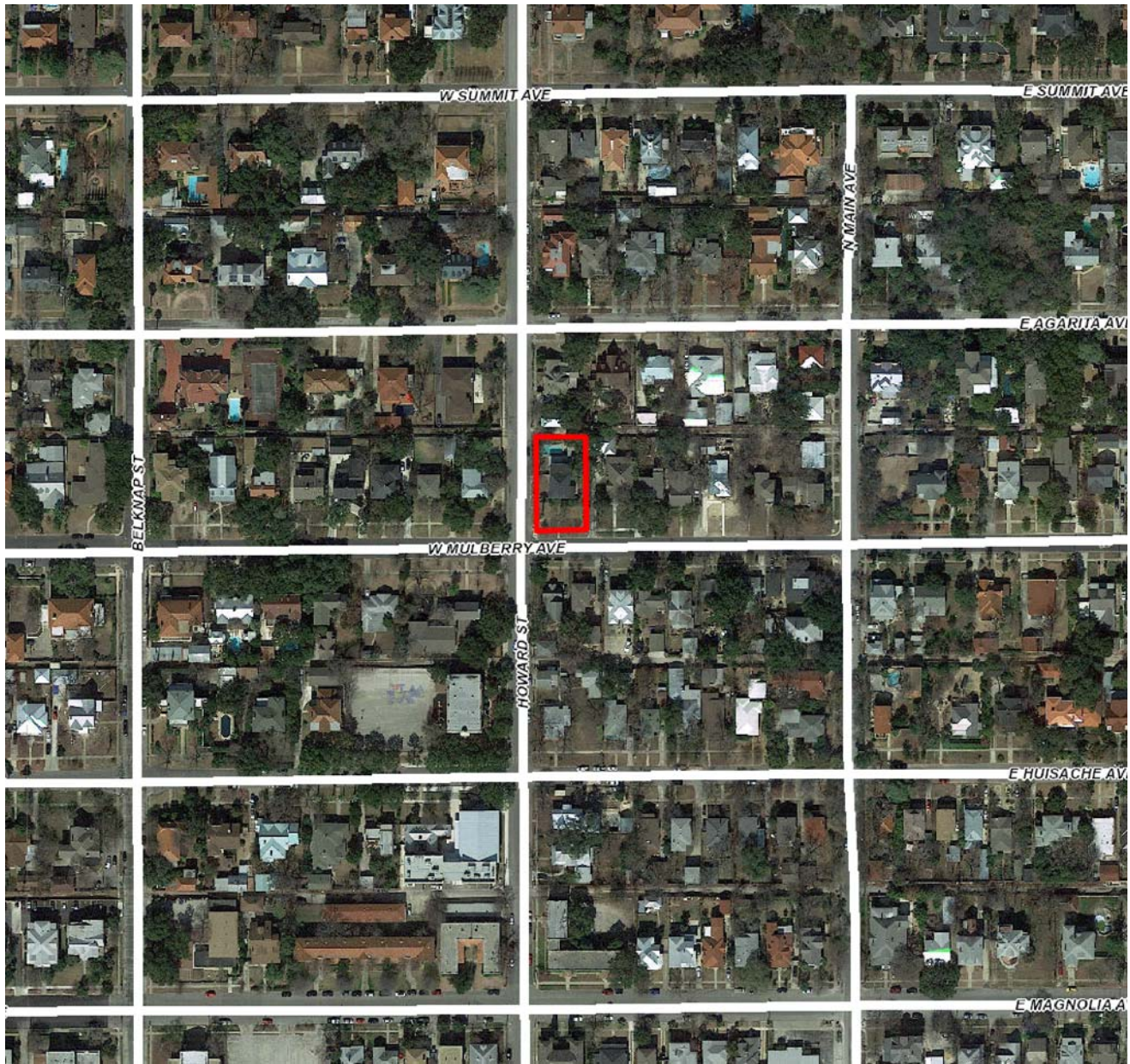
- a. The home at 131 W Mulberry is a Prairie four-square with covered front porch, a second floor balcony and wood siding. It was identified as contributing in the 1975 designation survey.
- b. The home has several configuration of wood windows including 2 over 2, 1 over 1, and 8 over 4. The applicant is proposing to create 3 new window openings and install 3 wood windows: two 3 by 2 fixed windows and one 9 over 6. According to the Guidelines for Exterior Maintenance and Alterations 6.B., new openings should be compatible in size, scale, shape proportion and material; new windows should match the historic windows in terms of size, type configuration, material, form and appearance; muntins should not be false. Staff finds the proposed windows compatible with the existing historic windows, and thus consistent with the Guidelines.

