

HISTORIC AND DESIGN REVIEW COMMISSION

February 01, 2017

Agenda Item No: 22

HDRC CASE NO: 2017-030
ADDRESS: 314 DONALDSON AVE
LEGAL DESCRIPTION: NCB 1931 BLK 38 LOT 24
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Alice Carrillo
OWNER: Maria Vargas
TYPE OF WORK: Revisions to previous approval of window repair and replacement
REQUEST:

The applicant is requesting an amendment to a previous Certificate of Appropriateness issued by the Historic and Design Review Commission. The amendments include the following:

1. Replace 5 original wood one over one windows with 5 new wood one over one windows, in lieu of previous approval to repair
2. Replace 15 original wood windows, damaged beyond repair with 15 new vinyl one over one windows, in lieu of previous approval to replace with in-kind wood windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.

Guidelines for Windows

- 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.

FINDINGS:

- a. The structure is a one-story home with Spanish eclectic influences with stucco siding. It is a contributing structure located in the Monticello Park Historic District, designated in 1995.
- b. A proposal was heard by the HDRC on April 20, 2016, for approval to replace 20 existing wood windows with 20

new wood windows. The HDRC action approved repair of the front five windows, labeled #1 through #5, and replacement in-kind for the remaining 15 windows based on the findings of fact.

- c. The window repair and replacement went outside of the scope of the HDRC's approval. The applicant is requesting to remove 5 original wood one over one windows and replace with 5 new wood windows, and remove 15 original wood one over one windows and replace with 15 new vinyl one over one windows.
- d. According to the Guidelines for Exterior Maintenance and Alterations 6.B.vii. and the *Guidelines for Windows*, 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 had made a site visit on April 12, 2016, and found that the front windows (#1 to 5) are in poor condition, but repairable and covered in metal screens. Staff recommended that windows #1 through #5 be repaired and approval of replacing #6 through #20 with the stipulations that specifications on the wood windows to be installed be provided to staff prior to receiving the Certificate of Appropriateness; that the new windows maintain the original dimension and profile, feature clear glass, and maintain the original appearance of window trim and sill. (These specifications were provided to staff on April 29, 2016, and the CoA was issued the applicant.) Staff finds that if the front five windows were truly beyond repair, that the applicant return with a new application for approval to replace.
- e. Staff finds the proposed vinyl one over one windows not consistent with the Guidelines. Staff recommends the original wood one over one windows be replaced in-kind, maintain the original dimension and profile, feature clear glass, and maintain the original appearance of window trim and sill.

RECOMMENDATION:

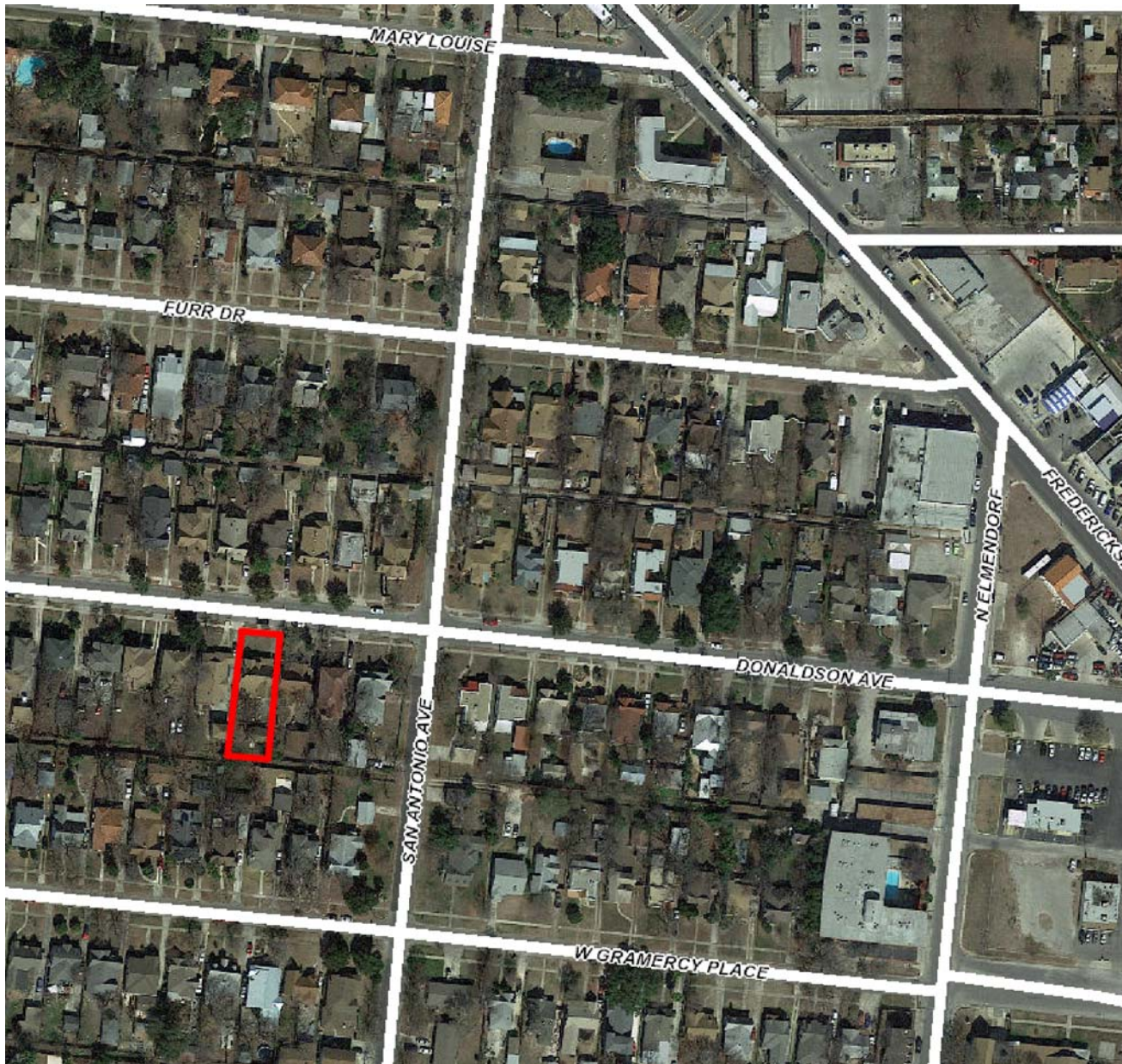
Staff does not recommend approval based on findings a through e. Staff recommends the front five windows be repaired and the remaining 15 windows be replaced with wood windows, inset one to two inches, feature clear glass, and maintain the original appearance of the window trim and sill.

CASE MANAGER:

Lauren Sage

CASE COMMENTS

- HDRC 4/20/16
- The applicant received a stop work order as work was done outside the scope. The applicant has provided the required application, however the post-work application fee has not been paid.



