

## HISTORIC AND DESIGN REVIEW COMMISSION

January 18, 2017

Agenda Item No: 05

**HDRC CASE NO:** 2017-016  
**ADDRESS:** 719 S FLORES ST  
**LEGAL DESCRIPTION:** NCB 989 BLK LOT E IRRG 294.3 FT OF 6 ARB A3  
**ZONING:** C-3NA,HL  
**CITY COUNCIL DIST.:** 1  
**LANDMARK:** Alamo City Restaurant Supply  
**APPLICANT:** Maribel Zimmerman/Puertas! Inc.  
**OWNER:** Zaza Flores Development LLC  
**TYPE OF WORK:** Window replacement  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to remove 6 existing non-original wood windows and replace with 6 wood windows.

### 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.

### FINDINGS:

- a. The structure is a two story commercial made of brick, built circa 1905. It is a local landmark and first appears on the 1912 Sanborn map in the current footprint. There are 6 non-original existing wood casement windows with 8 window lights and 2 fan lights that were installed in the 1990s. There is a historical photo in the exhibits that shows that the previous casement windows have dividing lights. Each of the proposed wood windows have a fan with two divided lights and one window with a two over two light configuration, and will be installed in the original openings.
- b. 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. Staff finds that the windows to be removed are not original, based on the historic photograph. Although there is not a historic photo showing the original window pattern, consistent with the Guidelines, the proposed windows should have dividing lights and low-reflectivity to avoid having a contemporary character. Staff finds the proposal to replace the windows within the original opening and with the two over two pattern appropriate for the structure, and

consistent with the Guidelines.