### RECOMMENDATION:

Staff recommends approval based on findings a and b with the following stipulation that the new windows feature clear glass, feature the existing exterior muntin profile and size, and be inset within to match the profile of those windows existing.

### CASE MANAGER:

Lauren Sage



## Flex Viewer

Powered by ArcGIS Server

Printed: Sep 13, 2016

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CITY of SAN ANTONIO  
NOTICE of HEARING  
HISTORIC & DESIGN  
REVIEW COMMISSION



ADDRESS: 1511 W. FAULKNER AVE.

REQUEST: NEW WINDOW, EXTERIOR

HEARING DATE: Sept. 21 2019

TIME: 3:00 P.M.

FOR MORE INFORMATION CONTACT  
(210) 215-9274

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO

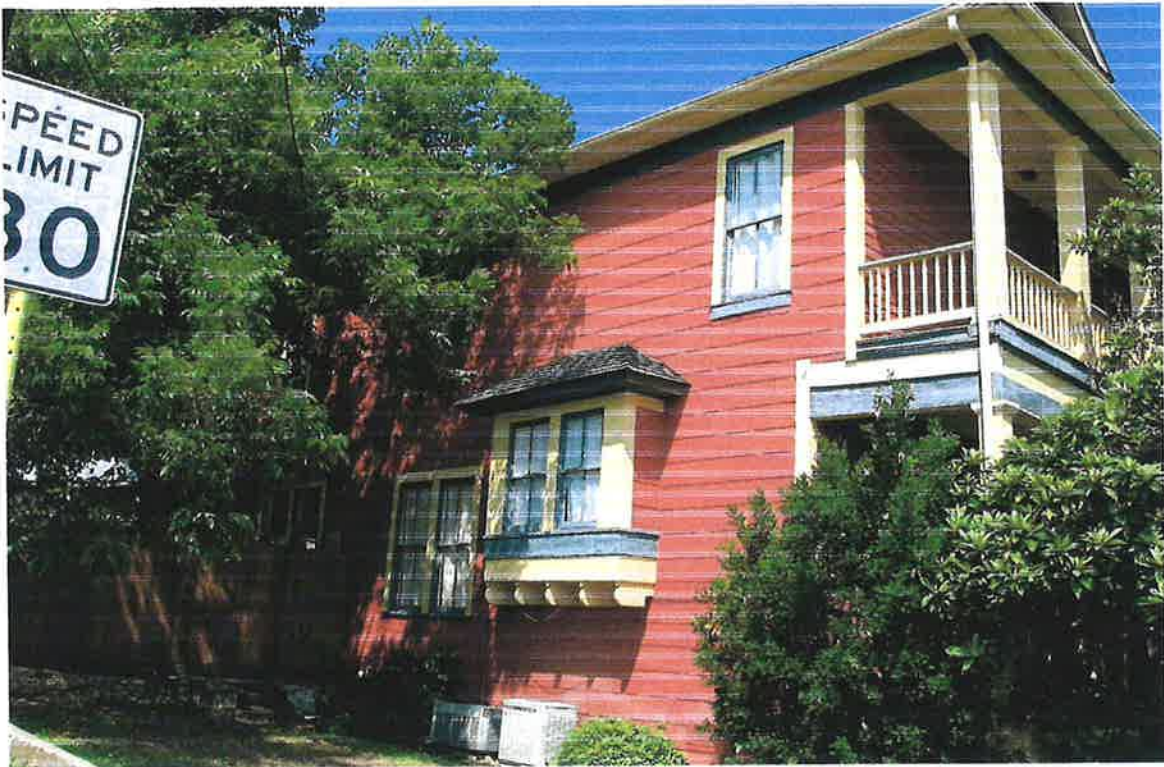








FRONT PORCH



WEST SIDE



↑  
new  
windows



new  
windows

EAST side

