

# HISTORIC AND DESIGN REVIEW COMMISSION

June 21, 2017

**HDRC CASE NO:** 2017-298  
**ADDRESS:** 215 E KINGS HWY NCB  
**LEGAL DESCRIPTION:** 6327 BLK 2 LOT 33  
**ZONING:** R-5 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Vicky Warrington/Timeless Renovations  
**OWNER:** Todd and Gloria Keller  
**TYPE OF WORK:** Window opening removal, installation of new window openings  
**REQUEST:**

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

1. Remove an existing one over one non-original vinyl window and enclose the opening with siding.
2. Install three new fixed wood transom windows.
3. Install non-operable front shutters.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

### 1. Materials: Woodwork

#### A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

### 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 facade 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.

### *OHP Window Policy Document*

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 primary structure located at 215 E Kings Hwy is a 1-story single family home constructed in 1940 in the Colonial Revival cottage style. The home features several quintessential Colonial Revival features, including an accentuated front door, symmetrical façade, and decorative window detailing. The walls are clad in stucco. The home is a contributing to the Monte Vista Historic District. The applicant is requesting approval to remove an existing window opening containing a non-original vinyl window on a side elevation and install three new fix wood transom windows.
- b. **WINDOW REMOVAL** – The applicant has proposed to remove a non-original one over one vinyl window located on the west façade of the structure. The window is located behind an existing privacy fence and is not visible from the public right-of-way. The window also appears to be located in a later addition to the home, which is clad in aluminum siding. According to Guideline 6.A.i, filling in historic window openings should be avoided, especially when viewable from the public right-of-way. This particular window is made of a non-original material

and is not visible from the public right-of-way. Staff finds the proposal acceptable.

- c. **NEW WINDOW LOCATION** – The applicant has proposed to install three rectangular fixed transom windows in the same general location as the window to be removed. The transom windows will be located above new interior kitchen cabinetry. According to Guideline 6.A.i, new openings should be avoided on the primary façade or when visible from the public right-of-way. As noted in finding b, this façade is not visible from the public right-of-way. Staff finds the proposal consistent with the Guidelines.
- d. **NEW WINDOWS** – Per the applicant, the new windows will be made of wood and will be architecturally compatible with the style of the home. They will feature true divided lites with four panels. According to Guideline 6.B.iv, new windows should match the historic windows in terms of size, type, configuration, material, form, appearance, and detail. The proposed windows echo the divided lites of the historic window screens of the original structure and are compatible with the sizes and configurations of windows found in Colonial Revival homes. Staff finds the proposal consistent with the Guidelines.
- e. **SHUTTERS** – The applicant has installed shutters on the front façade of the structure. The shutters appear to be non-operational. Based on Google Street View images, the shutters were installed within the past year and a half. No Certificates of Appropriateness are on file for this work. According to Guideline 6.B.x, shutters should only be installed where they existed historically, and should match the height and width of the opening and be mounted to be operational or appear to be operational. They should not be mounted directly onto any historic wall material. The shutters are the approximate height of the historic window openings, but are not wide enough to functionally cover the width of the window openings if closed. Additionally, they do not appear to be operational and appear to be directly affixed to the façade material. Staff does not find the proposal consistent with the Guidelines.