Flex Viewer

Powered by ArcGIS Server

Printed: Apr 13, 2016

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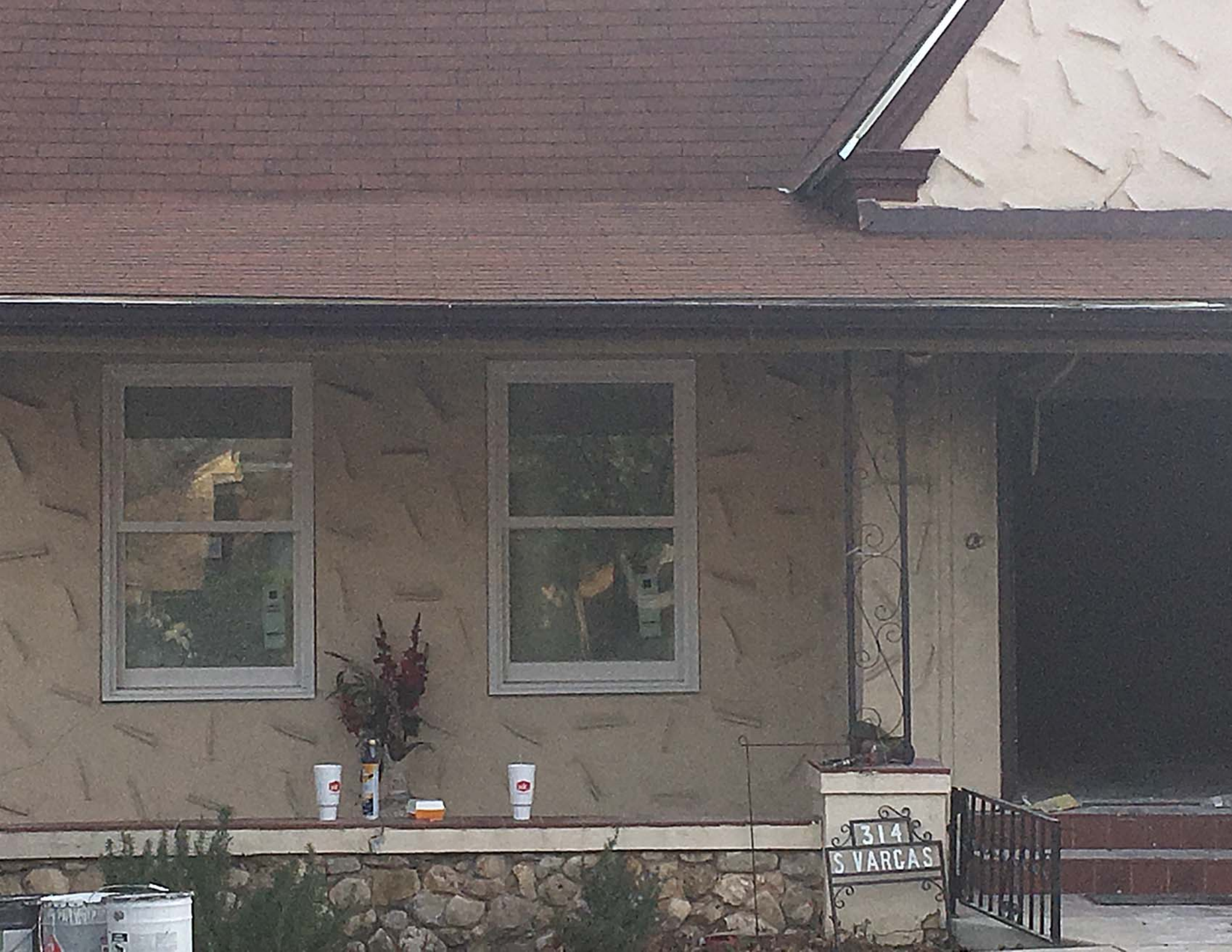


CITY OF SAN ANTONIO
NOTICE OF HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: 214 DONALDSON ST. CT
REQUEST: WINDOW REPLACEMENT 11th Street
HEARING DATE: FEB 21, 2024
TIME: 3:00 PM

FOR MORE INFORMATION CONTACT
(210) 215-9274

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO



314
S VARGAS

PICS FROM 4/20/16



314 Donaldson - front

PICS FROM 4/20/16



REAR - WINDOWS:12, 13, 14, 15, and 16

PICS FROM 4/20/16



FRONT DOOR

PICS FROM 4/20/16



FRONT WINDOWS: 1, 2, 3

PICS FROM 4/20/16



FRONT WINDOWS: 4 and 5

PICS FROM 4/20/16



LEFT SIDE (11, 10, 9, and 8, and 7 and 6)

PICS FROM 4/20/16



WINDOWS: 9, 10, 11



WINDOWS: 9, 10, 11



REAR: 12, 13, 14

WINDOWS: 12, 13, AND 14

PICS FROM 4/20/16





PICS FROM 4/20/16



WINDOWS: 12, 13, and 14



INTERIOR OF WINDOWS: 2 and 3



INTERIOR OF WINDOW: 6

PICS FROM 4/20/16



INTERIOR OF WINDOWS: 6 and 7



INTERIOR OF WINDOWS: 15 and 16



INTERIOR OF WINDOWS: 17 and 18

PICS FROM 4/20/16



INTERIOR of WINDOW: 8



INTERIOR of WINDOW: 7



INTERIOR of WINDOW: 9, 10, and 11)

PICS FROM 4/20/16

INTERIOR of WINDOW: 19

INTERIOR of WINDOW: 20

INTERIOR of WINDOW: 12, 13, 14

INTERIOR of WINDOW: 9



front

SUBMITTED FOR 2/1/17



SUBMITTED FOR 2/1/17

Side



Front

SUBMITTED FOR 2/1/17



SUBMITTED FOR 2/1/17

Front



SUBMITTED FOR 2/1/17

Side

These are pictures of
our Home w/ new Windows
As you may see — They
are Very Well Made &
fit perfectly as other (old)
Windows. I don't see the
problem — They are Very
Well Constructed & the
front Windows are Wood —
5 total Windows are of
Wood —

Thank You
Alice Carrillo
323-3032



Now the House is a Sand
of Brown trim @ the
moment — The Windows
look so pretty & fresh in
White (~~White~~) — We can
paint them Brown!!

WINDOWS PROPOSED 4/20/16