# PLAN VIEW N.T.S.

INSIDE

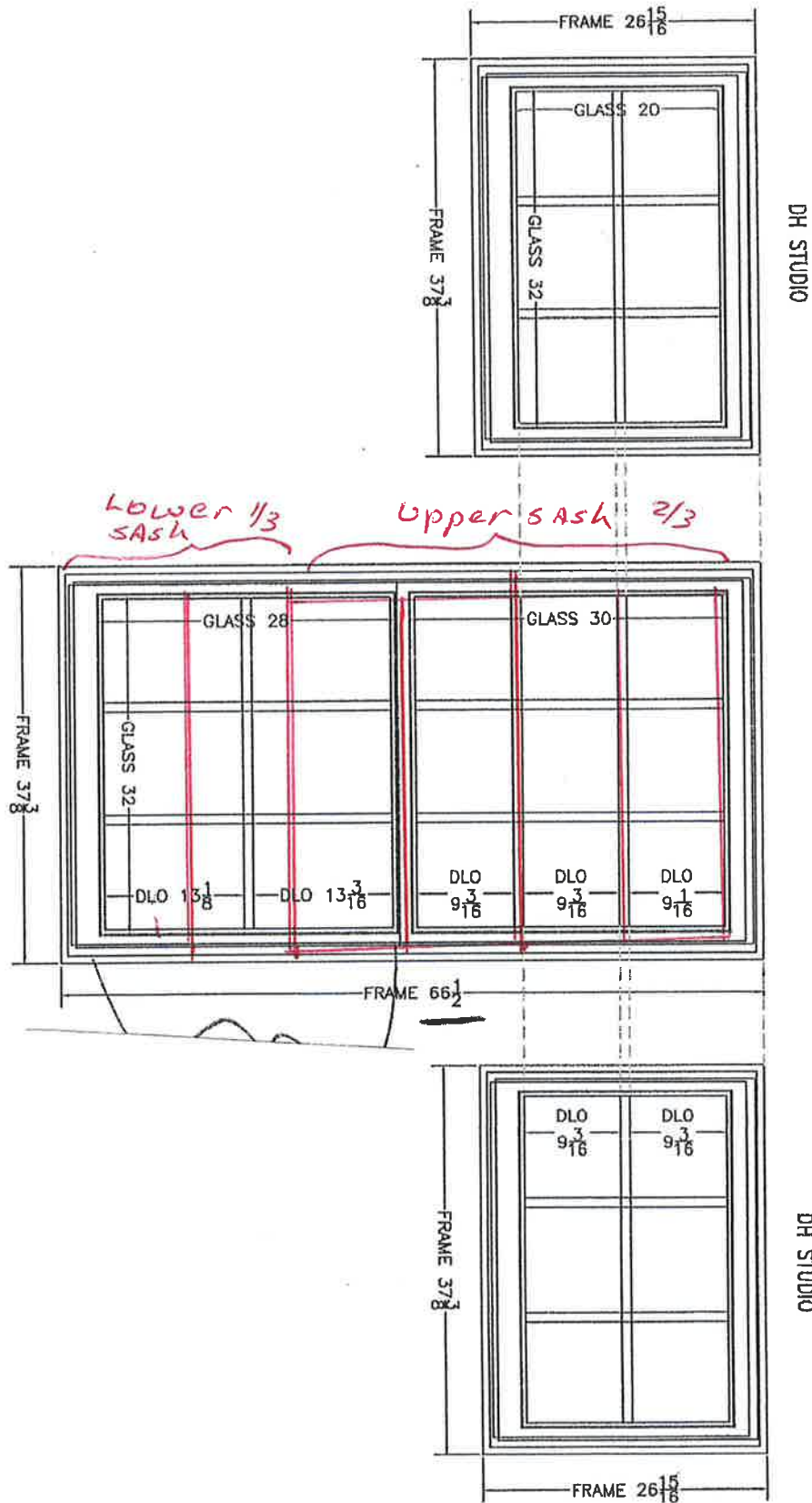


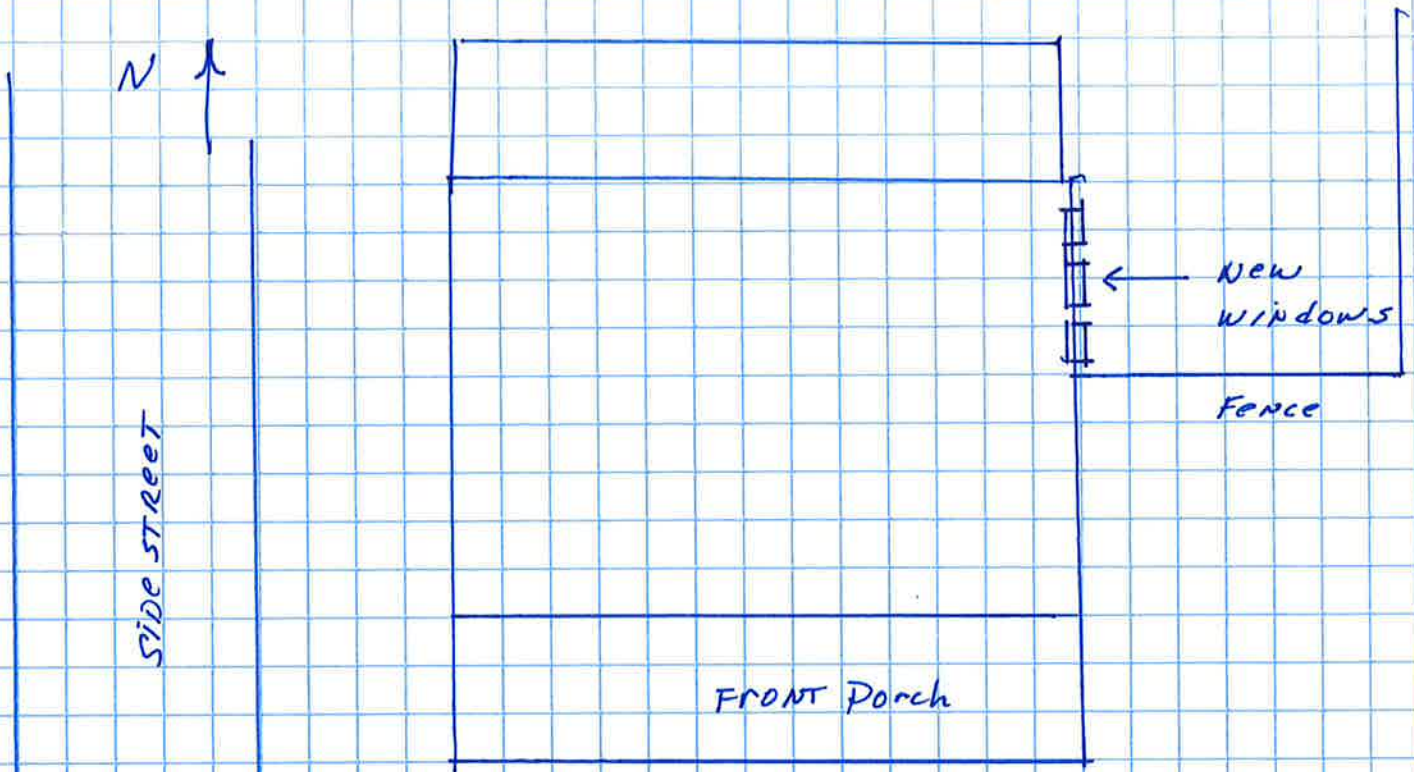
131 W. Mulberry  
San Antonio 78212

New windows

Existing  
Mirror

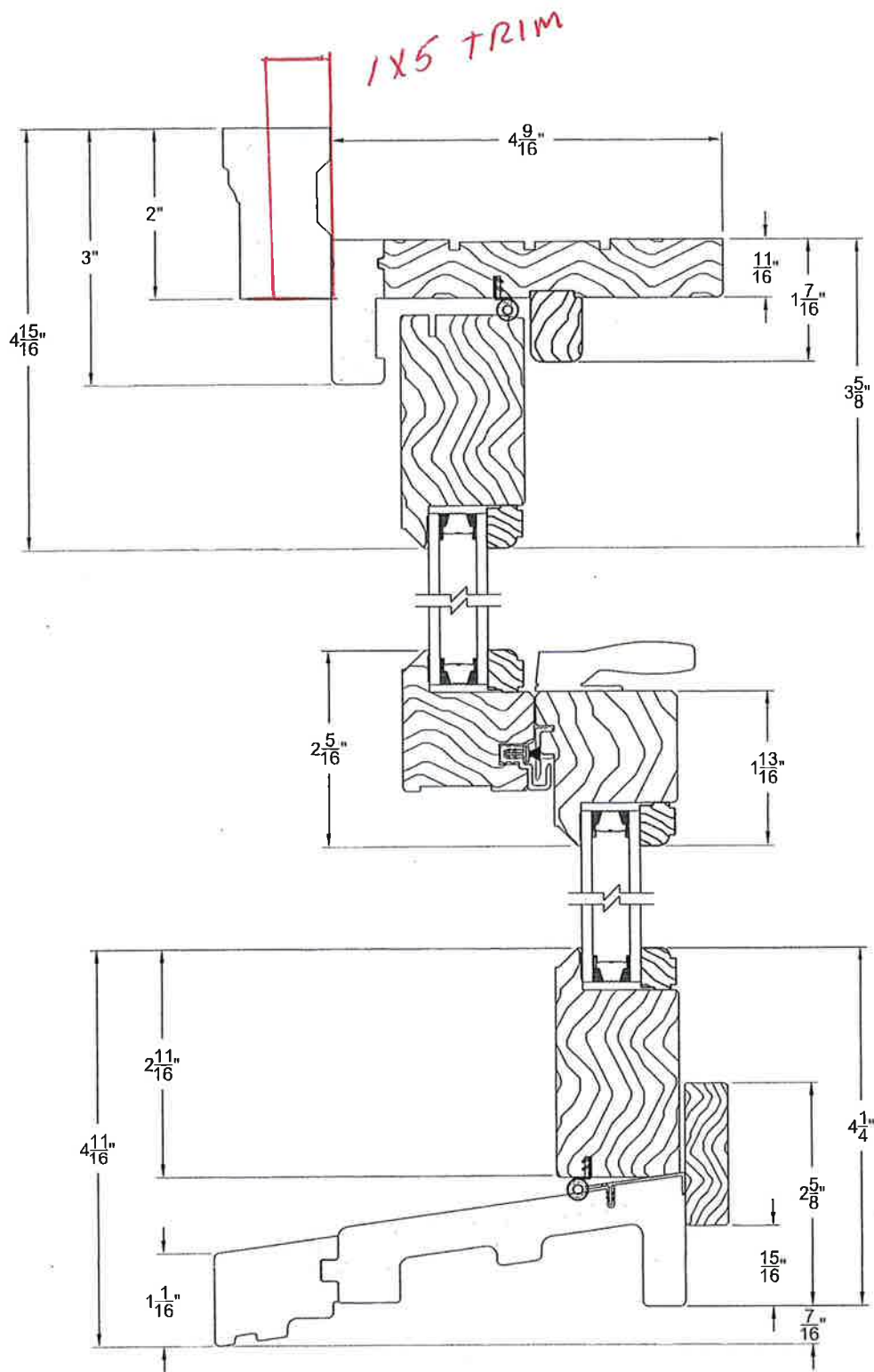






131 W Mulberry  
Specia Buildens

SITE PLAN  
N.T.S.