## **RECOMMENDATION:**

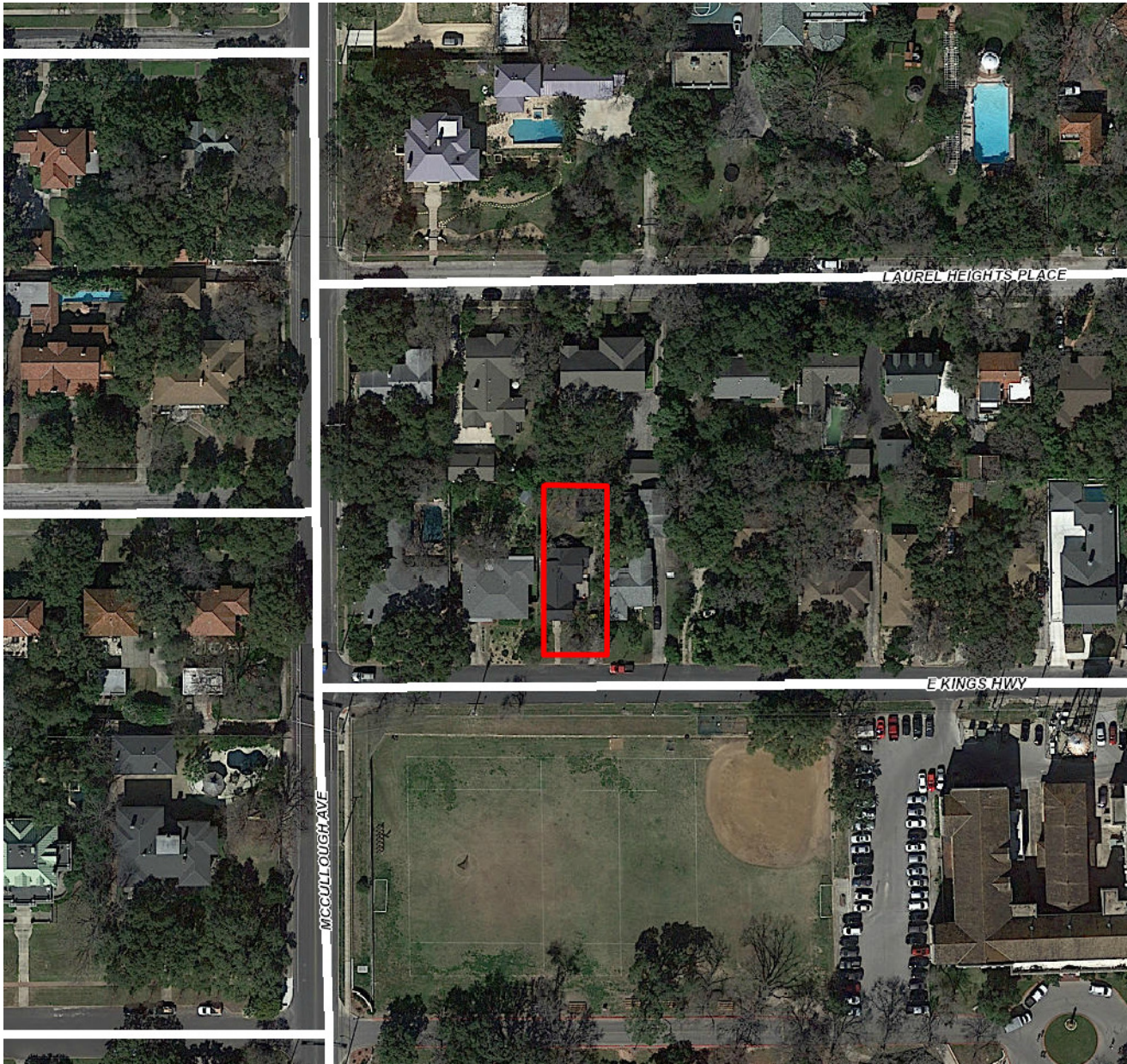
Items 1 and 2, Staff recommends approval of the window removal and installation of new windows based on findings a through d with the following stipulations:

- i. That the applicant submits final measured exterior elevation drawings that show exactly where the three windows will be located on the façade.
- ii. That the applicant submits final window specifications to include material, configuration, profile, and details to staff for approval prior to receiving a Certificate of Appropriateness. The applicant should comply with the OHP Window Policy Document.

Item 3, Staff does not recommend approval of the shutter installation based on finding e.

