

## HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 2017

**HDRC CASE NO:** 2017-265  
**ADDRESS:** 314 DONALDSON AVE  
**LEGAL DESCRIPTION:** NCB 1931 BLK 38 LOT 24  
**ZONING:** R-6  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Nathan Bailes  
**OWNER:** Maria Vargas  
**TYPE OF WORK:** Window Replacement  
**REQUEST:**

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

1. Retain 7 new vinyl one-over-one windows installed on the rear façade of the structure
2. Retain 3 vinyl one-over-one windows installed on the west façade of the structure with wood trim around the window openings and partially on the face of each window
3. Retain 1 vinyl one-over-one window installed on the east façade of the structure with wood trim around the window openings and partially on the face of each window

### 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.
- 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.

#### *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 21 existing wood windows with 21 new wood windows. The HDRC action approved repair of the front five windows, labeled #1 through #5, and replacement in-kind for the remaining 16 windows based on the findings of fact. This proposal was never executed and the applicant ultimately replaced five windows and installed 16 vinyl windows without a Certificate of Appropriateness.
- 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 16 original wood one over one windows and replace with 16 new vinyl one over one windows.
- d. On March 1, 2017, the HDRC approved replacement of the front five windows with new wood windows.
- e. On May 1, 2017, the Board of Adjustment heard the request to appeal the Historic Preservation Officer's denial of the proposed vinyl windows and window screens. The Board of Adjustment did not grant the appeal and upheld the decision.
- f. The Design Review Committee reviewed this request on May 31, 2017; the commissioners present supported the compromise and suggested that screens may also be taken into consideration.
- g. At this time the applicant is proposing to replace 7 wood one-over-one windows along the rear façade and install 7 new vinyl one-over-one windows. According to the Guidelines for Exterior Maintenance and Alterations 6.B.vii. and the *Guidelines for Windows*, historic windows 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 finds the proposed vinyl one over one windows not consistent with the Guidelines.
- h. Staff made a site visit on May 4, 2017, and found that the windows along the rear façade cannot be seen from the street. However, staff finds that in-kind wood one over one windows are a more appropriate replacement option according to the Guidelines.
- i. The applicant is proposing to replace 3 wood one-over-one windows on the left façade, and one wood one-over one window on the right façade with new vinyl one over one windows with a wood trim around the opening to match the existing wood trim around the front wood windows. According to the Guidelines for Exterior Maintenance and Alterations 6.B.vii. and the *Guidelines for Windows*, historic windows 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. The proposed vinyl windows with wood trim are not consistent in terms of material and installation, but are consistent in terms of configuration, size and glass type. At the site visit, staff found that these four windows are set towards the rear, but that they are still visible from the street. Staff finds that in-kind wood windows would be more appropriate per the Guidelines.

## **RECOMMENDATION:**

Staff does not recommend approval of items #1 through #3 based on findings a through h.

## **CASE MANAGER:**

Lauren Sage

## **CASE COMMENTS**

- HDRC 4/20/16
- HDRC 2/1/17
- HDRC 3/1/17
- The applicant received a stop work order as work was done outside the scope. The applicant has provided the required application and the post-work application fee has been paid.