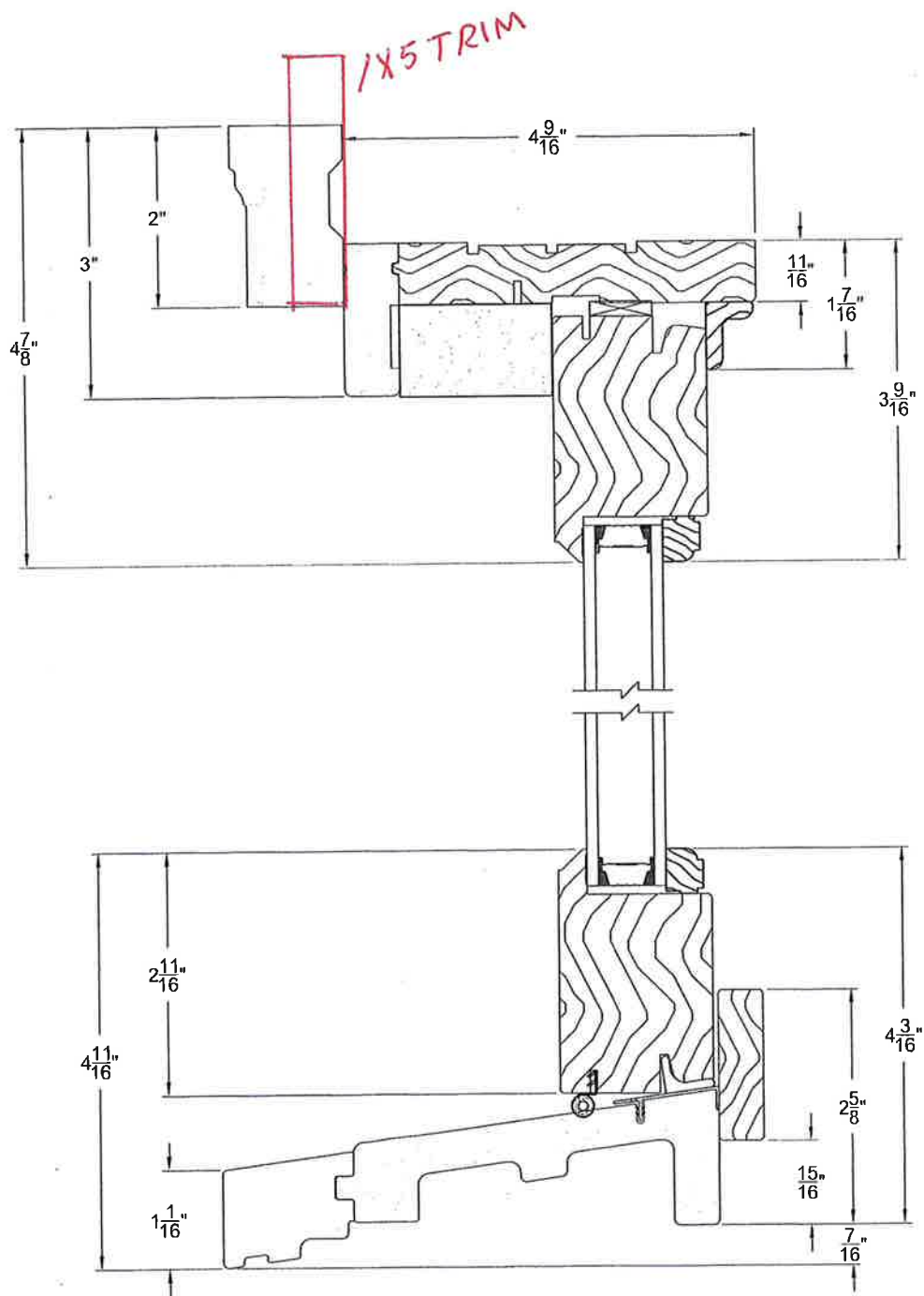
**WOOD DOUBLE HUNG - WIDE RAILS**  
**VERTICAL SECTION**  
**SCALE: 6" = 1' 0"**

**LINCOLN WOOD PRODUCTS, INC.**

**1400 W. TAYLOR ST.**

**Merrill, WI 54452**

**(715) 536-2461**



**FIXED**  
**WOOD DOUBLE HUNG STUDIO - WIDE RAILS**  
**VERTICAL SECTION**  
**SCALE: 6" = 1' 0"**

**LINCOLN WOOD PRODUCTS, INC.**

1400 W. TAYLOR ST.

Merrill, WI 54452

(715) 536-2461

## 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

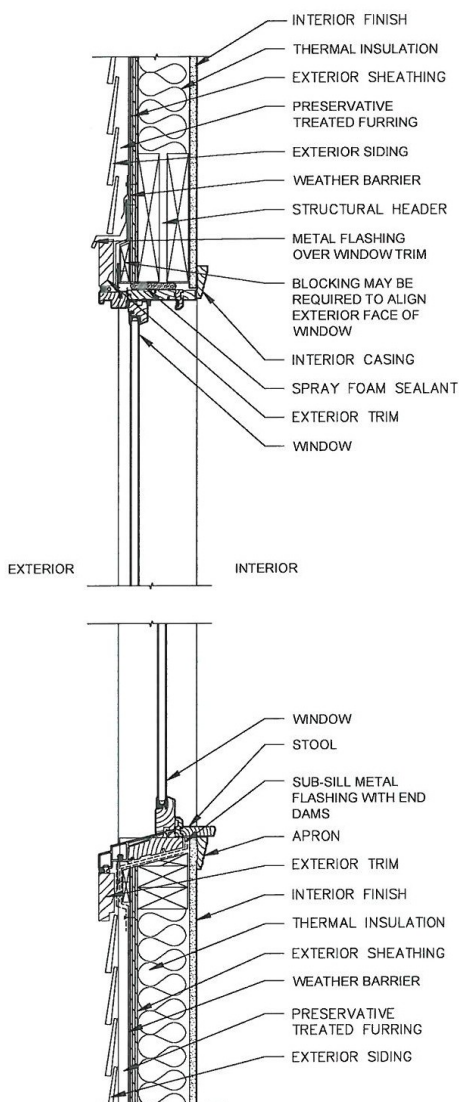
*3.A.i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district...*

## 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