## **CASE MANAGER:**

Stephanie Phillips



## Flex Viewer

Powered by ArcGIS Server

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***Timeless Renovations  
5422 Plantation  
San Antonio, Tx. 78230  
210-316-5698 cell 210-375-3110 fax***

***215 E. King's Hwy***

***Scope of work:***

***Replacing kitchen cabinets and would like to remove existing vinyl window to allow for upper cabinets. Install (3) wood framed fixed glass windows above upper cabinets to allow for natural light. New windows would be architecturally compatible with style of home. Windows would be located on west wall facing neighbors and not visible from the street.***

***Please note:***

***I will be out of town from June 9th through June 25<sup>th</sup>. I will have email access. Also, please feel free to contact the homeowner with any questions as well.***



Front  
elevation



from street  
standing  
to left  
of house  
- west wall is  
not visible



standing  
directly in  
front of  
property line  
- west wall is  
not visible



**ALAMO TITLE CO.**



- west facing wall has one modern window + one old
- faces neighbor's house
- not visible from street



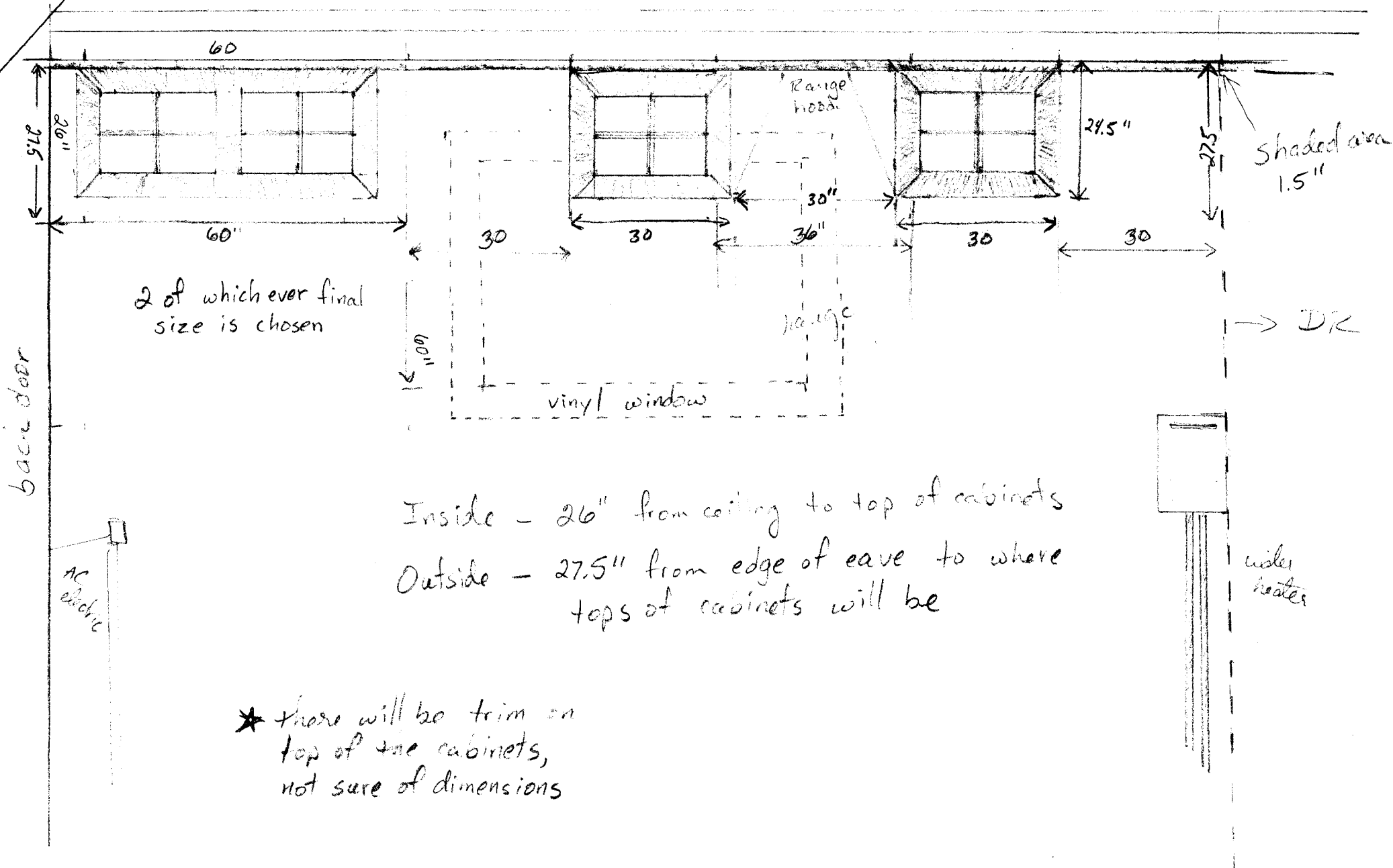
looking  
towards  
street

I would like the windows as large as possible, but for the look 15" x 21".