## Flex Viewer

Powered by ArcGIS Server

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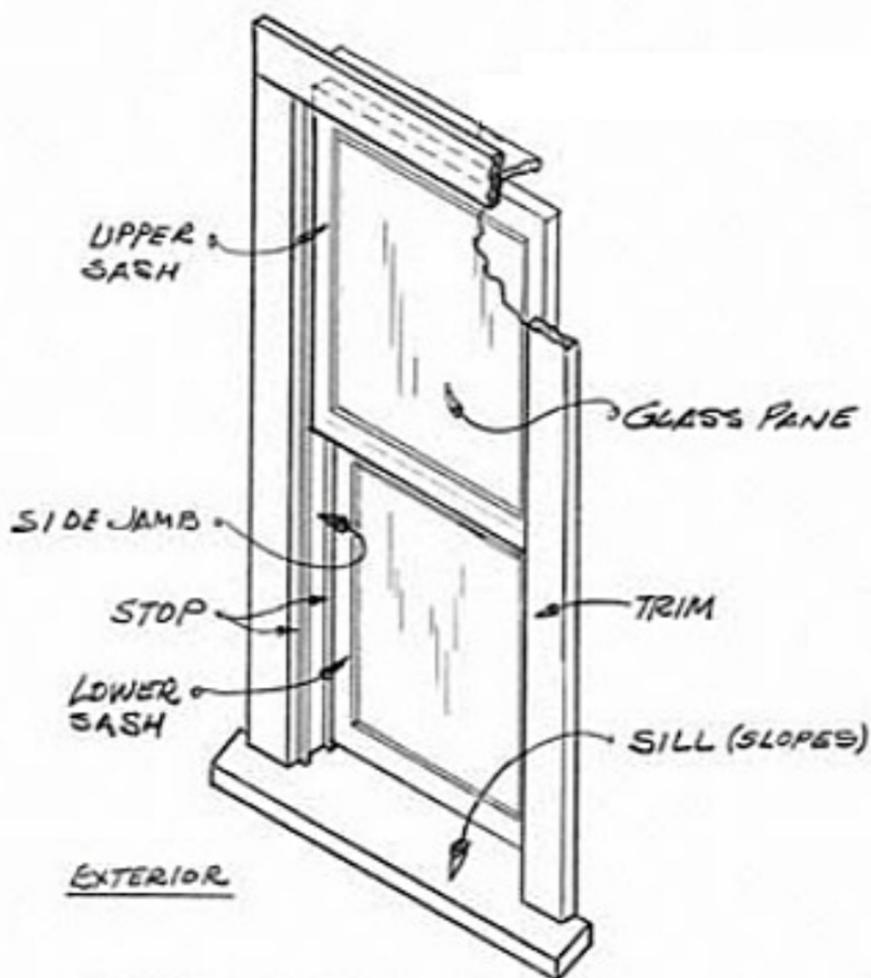
FRONT



FRONT RIGHT



## Trim Detail



## Material

White pine painted

WITH TRIM MOCK-UP  
LEFT SIDE



WITH TRIM MOCK-UP  
LEFT SIDE



WITH TRIM MOCK-UP



REAR



LEFT



FRONT 3 WINDOWS TO BE WOOD TO MATCH PREVIOUS CERTIFICATE OF APPROPRIATENESS

VIEW FROM SIDEWALK





**CITY OF SAN ANTONIO  
OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission  
Design Review Committee  
Report & Recommendation**

DATE: MAY 30, 2017 HDRC Case# 2017-265

ADDRESS: 314 DONALDSON Meeting Location: 1401 S ALAMO

APPLICANT: NATHAN BAILES / GERLOFF INC

DRC Members present: MICHAEL GUARDINO, JOHN LAFFOON, ANNE-MARIE GRUBE

Staff present: EDWARD HALL

Others present: \_\_\_\_\_

REQUEST: WOOD WINDOW REPLACEMENT / VINYL WINDOW INSTALLATION

COMMENTS/CONCERNS: AMG: QUESTIONS REGARDING THE WINDOWS  
THAT HAVE BEEN PREVIOUSLY INSTALLED. MG: PROPOSED COMPROMISE  
IS APPROPRIATE -- IMPORTANT TO MAKE THE STRUCTURE LIVABLE  
AGAIN. AMG: SCREENS MAY ALSO BE TAKEN INTO CONSIDERATION.

**COMMITTEE RECOMMENDATION:** APPROVE  DISAPPROVE   
 APPROVE WITH COMMENTS/STIPULATIONS:

  
 Committee Chair Signature (or representative)

5/30/17  
 Date