

HISTORIC AND DESIGN REVIEW COMMISSION

November 16, 2016

Agenda Item No: 29

HDRC CASE NO: 2016-440
ADDRESS: 318 W MISTLETOE
LEGAL DESCRIPTION: NCB 1839 BLK 13 LOT 6
ZONING: R-4 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Hope Hausman
OWNER: Hope & Stam Hausman
TYPE OF WORK: Window replacement, landscaping
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove 7 original wood one over one windows on the left and right sides and install vinyl one over one windows with bottom screen, and to remove front lawn and install artificial turf

APPLICABLE CITATIONS:

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

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

3. Landscape Design

A. PLANTINGS

- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

FINDINGS:

- a. The property at 318 W Mistletoe is a two-story style home in the Monte Vista Historic District, designated in 1978.
- b. Four of the windows were installed prior to receiving a certificate of appropriateness.
- c. The home has wood one over one windows. The windows to be removed are 7 original wood one over one windows on the left and right sides, and the proposed replacement windows are 7 vinyl one over one windows with a bottom screen. 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 November 9, 2016, and found that the wood windows are not deteriorated beyond 50%, though the glass is missing. Staff finds the vinyl windows are not an appropriate replacement and recommends that the windows should be repaired. Where the applicant can show to staff that windows are deteriorated beyond repair they should be replaced in-kind.
- d. The proposed turf has been installed without prior approvals and is not appropriate as a substitute for the front lawn.

RECOMMENDATION:

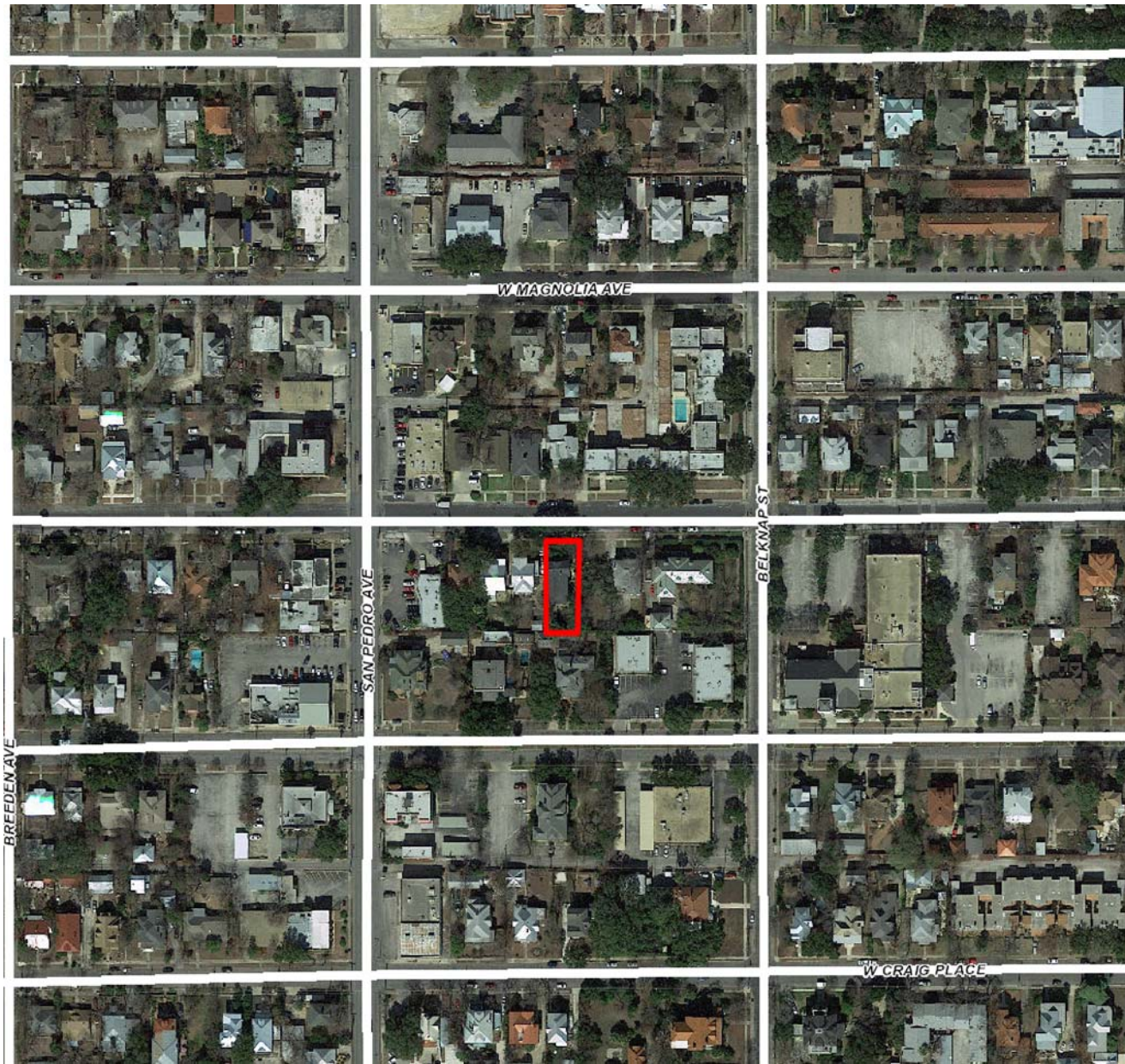
Staff does not recommend approval of window replacement or turf installation based on findings a through d. Staff recommends that the windows are repaired or replaced in-kind.

