

HISTORIC AND DESIGN REVIEW COMMISSION

August 16, 2017

Agenda Item No:

HDRC CASE NO: 2017-385
ADDRESS: 306 E CAROLINA ST
LEGAL DESCRIPTION: NCB 2956 BLK 0 LOT 16
ZONING: R-6
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Victor Chapa/CMRE Enterprises
OWNER: CMRE Enterprises LLC
TYPE OF WORK: Window Replacement
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace 23 windows with triple pane vinyl windows; 17 are original wood windows, five (5) are aluminum.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 6, 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 historic structure located at 306 E Carolina was constructed circa 1910 in the Folk Victorian style and is a contributing structure to the Lavaca Historic District. The structure featured both hipped and gabled roof forms, wood and aluminum windows and wood siding. At this time, the applicant has noted that all existing windows have been removed from the structure and has proposed to install vinyl windows as replacements
- b. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that historic windows should be preserved. Staff finds the removal of the historic windows to be inappropriate and inconsistent with the Guidelines. Staff finds that the historic windows that have been removed are to be repaired and reinstalled. If the removed windows are beyond repair, staff finds that the applicant should reconstruct the historic windows to historic specifications to be reinstalled.
- c. Regarding the existing, aluminum windows that have been removed, staff recommends the applicant install wood windows to be consistent with the Guidelines for Exterior Maintenance and Alterations 6.B.vii.

RECOMMENDATION:

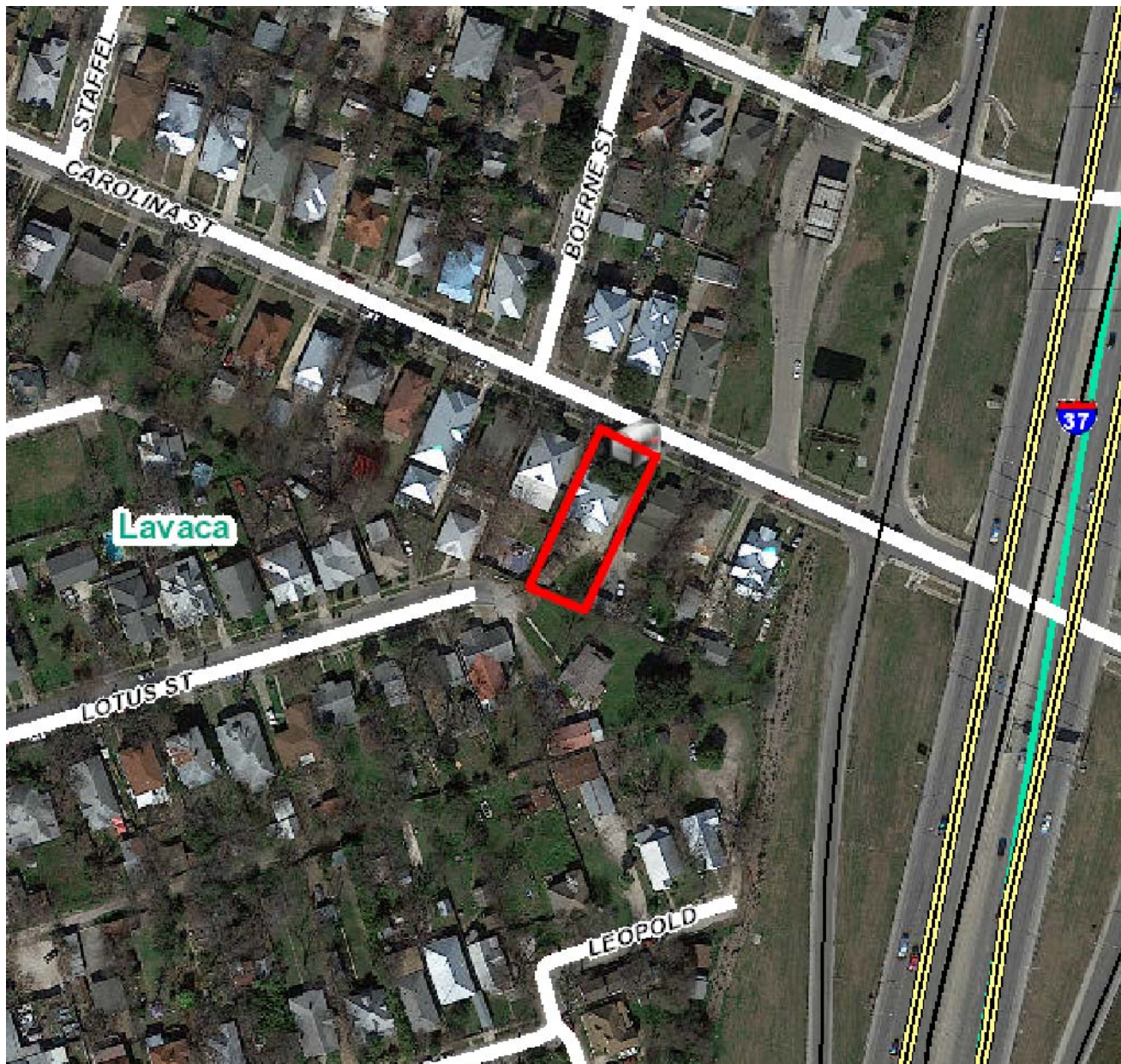
Staff does not recommend approval of the removal of the historic wood windows. The applicant has not provided sufficient information to warrant any window replacement. Staff recommends that the historic windows that have been removed are to be repaired and reinstalled. If the removed windows are beyond repair, staff finds that the applicant should reconstruct the historic windows to historic specifications to be reinstalled. Additionally, staff recommends that the applicant install wood windows in the dormer openings where aluminum windows once existed that are appropriate for the architectural style of the structure. The applicant is to submit the wood windows to staff for approval prior to installation. Replacement insert windows of any kind are not recommended.

