

HISTORIC AND DESIGN REVIEW COMMISSION

February 15, 2017

HDRC CASE NO: 2017-064
ADDRESS: 2619 MCCULLOUGH AVE
LEGAL DESCRIPTION: NCB 1704 BLK 12 LOT N1/2 OF 12 & 13
ZONING: MF-33, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Curt Labby
OWNER: Benita Zuniga
TYPE OF WORK: Enclose 2nd-story porch
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Enclose 6 wood casement windows, 3 on the left, and 3 on the right, and enclose with siding to match existing
2. Install 3 wood one over one windows on front façade of the second story
3. Remove existing clear glass on 3 rear windows and replace with frosted glass

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.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not

change the character of the structure or the historic fabric.

ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

FINDINGS:

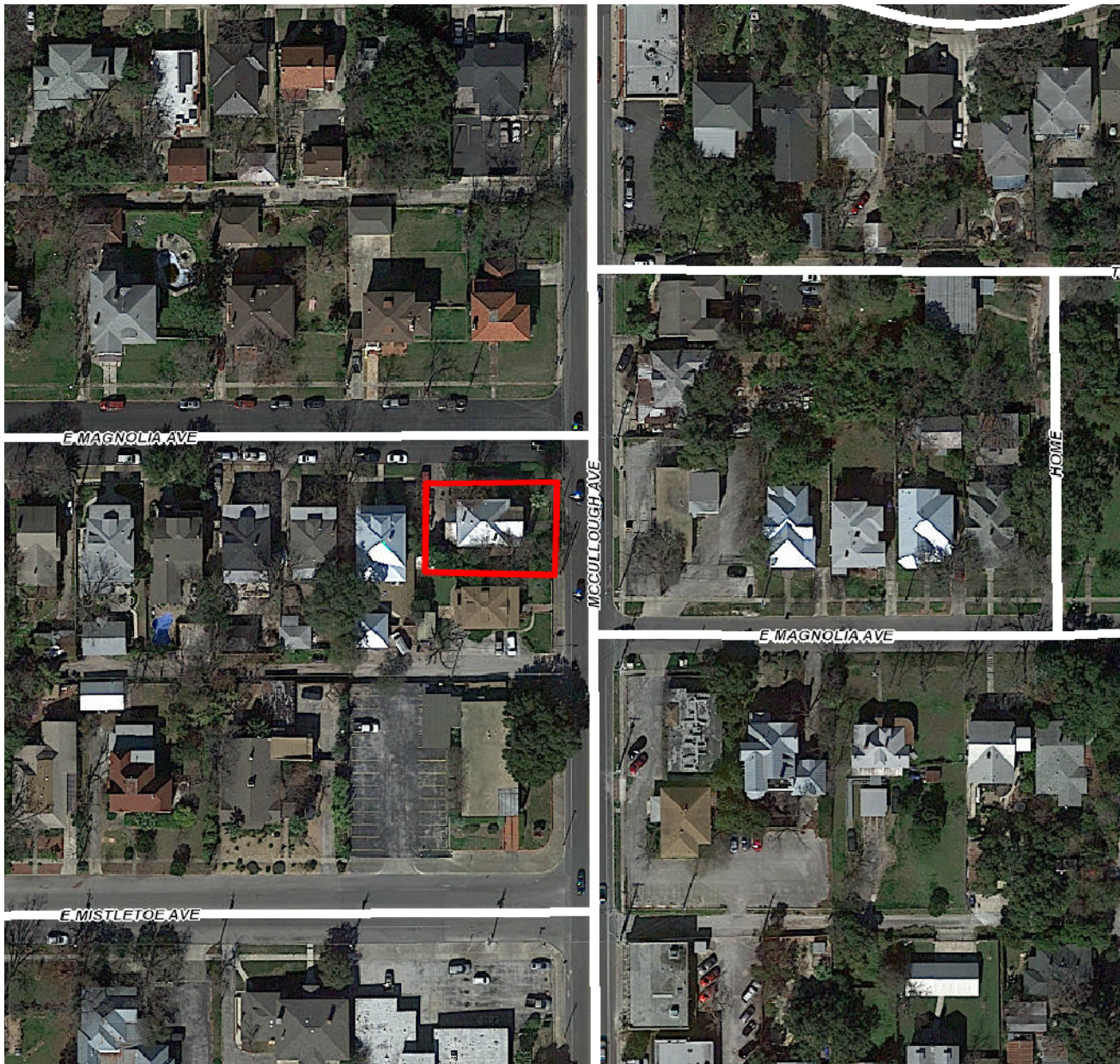
- a. The structure is a two-story craftsman style home built circa 1915. It is a contributing structure in the Monte Vista Historic District, which was designated in 1975.
- b. The 2nd-story has 12 front wood casement windows under the front gable, in the historic, semi-enclosed 2nd-story porch. The proposal includes removing all 12 windows, and encloses the porch with siding to match the existing. Three wood one over one windows are proposed on the front 2nd-story façade. According to the Guidelines for Exterior Maintenance and Alterations 7.B.i, do not enclose front porches, and screen panels should not change the character of the historic structure. Staff finds the proposal is not consistent with the Guidelines.
- c. There are 3 rear wood one over one windows that have clear glass. The proposal is to front the existing glass. According to the Guidelines for Exterior Maintenance and Alterations 6, and the Guidelines for Windows, historic windows feature clear glass. Staff finds the proposal appropriate as the work is reversible.