CASE MANAGER:

Lauren Sage

CASE COMMENTS:

Work was done prior to receiving a Certificate of Appropriateness. The applicant has not paid the \$500 post-work application fee.



Flex Viewer

Powered by ArcGIS Server

Printed: Nov 08, 2016

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

ADDRESS: 515 W. MISTLETHUE
REQUEST: WINDOW REPLACEMENT
HEARING DATE: NOV 16 2016
TIME: 8 AM

FOR MORE INFORMATION CONTACT
(210) 215-9274

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO







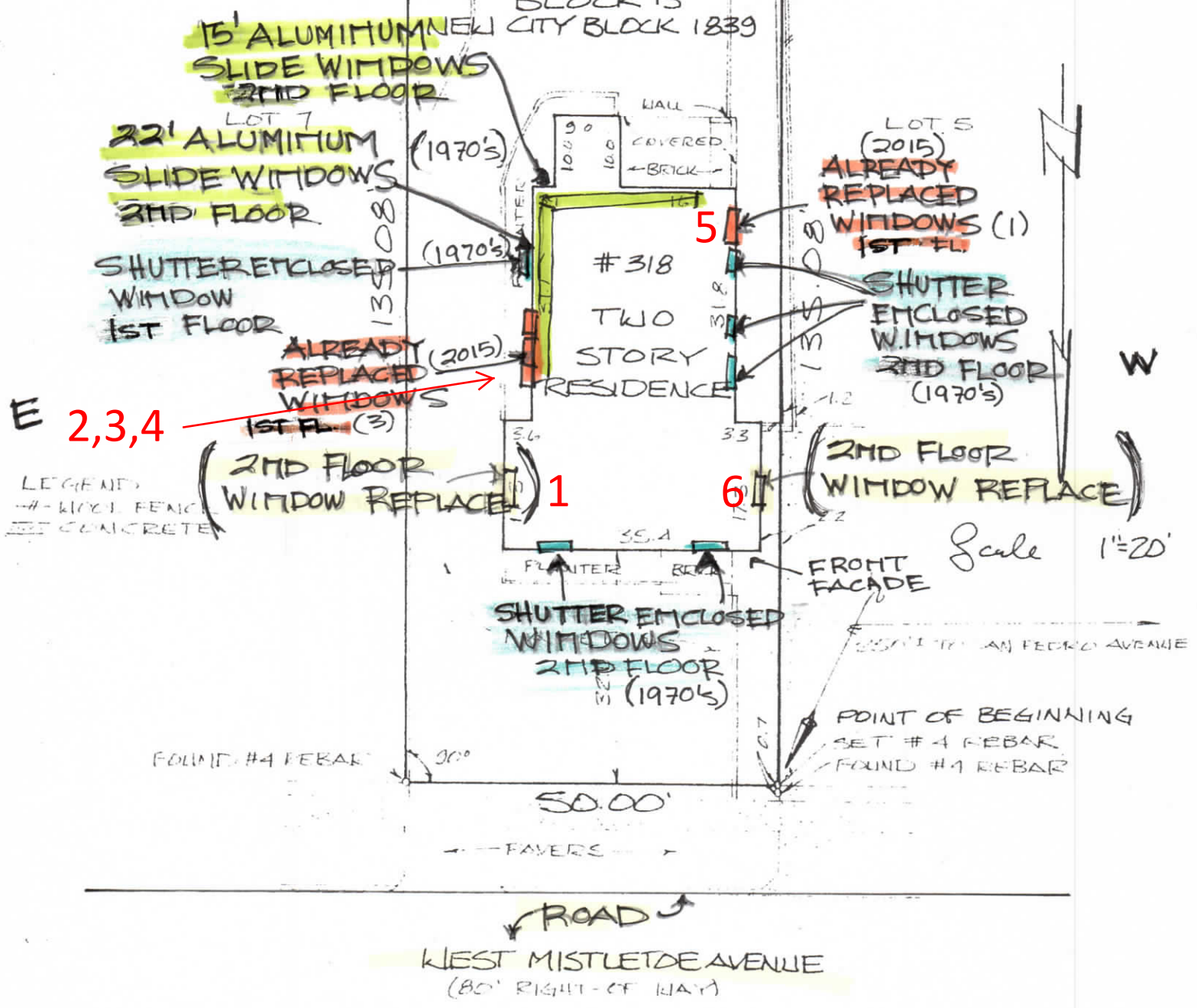
FRONT



ROCK RETAINING WALL

S.