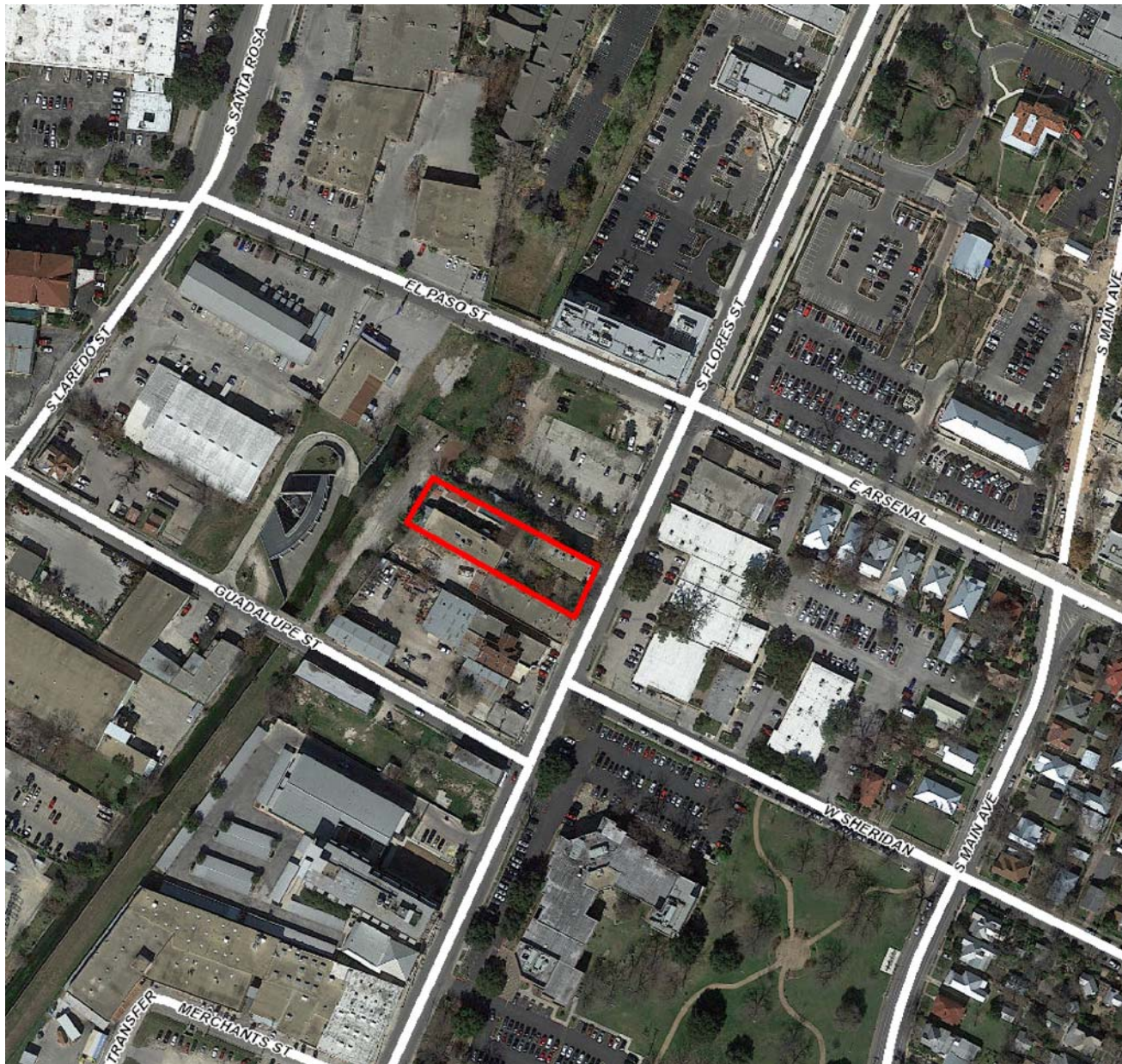
**RECOMMENDATION:**

Staff recommends approval based on finding a through b with the following stipulations:

1. That the windows have low-reflective glass.

**CASE MANAGER:**

Lauren Sage



## Flex Viewer

Powered by ArcGIS Server

Printed: Dec 14, 2016

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FRONT - EXISTING 6 WINDOWS













INTERIOR PHOTOS



























TEMPERED SAFETY GLASS  
100% RECYCLED  
100% RECYCLED  
100% RECYCLED















## EXISTING CONDITIONS



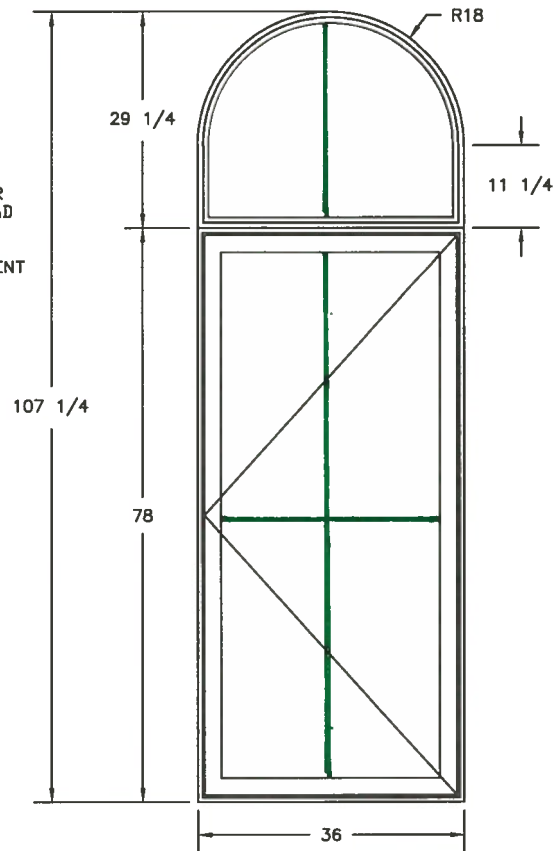


## EXISTING CONDITIONS





DRAWING FOR  
PINNACLE CLAD  
DIRECT SET  
OVER  
SELECT CASEMENT



### PRINT APPROVAL !

ORDER WILL BE HELD UP PENDING  
RECEIPT OF APPROVED PRINT.


Signature below indicates approval of revision level as  
shown.

APPROVED BY \_\_\_\_\_

DATE \_\_\_\_\_

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END USER TO UNDERSTAND THE SECTION DETAILS AND PRODUCT FEATURES ASSOCIATED WITH VARIOUS PRODUCT TYPES.

NO.	DATE	REVISION	BY

CUSTOMER: PUERTAS INC		 <b>WINDSOR</b> WINDOWS & DOORS A Woodgrain Millwork Company	
JOB: 719 SOUTH FLORES			
GRILLE OPTION:		ORDER #	LINE #:
DESCRIPTION:		DATE: 12/1/16	
PO #	APPRV#	DWG #:	
DRAWN BY: CJK	SCALE: 1/2"=1'	036921.1A	



# Pinnacle Select Casement & Awning

## Benefits of Pinnacle Select

- [1]** Extruded aluminum in 22 standard colors, 20 feature colors and eight anodized finishes; custom colors also available
- [2]** All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments
- [3]** Clear Select Pine, Douglas Fir, Natural Alder or primed interior finishes
- [4]** Constructed with 2-5/16" wide stiles and rails that add structural stability and provide a more massive architectural appearance
- [5]** Robust 2-3/16" thick sash adds dimension and strength

