

HISTORIC AND DESIGN REVIEW COMMISSION

April 19, 2017

HDRC CASE NO: 2017-094
ADDRESS: 121 GLORIETTA
LEGAL DESCRIPTION: NCB 576 BLK 15A LOT E 30 FT OF 10
ZONING: RM-4 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Sylvia Lopez
OWNER: Jasen Lopez
TYPE OF WORK: Replacement of two front windows
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the two non-original aluminum windows beneath the front roof gable with new fixed, vinyl windows with divided lights.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for 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.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- 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.
- viii. Security bars*—Install security bars only on the interior of windows and doors.
- 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.

x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

FINDINGS:

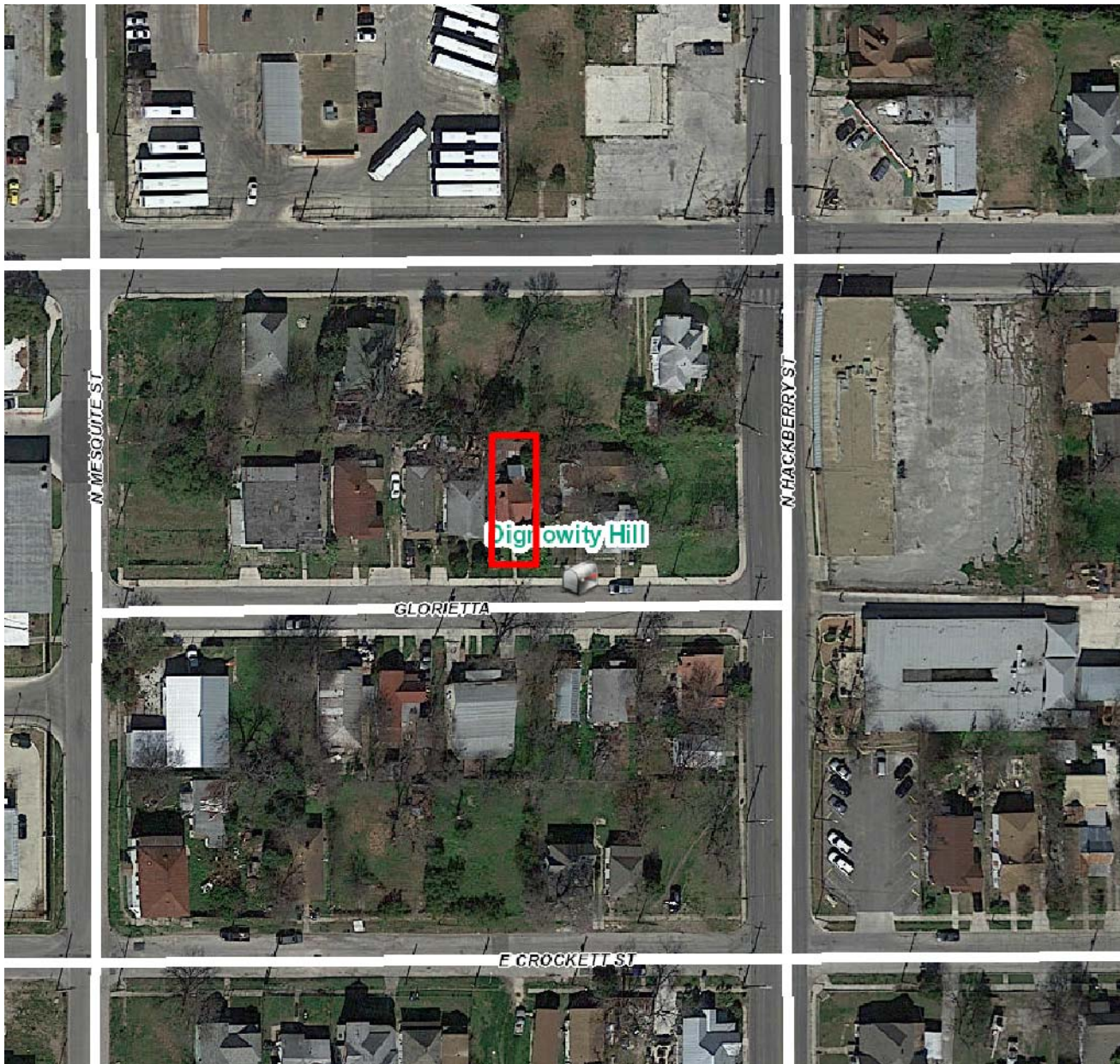
- a. The structure at 121 Glorietta was constructed circa 1910 and features traditional architectural elements including a brick chimney and a standing seam metal roof. The front façade features a recessed front porch and a front facing roof gable. Beneath the roof gable are two window openings that previously features one over one, wood windows. Currently, these openings feature aluminum windows. The applicant has proposed to remove the two aluminum windows and install two new windows that feature a profile that is not historic to this structure, four over four.
- b. Per the Guidelines for Exterior Maintenance and Alterations 6.B.vii., non-historic windows should be replaced with windows that are typical of the architectural style of the building. Staff finds that a wood window with a one over one profile is architecturally appropriate.

RECOMMENDATION:

Staff does not recommend approval of the proposed replacement windows based on finding b. Staff recommends the applicant install wood, one over one windows, or windows with a historically appropriate profile and configuration.