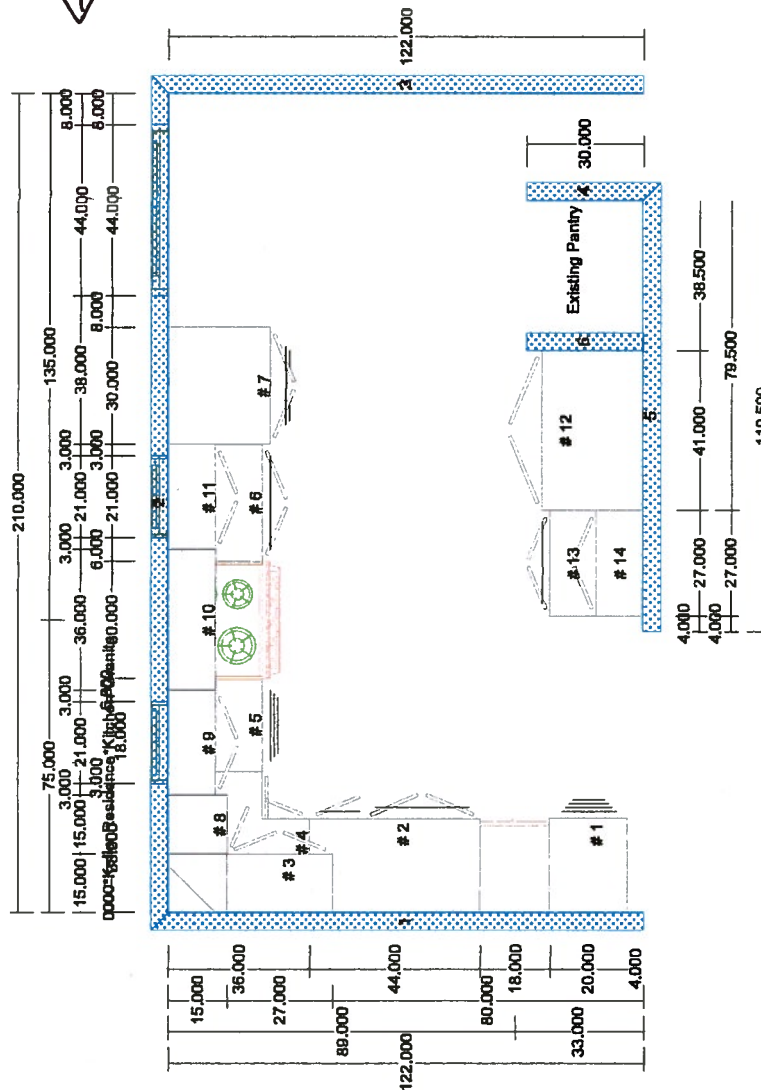
It all depends on how much space is available.

Trim can be 3" or 4"