CASE MANAGER:

Edward Hall

CASE COMMENT:

The removal of the existing windows was done without a Certificate of Appropriateness.



Flex Viewer

Powered by ArcGIS Server

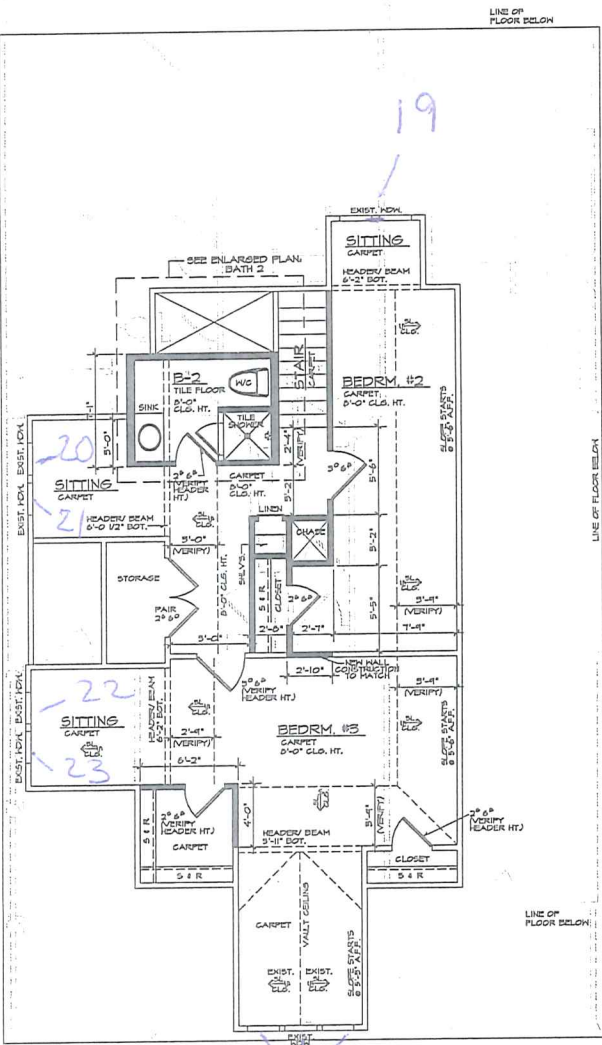
Printed: Aug 11, 2017

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.