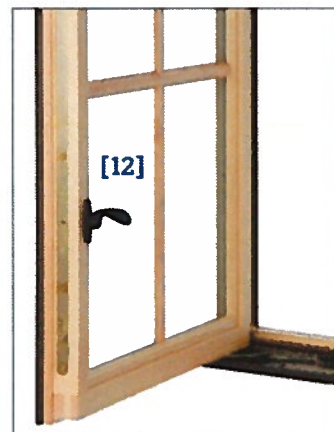
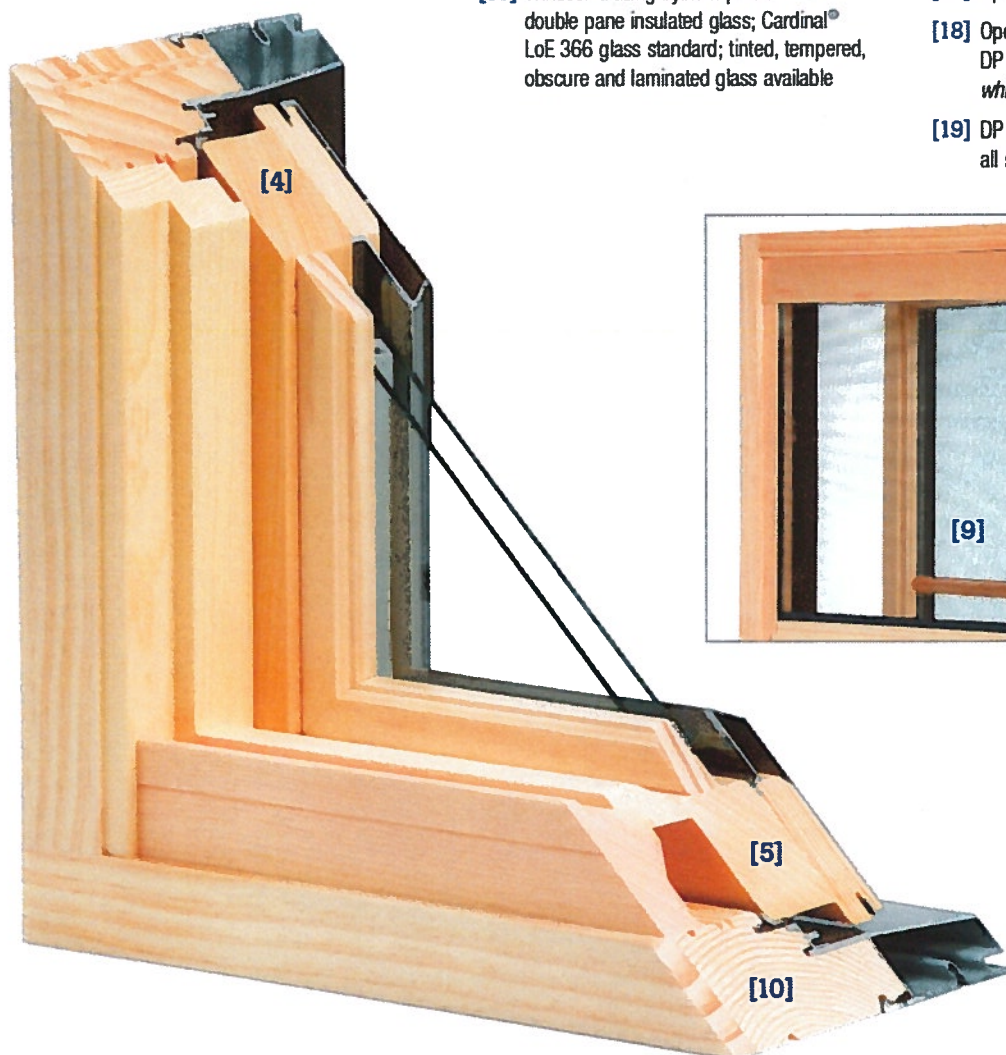
- [6]** Double mortise and tenon sash joints fastened with screws for strength and stability
- [7]** Select casement and awning available in larger sizes
  - Crank-out: up to 3678 or 3096
  - Push-out: up to 3678
  - Venting awning: up to 6060
- [8]** Select casement and awning available in two styles
  - Operating: standard crank
  - Push-out: lever handle
- [9]** Retractable screens available on operating and push-out products; pull bar, cartridge case and frame of screen produced from same wood species as window
- [10]** Full-width extension jambs standard
- [11]** Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available

## Features of Push-out Units

- [12]** Push-out hardware consists of an easy-to-operate lever with cam rollers and keepers; this mechanism provides a multi-point locking system that is standard
- [13]** Push-outs equipped with adjustable friction hinges and lock rollers in both casement and awning
- [14]** Friction device on larger push-out awning maintains sash opening
- [15]** Push-out casement provides an impressive DP rating of 50 for all sizes
- [16]** DP rating of push-out awning range from 40 up to 70

