



# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

April 20, 2016

**HDRC CASE NO:** 2016-132  
**ADDRESS:** 314 DONALDSON AVE  
**LEGAL DESCRIPTION:** NCB 1931 BLK 38 LOT 24  
**HISTORIC DISTRICT:** Monticello Park  
**PUBLIC PROPERTY:** No  
**APPLICANT:** Nathan Bailes/Gerloff Inc - 14955 Bulverde Rd  
**OWNER:** Maria Vargas - 314 Donaldson  
**TYPE OF WORK:** Window replacement/fenestration changes

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace 20 existing wood windows with new wood windows.

### FINDINGS:

a. The applicant is proposing to replace 20 wood windows with wood windows. The home was damaged by a fire. According to the Guidelines for Maintenance and Alterations 6.A.iii., historic windows should be preserved unless 50% or more of a window's components must be reconstructed. b. Staff 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 found that the windows on the left and right facades (#6-11, 19 and 20) were damaged significantly in the fire. Staff finds the proposal to replace the deteriorated windows consistent with the Guidelines and recommends the historic windows #1 through #5 be repaired. The applicant has not provided details of the configuration of the wood windows to be installed, and recommends that the applicant provide to staff prior to receiving a Certificate of Appropriateness. Staff finds a one over one configuration appropriate. c. Consistent with the Guidelines for Exterior Maintenance and Alterations, replacement windows must maintain original dimensions and profiles, feature clear glass, and should be 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. A window detail which illustrates conformance with the guidelines for windows has not been submitted.

### RECOMMENDATION:

Staff recommends approval with the stipulations that the applicant repair windows #1 through #5, provide specifications on the wood windows to be installed to staff prior to receiving the Certificate of Appropriateness, maintain the original dimension and profile, feature clear glass, and maintain the original appearance of window trim and sill.

### COMMISSION ACTION:

Approved with the stipulations that the applicant repair windows #1 through #5, provide specifications on the wood windows to be installed to staff prior to receiving the Certificate of Appropriateness, maintain the original dimension and profile, feature clear glass, and maintain the original appearance of window trim and sill.

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Shanon Shea Miller  
Historic Preservation Officer



# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

March 1, 2017

**HDRC CASE NO:** 2017-030

**ADDRESS:** 314 DONALDSON AVE

**LEGAL DESCRIPTION:** NCB 1931 BLK 38 LOT 24

**HISTORIC DISTRICT:** Monticello Park

**PUBLIC PROPERTY:** No

**APPLICANT:** Nathan Bailes -

**OWNER:** Maria Vargas - 314 Donaldson

**TYPE OF WORK:** Window replacement/fenestration changes

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install wood window screens as a revision to a

previously-denied request to replace the windows on the house at 314 Donaldson. The current request includes:

1. Replace 5 original wood one over one windows with 5 new wood one over one windows, in lieu of previous approval to repair (previously-denied);
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 (previously-denied);
3. Install wood screens over windows on the left and right elevations

### 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. This proposal was never executed and the applicant ultimately replaced five windows and installed 15 vinyl windows without a Certificate of Appropriateness. As a revision to the previous request, the applicant has proposed to install wood screens to conceal the vinyl windows

c. The HDRC previously denied request items #1 and 2 on February 1, 2017. That request included 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. The applicant is requesting to 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 should have returned 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.

f. The proposed window screens will cover vinyl windows on the left and right elevations. They are to be installed inset within the stucco frame, and installed each with two hinges. Previously there were non-original aluminum screens in place. According to the Guidelines for Exterior Maintenance and Alterations 6.B., replace non-historic elements with those that are typical of the architectural style of the building. Staff finds that window screens are found on Spanish eclectic style homes in front of wood windows of different configurations, and that their installation is generally appropriate provided that all other guidelines for windows are met.

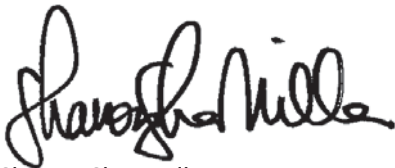
**RECOMMENDATION:**

Items #1 & #2: Staff does not recommend approval of the proposed replacement windows. Staff recommends that the applicant confirm with the April 20, 2016, Certificate of Appropriateness to repair the 5 front windows and replace the remainder with in-kind wood windows.

Item #3: Staff does not recommend wood screens as a solution to conceal inappropriate replacement windows. If the HDRC approves request items 1 and 2 based on the circumstances presented, then staff recommends approval of the proposed wood screens as submitted.

**COMMISSION ACTION:**

Approval of item #1. Denial of item #2 and #3.

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Shanon Shea Miller  
Historic Preservation Officer