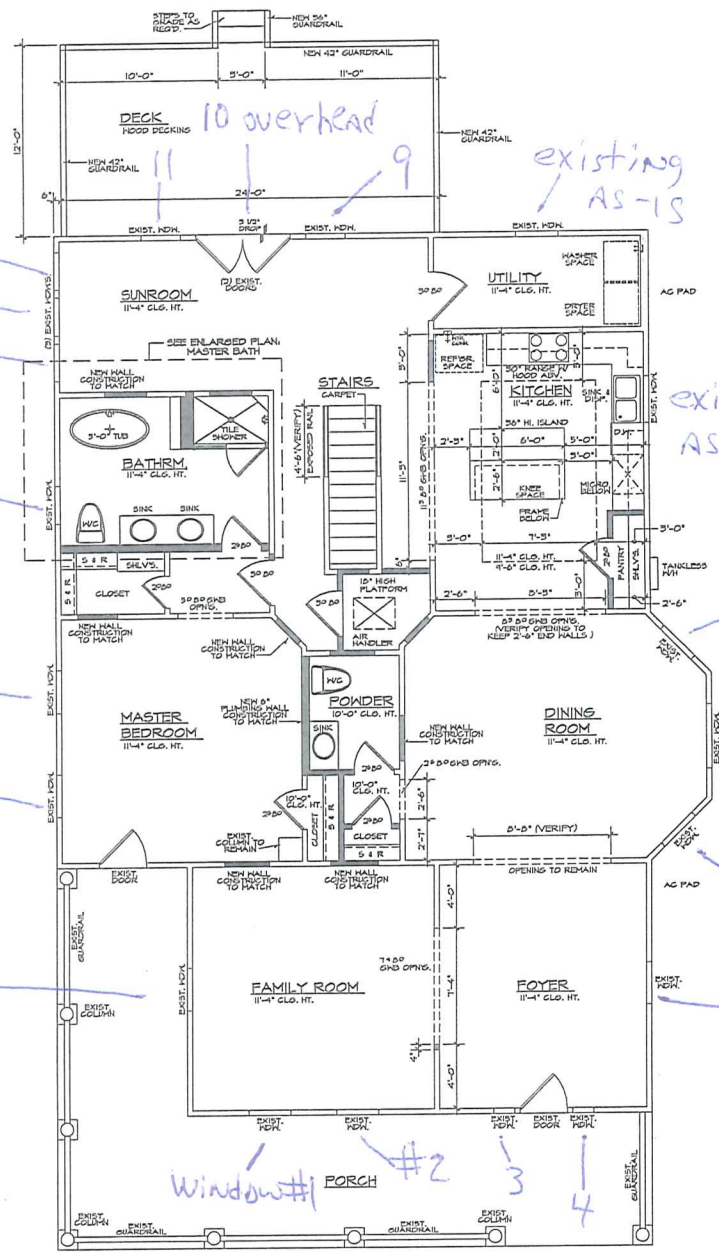


CITY OF SAN ANTONIO
NOTICE OF HEARING
HISTORIC & DESIGN
COMMISSION
ADDRESS: 6506 CANTON ST.
REQUEST: HISTORIC RECONSTRUCTION
HEARING DATE: August 20, 2018 Time: 2:00 PM
FOR MORE INFORMATION CONTACT:
(210) 207-4035
ALL HISTORIC MEETINGS TAKE PLACE AT 1901 S. ALAMO

Window location Chart



NEW WORK SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
front



NEW WORK FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
front of house

REMODEL FLOOR PLAN AREAS	
House Footage	1,994
First Floor Plan	1,000
Second Floor Plan	994
Total Living Area	2,994
Porch	445
Total Covered Area	3,439
Wood Deck	285