Roof

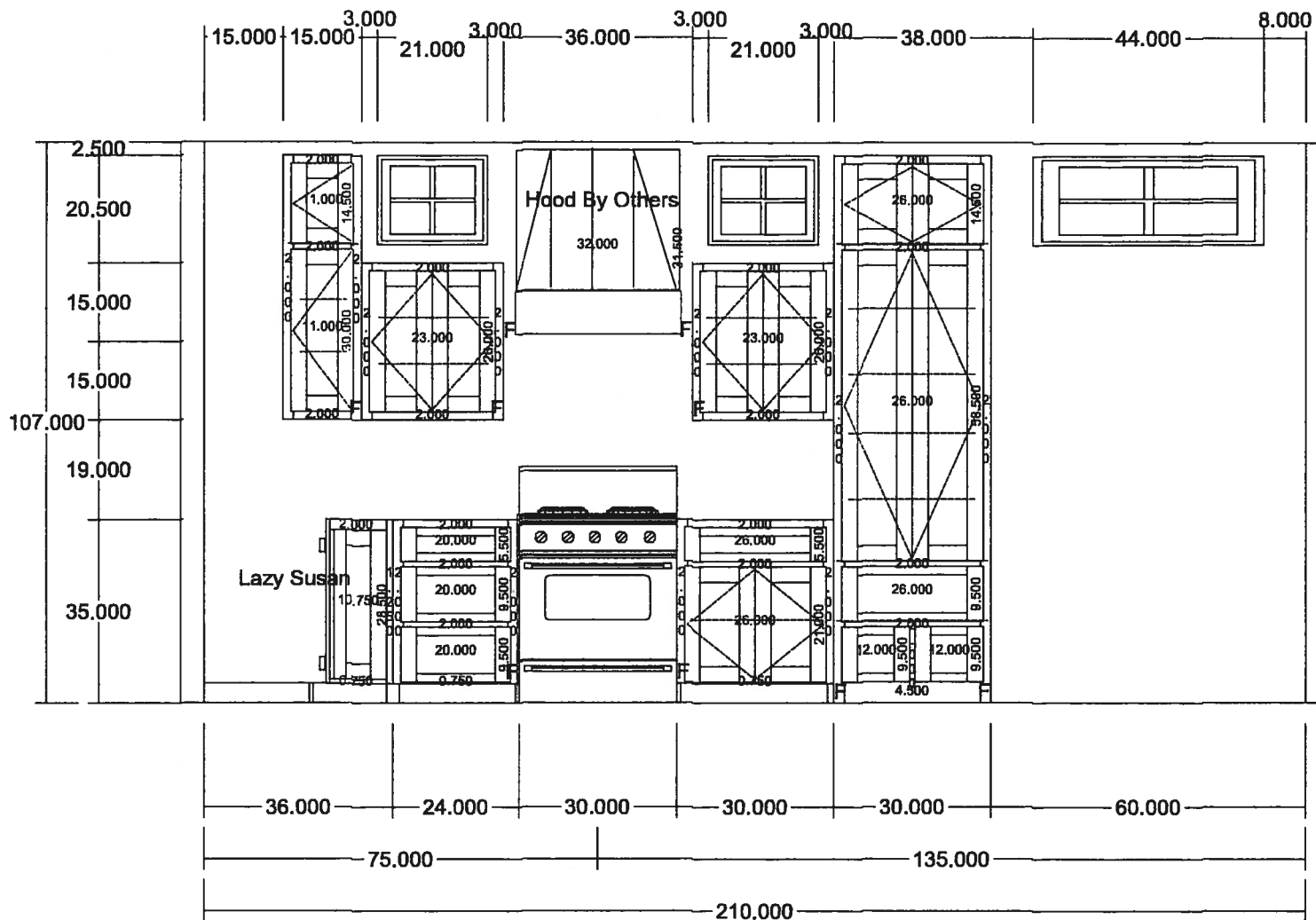


west wall faces  
neighbor's house



4

215 E Kings Hwy



- small windows placed directly below ceiling to maximize cabinet space and still let natural light in

#	Unit Name	Width	Height	Depth	L.SCR	R.SCR
0	30" Gas Range	30.000	36.000	24.000	0.000	0.000
0	25" X 25" Wood Munitn	21.000	17.000	4.500	0.000	0.000
0	25" X 25" Wood Munitn	21.000	17.000	4.500	0.000	0.000
0	25" X 25" Wood Munitn	44.000	17.000	4.500	0.000	0.000
4	90 Base Corner Clip	36.000	35.000	36.000	0.500	0.500
5	Std Base	24.000	35.000	24.000	0.500	0.000
6	Std Base	30.000	35.000	24.000	0.000	0.500
7	Linen Cabinet	30.000	104.500	26.000	0.000	0.000

## Keller Residence417

Timeless Renovations

West Wall Elevation

Room #1 (Kitchen) - Wall #2

Date: 04/19/17



examples  
of small  
high windows  
in old homes



Original Windows  
There are 10 of these



57" x 39"

inside



outside



Found 10 screens in  
garage - damaged



one for each window