CASE MANAGER:

Edward Hall



Flex Viewer

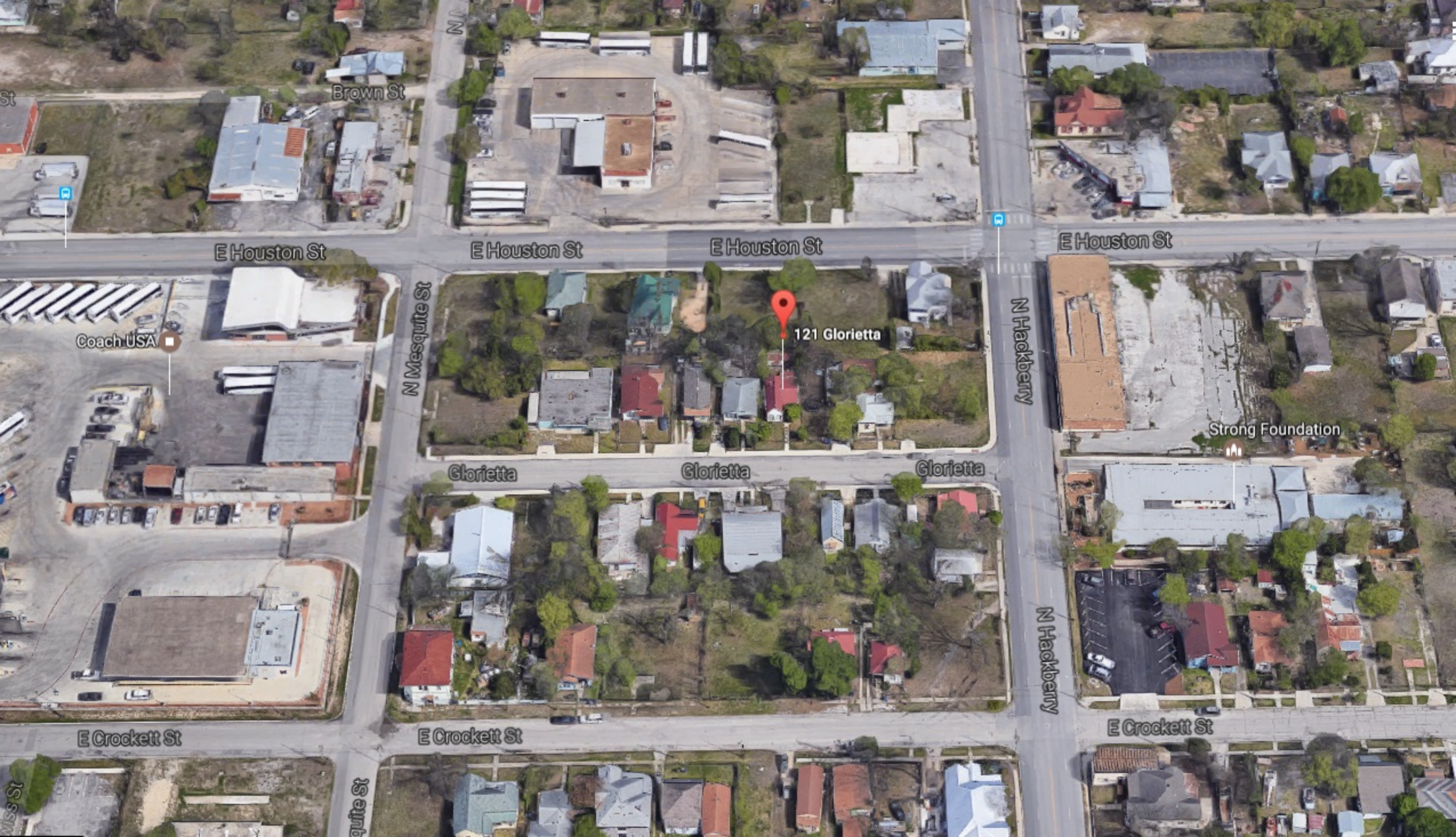
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Printed: Mar 06, 2017

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KEYS OF SAN ANTONIO
SERVICE OF RECORDS
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COUNTY OF BEXAR
REGISTERED MAIL
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DATE: 06/11/2014
TIME: 10:00 AM
BY: JESSICA L. GARCIA
CLERK OF COURT



St

Brown St

E Houston St

E Houston St

E Houston St

E Houston St

Coach USA

N Mesquite St

121 Glorietta

N Hackberry

Strong Foundation

Glorietta

Glorietta

Glorietta

N Hackberry

E Crockett St

E Crockett St

E Crockett St

St

St

129

133

STARR

127

GLORIETTA (GLORIETH) Not Plotted

E. CROCKETT

N. MESQUITE

128

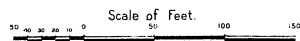
N. HACKBERRY

N. OLIVE

131

N. CENTRE

130



118 Glorietta

San Antonio, Texas



Street View - Mar 2011

MARCH 2011 PHOTO



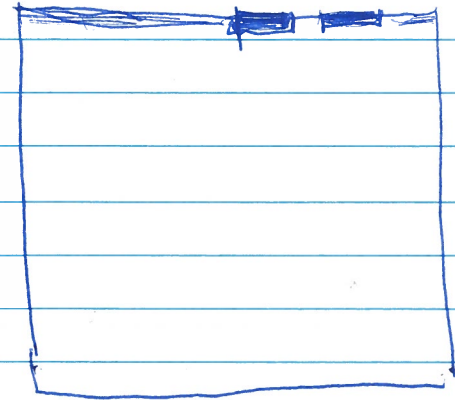


121

Clonett

78202

windows
to be
replaced



emailed photos to
Katie@sapreservation.com



EXAMPLE OF REPLACEMENT WINDOW