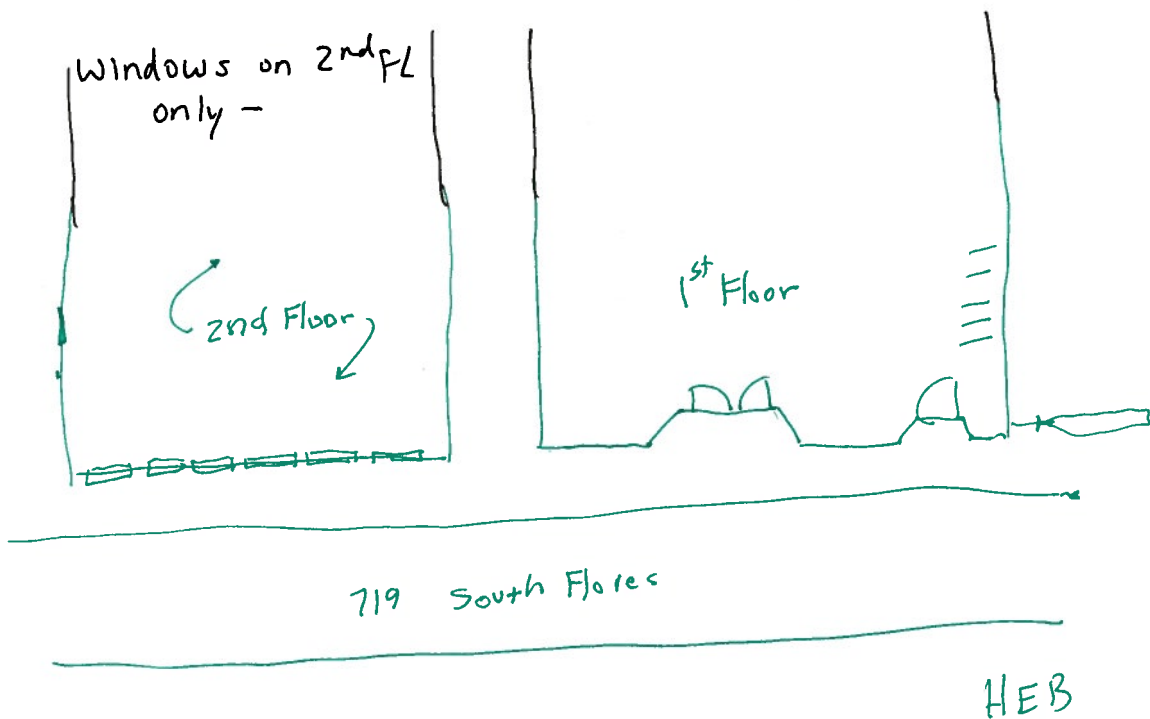
## Features of Operating Units

- [17]** Operating casement uses adjustable hinges
- [18]** Operating casement provides an amazing DP rating of 70 (except for the 3678, which has a DP rating of 50)
- [19]** DP rating of operating awning is 50 for all sizes





# SITE PLAN







# WINDSOR

WINDOWS & DOORS

A Woodgrain Millwork Company

**Linen**

LT833

**French Vanilla**

LT831

**Beige**

LT803

**Burnt Sun**

LT812

**Pueblo Tan**

LT825

**Sierra Tan**

LT827

**Dijon**

LT813

**Coastal Tan**

LT824

**Walnut**

LT832

**Sunflower**

LT828

**Burnt Pumpkin**

LT821

**Brick Red**

LT819

**Patina Green**

LT816

**\* Sage Green \***

LT835

**Camarillo Green**

LT837







1912 SANBORN

375

W. ARSENAL 346

EL PASO ST



GUADALUPE ST

430

S. LAREDO

E. GUADALUPE (TORO LANE) NOT DRYED

WINOOSKI CT. ARBITRARY

LUBEC CT. ARBITRARY

AYER CT. ARBITRARY

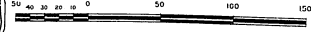
BARRE CT. ARBITRARY

989

921

376

Scale of Feet.



THE JENNERS & CO.  
CONDY FACTORY  
FIRE PROOF BUILDING  
ELECTRIC LIGHTS  
ELEVATOR

P. J. OWENS LUMBER CO.  
YARD NO. 1  
LUMBER SHED

REPAIR SHOP  
TOY SHOP



## HEAT STOVE LIGHTS. ELECTRIC

7452

1/2 PAPER STICK

12/

NUMBER 341

1. 70-750 157

**● *Q<sub>4</sub>***