RECOMMENDATION:

Staff recommends approval of item #3 based on finding c. Staff does not recommend approval of items #1 and #2 based on findings a and b. Staff recommends the windows be retained.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Feb 06, 2017

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

ADDRESS: 2605 MULLDOGH DRIVE
REQUEST: ENCLOSE 2ND STORY, FIRST REPAIRS
HEARING DATE: FEB 15 2017
TIME: 3:00 P.M.
FOR MORE INFORMATION CONTACT
(210) 215-9274
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO

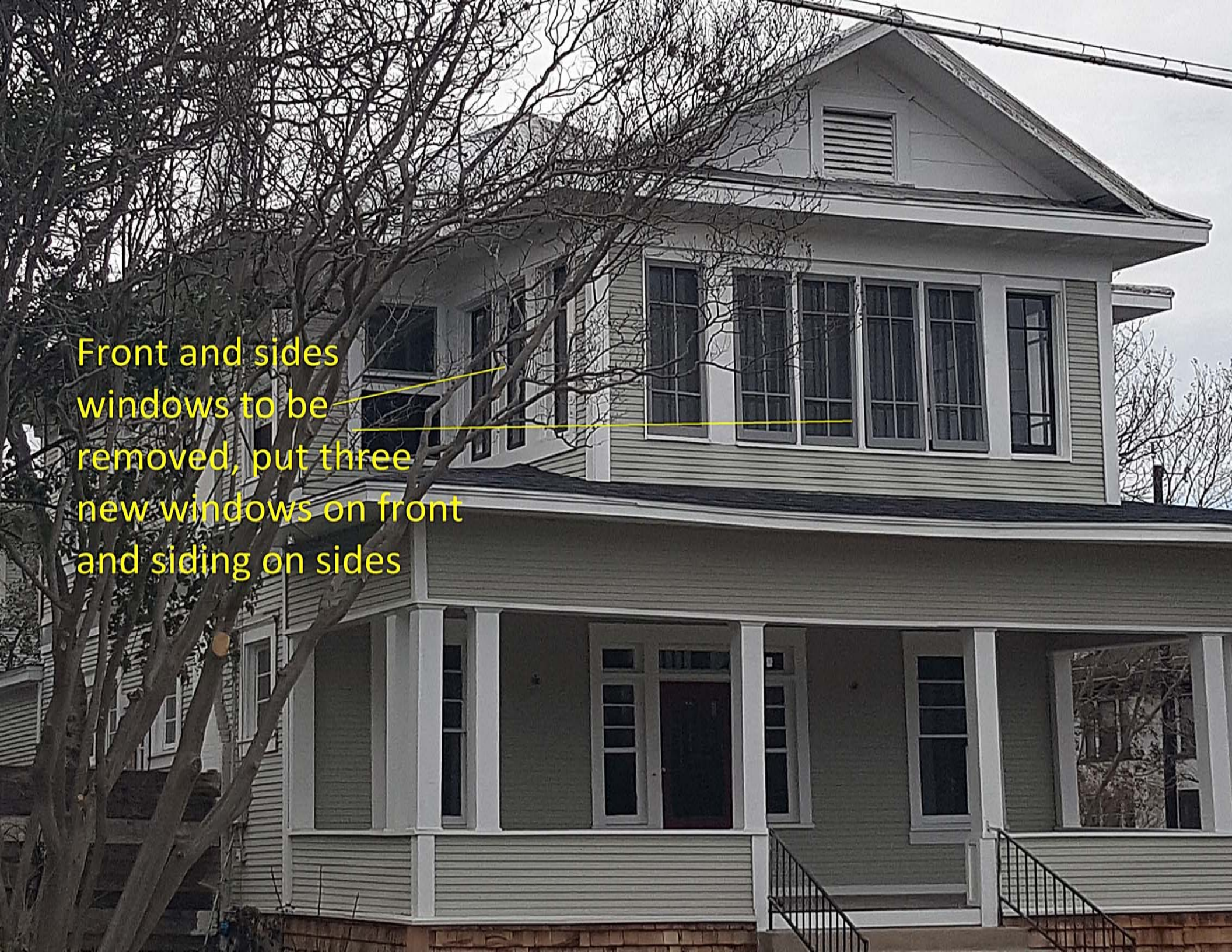








Front and sides
windows to be
removed, put three
new windows on front
and siding on sides



