

HISTORIC AND DESIGN REVIEW COMMISSION

February 21, 2018

HDRC CASE NO: 2018-078
ADDRESS: 2126 W MISTLETOE
LEGAL DESCRIPTION: NCB 6831 BLK 0 LOT 4&5 6 AND 7
ZONING: R-6
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Feliz Lopez
OWNER: Lopez Ventruess Limited Partnership
TYPE OF WORK: Window replacement, front door replacement
APPLICATION RECEIVED: February 05, 2018
60-DAY REVIEW: April 05, 2018
REQUEST:

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

1. Replace the all existing aluminum windows with vinyl windows.
2. Replace existing front door.

APPLICABLE CITATIONS:

2. *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 structure located at 2126 W Mistletoe is a single-family, ranch style home constructed in 1956. The structure features a brick façade with aluminum windows throughout and an inset porch with wrought iron columns. The home is a contributing structure to the Monticello Park Historic District.
- b. **ALUMINUM WINDOWS REPLACEMENT** – The applicant has proposed to replace all twenty-one (21) non-original, aluminum windows with one-over-one vinyl windows with faux divided lights matching the size of the existing openings. The existing aluminum windows feature fixed windows with faux divided lights or one sliding sash. According to the Historic Design Guidelines, non-historic incompatible windows should be replaced with windows that are typical of the architectural of the building. Staff finds that vinyl windows may be appropriate for replacing non-original, aluminum windows if the window configurations are replaced in-kind and each window meets all of the required specifications listed in the recommendation.
- c. **FRONT DOOR REPLACEMENT** – The applicant has proposed to replace the existing wood door with a fiberglass door. The existing door features three square windows in a mid-century modern configuration and the proposed door features a classic configuration with an oval window. According to the Historic Design Guidelines, 6.B.i, replacement doors should feature matching size, material, and profile to the historic door – when they are deteriorated beyond repair. Staff finds that the existing door appears repairable per the submitted photos. If a repair is not feasible, staff finds that the currently proposed door is not appropriate for the historic structure in its configuration.

RECOMMENDATION:

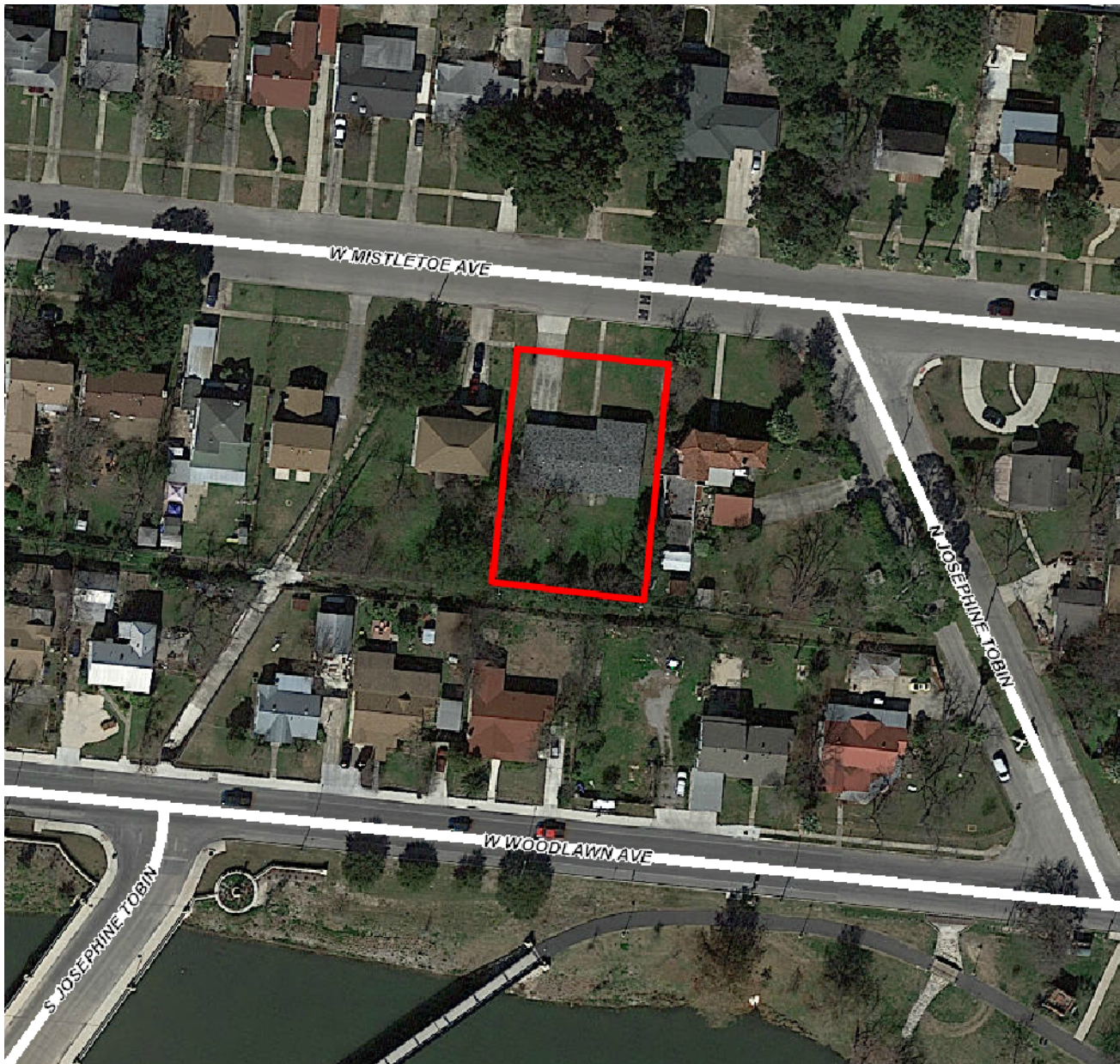
Staff recommends the replacement of all non-original aluminum windows based on finding b with the following stipulations:

