

HISTORIC AND DESIGN REVIEW COMMISSION

March 15, 2017

HDRC CASE NO: 2017-115
ADDRESS: 510 E MISTLETOE
LEGAL DESCRIPTION: NCB 868 BLK LOT 25 & 30 X 50 STRIP IN REAR
ZONING: R-6
CITY COUNCIL DIST.: 1
APPLICANT: Frederick & Judith Bode
OWNER: Frederick & Judith Bode
TYPE OF WORK: Replacement of wood windows
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace 17 existing wood windows with new windows.

APPLICABLE CITATIONS:

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.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

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.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

FINDINGS:

- a. The structure is a one-story Folk Victorian home, with wood siding and a composition shingle roof. It is a contributing structure within the pending Tobin Hill North Historic District. Per UDC Sec. 35-453, when a

pending district is recommended by the commission for designation, property owners shall follow the historic and design review process until a final resolution from City council is made.

- b. The existing windows are 2 over 2 wood windows and appear to be original to the house. Staff made site visits on March 6 and March 10, 2017 to assess the integrity of the windows to be replaced. Conditions observed included some sill damage, separating lower joints, some broken glass panes, and air conditioning units that would require reglazing of a few lower sash panes. Based on these observations, staff determined that these windows are able to be repaired. According to the Guidelines for Exterior Maintenance and Alterations 6.A.ii, original windows should be preserved unless deteriorated beyond repair. Replacement of any kind is not consistent with the Guidelines for the windows that are intact.
- c. Additionally, approximately 4 windows had missing bottom rails or were missing their entire lower sashes completely.
- d. The proposal is to replace windows with Pella brand 1 over 1 wood windows featuring single pane glazing with a low emissions coating. This coating often gives replacement windows a slight hue as opposed to clear glass. Additionally, Guideline 6.B.vi stipulates that when replacement glass is necessary, clear glass should be used. Staff finds the proposed windows are not a match for the original and are not consistent with the Guidelines. If window replacement is approved by the HDRC, a more appropriate replacement should be considered.

RECOMMENDATION:

Staff does not recommend approval based on findings b through d. The applicant previously obtained approval for an addition using windows salvaged from the primary structure, along with new windows as approved by staff. Based on the updated condition assessment of the windows, the rear windows removed for the addition should be installed in place of the missing or deteriorated windows on the primary structure. The applicant should work with staff to install new windows on the addition that match the profile and configuration of the existing windows and feature clear glass instead of low-e glass based on finding d.

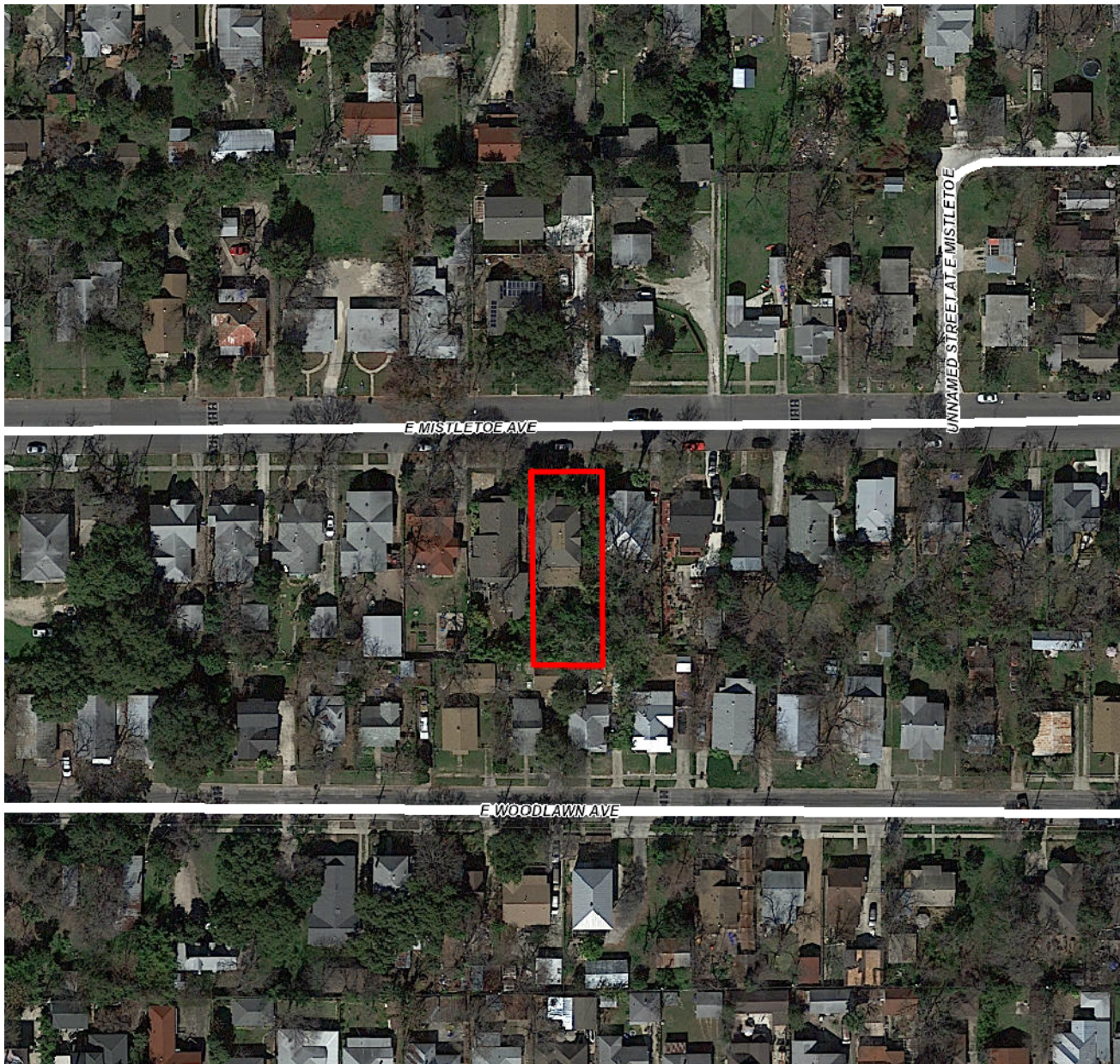
Should the HDRC approve the replacement of all windows, staff recommends the stipulation that any replacement windows follow the same specifications listed above.