ROCK RETAINING WALL



E 2,3,4

LEGEND
- WOOD FENCE
- - - CONCRETE

Scale 1"=20'

LOT 6 BLOCK 13 NEW CITY BLOCK 1839
OF THE CITY OF SAN ANTONIO
BEVARD COUNTY TEXAS

PAUL T. CAREY, R.P.L.S. 4454
CAREY LAND SURVEYING
834 Briar Oak
San Antonio, Texas 78216
(210) 388-1413 (fax) 388-2838

Restrictive Covenants and Easements are recorded in: V. _____ P. _____ V. _____ P. _____ V. _____ P. _____
V. _____ P. _____ V. _____ P. _____ V. _____ P. _____ V. _____ P. _____

FLOOD NOTE: According to F.E.M.R., F.I.R.N. Community Panel Number 480045 0453 E, this property is in Zone X.

() Bearings based on record bearing for _____ as recorded in Volume _____ on page _____
(X) No bearings of record.

1 - WOOD ONE OVER ONE



2, 3, 4

ALREADY REPLACED



5 - ALREADY REPLACED



6 - WOOD ONE OVER ONE



NO ACTION - REAR WINDOWS



NO ACTION, REAR WINDOWS



NO ACTION - WOOD
WINDOWS



NO ACTION - REAR WINDOWS



6500 Series

VantagePointe™ Windows by Simonton

- Combines the best from two of America's leading companies: Simonton® Windows and The Home Depot®
- Features award-winning quality construction, beauty, style options, value, and energy-efficiency
- Learn more at vantagepointe.simonton.com

Uncompromising Curb Appeal

- Deeply beveled, miter-cut sashes create the rich stylish look of a real wood window
- Triple-Step Sloped Sill offers a classic exterior while providing a watertight seal against driving rain
- Low gloss exterior always looks freshly painted

Beyond Simple Aesthetics

- Thick, multi-chambered construction provides superior structural integrity and increased insulating performance
- Fusion welding of the sash and frame creates a weathertight fit
- Reinforced interlocking center rail virtually eliminates air and water infiltration
- 100% vinyl means no peeling, cracking, fading or corroding

Easy Operation and Maintenance

- Low-profile tilt latches* allow both sashes to tilt in for effortless cleaning
- Constant Force Balance System* along with contoured rails molded into the sash for smooth and effortless operation

Efficiency to the Maximum

Our glass packages are designed to provide maximum energy efficiency year round. Your home stays comfortable no matter the weather... and your wallet will thank you.

- Two panes of double-strength glass for the best thermal performance no matter where you live

- Minimizes heat transfer without sacrificing quality of light
- Protects your home from harmful UV rays

	Single Pane Clear Glass	6500 Series EnergiSaver Glass	Estimated Savings
Boston, MA	\$2,982	\$1,680	44%
Dallas, TX	\$1,406	\$896	41%
Miami, FL	\$1,642	\$932	43%

Based on the annual energy cost for heating/cooling and savings calculations from the Cardinal Corporation's 366 glass energy calculator. To find the estimated savings for your home, visit cardinalcorp.com and the "Technology" section. Go to www.cardinalcorp.com/applications/energycalc.htm for more information.

- **Sound & Security** is made up of two panes of laminated glass and Argon Gas for a stronger barrier against forced entry
 - Reduces up to 50% of unwanted outside noise
 - Blocks 95% of UV rays while allowing maximum visible light
 - Highly energy-efficient



The Home Depot® offers a variety of window and door glass packages that have earned the ENERGY STAR qualification designed to save energy, help save money on utility bills, and help protect the environment.

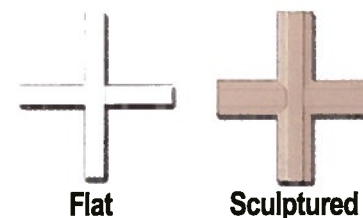
Resonance™ Designer Accents

Bring your dreams to light with Resonance Designer Accents available for all 6500 Series windows and patio doors.

- Create timeless beauty with realistic, woodgrain-textured laminate interiors in Contemporary Oak, Antique Cherry, Maple and Amber Oak



- Add flat or sculptured Prairie, Perimeter or Colonial Style grids to change the look of your windows



- Specialty glass adds privacy and a touch of style



- Match your personal style with interior and exterior color options



- Custom hardware in corrosion-resistant, color-matched or distinctive metal finishes completes the look