GENERAL REQUIREMENTS

1. contractor shall verify all existing dimensions and conditions at the job site. any discrepancies and/or inconsistencies shall be brought to the attention of the design company BRC Design Studio LLC prior to the execution of the work.
2. any and all deviations and/or changes from the plans shall be approved by the design company BRC Design Studio LLC prior to execution.
3. contractor shall verify locations of, and protect all existing utilities during all operations.
4. contractor shall comply with all laws, codes and ordinances applicable to this project. contractor shall obtain and pay for all permits required in connection with the execution and completion of the project. contractor shall pay all taxes and fees required. contractor is responsible and liable for securing any and all inspections required.
5. provide any necessary preparation, blocking, shoring, etc. required to properly install and finish the work.
6. contractor shall provide temporary security fencing and any other necessary barriers around the entire area of operations. coordinate extent and location of fencing with owner.
7. all work shall comply with all applicable local building codes and regulations.
8. Do not scale drawings. all dimensions indicated shall govern any larger scale details of lesser scale drawings.
9. site access and hours/days of construction shall be coordinated with the owner.
10. contractor shall be responsible for restoring to its original, or better condition any damage done to existing buildings, utilities, fences, pavement, curbs or drives.
11. contractor shall be responsible for coordinating with all necessary utility companies for providing temporary utility services during construction.
12. contractor shall be responsible for acquiring all permits, tests, approvals and acceptances required to complete construction of this project.
13. geotechnical engineering report that is the basis for the structural concrete foundation design is available for review by any interested parties. Contact the structural engineer for this project to obtain a copy of the report.

NEW WORK WALL SCHEDULE

- EXISTING MALL
- NEW WORK

306 CAROLINA STREET

306 Carolina St. San Antonio, TX 78210
Pictures of Proposed Window Replacements



View of window from the exterior looking in; screen on lower half.
However our windows will not have the white grids.

Exterior View



View of the window from the INTERIOR of the home looking out.
Clear window only with NO Grids.

Interior View

SELECTING WINDOWS FOR NEW BUILDINGS

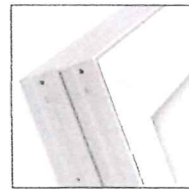
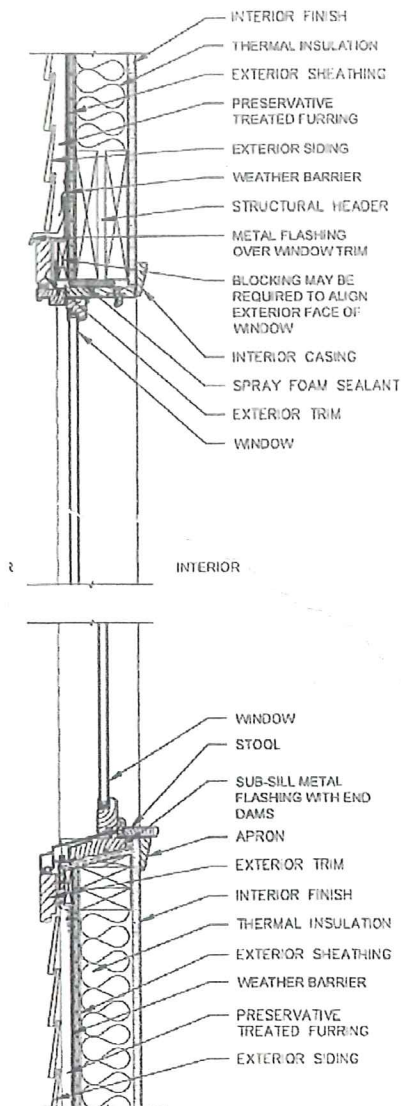
3.A.i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district...

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion.

The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

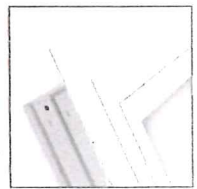
Examples in New Construction:



Block Frame



(not recommended)



Flush Flange

306 CAROLINA

Proposed Windows to Be Replaced at 306 Carolina



Proposed Windows to Be Replaced at 306 Carolina



Proposed Windows to Be Replaced at 306 Carolina



Proposed Windows to Be Replaced at 306 Carolina



Proposed Windows to Be Replaced at 306 Carolina



Proposed Windows to Be Replaced at 306 Carolina



Proposed Windows to Be Replaced at 306 Carolina



Proposed Windows to Be Replaced at 306 Carolina