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

- The applicant was heard by the HDRC on February 15, 2017, and a Certificate of Appropriateness was approved for a rear addition to the property. This addition included the installation of salvaged windows from the existing structure, as well as the installation of new windows if necessary. Approved stipulations stated that window details for the addition be submitted to staff prior to the receiving a Certificate of Appropriateness. The stipulations also stated that the windows to be installed in the addition maintain the dimension, profile, and configuration of the original windows. In accordance with the OHP window document, the windows should feature clear glass, maintain the original appearance of window trim and sill of the original windows, and be inset at least two inches.



Flex Viewer

Powered by ArcGIS Server

Printed: Mar 09, 2017

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



REMODELED
BY
ROCKSTAR
CONSTRUCTION
(210) 716-4363

CITY OF SAN ANTONIO
OFFICE OF HEARING
DESIGN & DESIGN
REVIEW COMMISSION

ADDRESS: 1011 MIDTOWN

REQUEST: REPAIR/REPLACEMENT

HEARING DATE: 10/15/11 TIME: 2:00 P.M.

FOR MORE INFORMATION CONTACT
(202) 254-0111

ALL HEARINGS TAKE PLACE AT THIS STAND













[Return to Window Lines Overview \(/windows\)](#)

Architect Series® Reserve™ Double- and Single-Hung Window

Downloads

2D Cross Section
(Aluminum-Clad Wood)



2D Elevation
(Aluminum-Clad Wood)



3D BIM
(Aluminum-Clad Wood)



Specifications
(Aluminum-Clad Wood)



- Available in three wood types: Pine, Mahogany, and Douglas Fir.
- Authentic butt joinery with through-stile construction.
- Putty Glaze sash profile available with matching grilles.
- Optional exterior sash lugs that allow for tilting.
- Exclusive hardware styles in 10 finishes.
- Exceptional energy efficiency.

A local Pella team member is ready to help you
with your project.

[Get A Quote \(/contact/quote\)](#)

[Custom Window Solutions \(/windows/product-details/custom-reserve\)](#)

[Installation](#)

[Guides \(<http://www.installpella.com>\)](#)

[Warranty Info \(/warranties\)](#)



Features & Options

Sizes and Shapes

Sizes and Shapes – Architect Series Reserve Hung Window

Performance Values

Sizes

- Double-hung, single-hung and simulated-hung options.
- Three series available (LX and Impact-resistant).
- Built-to-order in 1/8" increments.

[View sizes for aluminum-clad wood and wood](#)

http://media.pella.com/professional/adm/Clad-Wood/ASR-DH_SZTAB.pdf

[View design data for monumental hung windows](#)

http://media.pella.com/professional/adm/Clad-Wood/ASR-MDH_SZTAB.pdf

Wood Types

Interior Finishes

Exterior Finishes

Glazing

Impact Resistant

Grilles

Hardware

Screens

Combinations

Add transoms or adjacent windows for flexible combinations.

[View window combinations \(\[http://media.pella.com/professional/adm/Clad-Wood/AS-DH_COMBO.pdf\]\(http://media.pella.com/professional/adm/Clad-Wood/AS-DH_COMBO.pdf\)\)](#)

Design Data

[View design data for aluminum-clad exterior wood windows](#)

http://media.pella.com/professional/adm/Clad-Wood/ASR-DH_DD.pdf

Shapes



[Find potential
LEED credits
for this project
\(/support/leed\)](#)

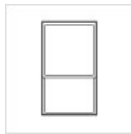
[Order Pella Replacement Parts
Online »](#)

http://parts.pella.com/OA_HTML/ibeCZzpHosites=10040

- Window Parts
- Patio Door Parts
- Supplies



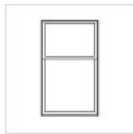
- Cottage – provides the appearance of an awning window over a fixed window, more cost-effectively.
- Variable – contact your local representative for details.



Contemporary



Traditional



Cottage

[Learn about all Pella Sizes and Shapes \(/windows/features-and-options/shapes-and-sizes\)](/windows/features-and-options/shapes-and-sizes)

Sign up for news, product updates and more



P R O F E S S I O N A L

102 MAIN STREET | PELLA, IOWA 50219 | 866-209-4260 | PELLA.PROFESSIONAL.COM