FROST 3 REAR
WINDOWS

This windows are
in bathrooms we
want to ~~enclose~~
~~the two in the~~
back





BIKE LANE



Remove this
windows and
leaving only three
new windows

3419





2615

2615

1819







FRONT PORCH - FIRST FLOOR WINDOW



36"x60"
3 each



B

inset 2-3 inches
3 wood replacement
windows
same dimensions
as below

Existing
wood windows

McCullough
2619

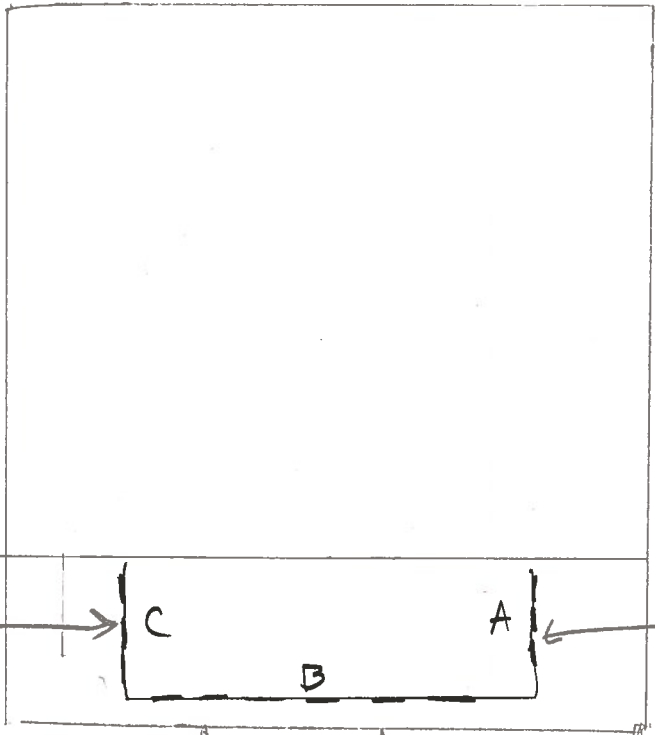
2017 JAN 32 AM 9:44

DL

F. Magnolia

steel casement
A, B, C to be
removed,
enclosed

enclosed
siding to match
existing



DELETED
2017 JAN 32 AM 9:44

McCullough

X Ant Laddy
2/1/2017

Specifications

Dimensions

Grid Width (in.)	None	Product Width (in.)	27.75
Jamb Depth (in.)	3.25	Rough Opening Height	54
Product Depth (in.)	4.5	Rough Opening Width	28
Product Height (in.)	53.5		

Details

Exterior Color/Finish Family	White	Number of Locks	1
Features	Argon Gas Insulated,Hardware Included	Product Weight (lb.)	35lb
Frame Material	Wood	Returnable	90-Day
Glazing Type	Double-Pane	Solar Heat Gain Coefficient	.21
Grid Pattern	None	U-Factor	.29
Hardware Color/Finish Family	Silver	Window Type	Double Hung
Interior Color/Finish Family	Unfinished Wood	Window Use Type	Replacement
Lock Type	Cam Action		

Warranty / Certifications

Energy Star Qualified	North-Central,South-Central,Southern	Manufacturer Warranty	20 Year glass, 10 Year limited
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How can we improve our product information? [Provide feedback.](#)

I, Bertha A. Zuniga, owner of 2619 McCullough, hereby authorize Curt Labby to act as my representative and in my stead before the City of San Antonio, Office of Historic Preservation.

1/31/17

Bertha A. Zuniga

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...

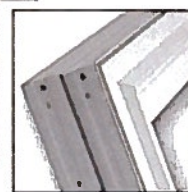
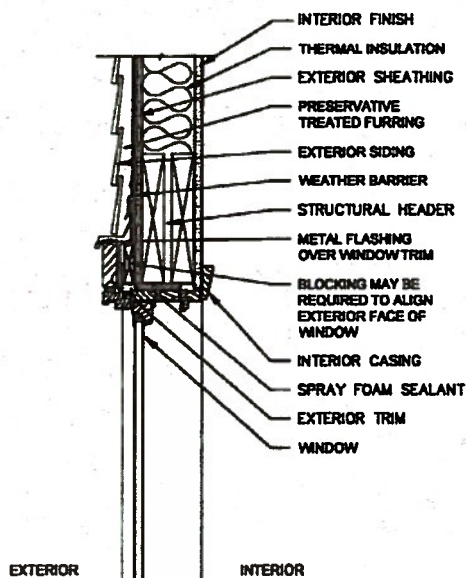
Windows used in new construction should:

- 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:

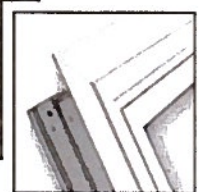
Will be installed to match wood



Block Frame



(not recommended)



Flush Flange