

HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2017

HDRC CASE NO: 2017-616
ADDRESS: 363 NORTH DR
LEGAL DESCRIPTION: NCB 7026 BLK 5 LOT 16, E11 FT OF 18
ZONING: R-6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Thomas Gandy
OWNER: Thomas Gandy
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: November 28, 2017
60-DAY REVIEW: January 27, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing front window with two new one over one vinyl windows with faux divided lites.

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.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.
- 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.

FINDINGS:

- a. The primary structure located at 363 North Dr is a 1-story single family home constructed circa 1945 in the Minimal Traditional style with Craftsman and Neoclassical influences. The house features a hipped roof, asymmetrical façade, and enclosed front porch. The home is a contributing structure to the Monticello Park Historic District.
- b. **WINDOW REPLACEMENT** – The applicant is requesting approval to replace an existing steel casement window on the front façade. The window features two 2 by 8 casements with a transom above with four divided lites. The

proposed replacement windows will be vinyl double hung with faux divided lites to mimic the existing lite configuration. According to the Guidelines for Exterior Maintenance and Alterations, 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. Staff finds that the existing window is not deteriorated beyond repair and can be restored in place.

RECOMMENDATION:

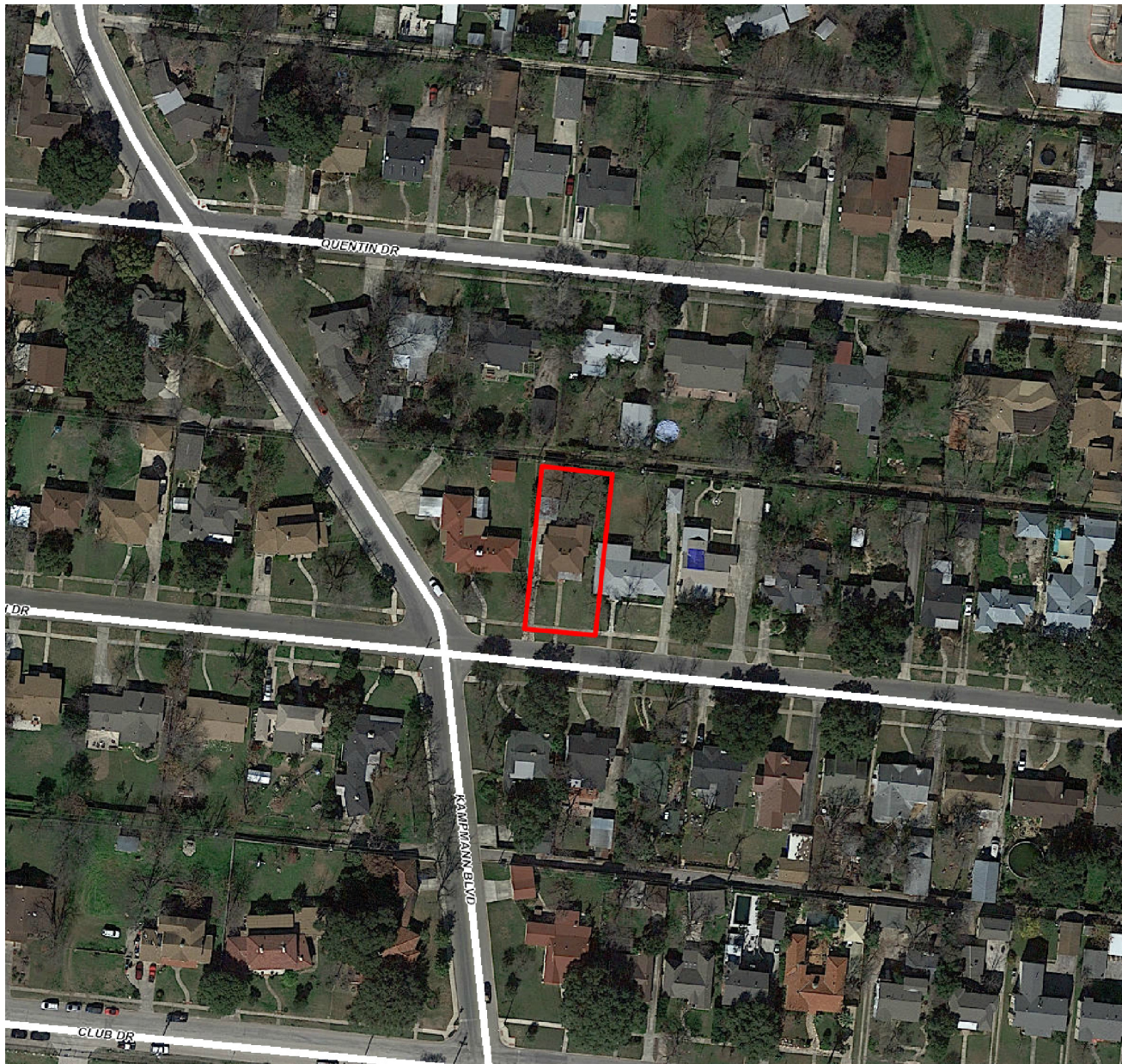
Staff does not recommend approval based on findings a and b. Staff recommends that the applicant restore the existing window, including transom, in place.

If the window cannot be feasibly restored or the HDRC recommends approval of replacement, staff recommends that the applicant install a window that meets the following stipulations:

- i. That the window matches the dimensions, profile, inset, configuration, and materiality of the original, features true divided lites, features clear glass, and maintains the original appearance of the window trim and sill. Vinyl windows with faux divided lites are not appropriate in any circumstance.
- ii. That the transom with four divided lites is retained or replaced with a fixed window that matches the dimensions, profile, inset, configuration, and materiality of the original.
- iii. That the applicant submits a final window specification to staff for review and approval.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Dec 07, 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.

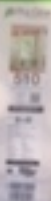















510