- i. That the windows be one-over-one and do not feature faux divided lights.
- ii. That the windows are painted to mitigate the visual impact of new white vinyl.
- iii. That final window specifications must be submitted to staff for review and approval. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

Staff does not recommend approval to replace the existing door as proposed based on finding c. Staff recommends the repair of the existing door or proposing a compatible replacement.

CASE MANAGER:

Huy Pham



2126 W Mistletoe

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KAMPMANN 560

TEX 041

SAN ANTONIO, TEX. 78205

546
ADDL. SHEET
DEC. 1939



SCALE 100 FT TO ONE INCH



2126 West
Mistletoe Avenue

W Mistletoe Ave

W Mistletoe Ave

W Mistletoe Ave

W Mistletoe Ave

W Mistletoe Ave

W Mistletoe Ave

W Mistletoe Ave

Lake Blvd

Lake Blvd

N Josephine Tobin Dr

W Woodlawn Ave

W Woodlawn Ave

W Woodlawn Ave

N Josephine Tobin

Google

Map



2126 West
Mistletoe Avenue



2126 W Mistletoe Ave
San Antonio, Texas

Google, Inc.

Street View - Apr 2016



Navigation controls including a compass, zoom in (+) and zoom out (-) buttons, and left/right arrow buttons for panning.



*Historical Commission
Front Door*

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Door Thickness (In.)	1.75 in
Door Width (in.)	36
Jamb Size (in.)	4-9/16"
Rough Opening Height (In.)	82 in
Rough Opening Width (In.)	38 in

Details

Bore Type	Double Bore
Color Family	Mahogany
Color/Finish	Medium Mahogany
Door Configuration	Single Door
Door Glass Insulation	Dual Pane
Door Handing	Right-Hand/Inswing
Door Style	Classic
Door Type	Exterior Prehung
Features	Brickmould,Weatherstripping
Finish Type	Stained
Frame Material	Wood
Glass Caming Finish	Bright Zinc
Glass Style	Decorative
Glass Type	3/4 Oval
Hinge Finish	Nickel
Hinge Type	Ball Bearing
Included	No Additional Items Included
Material	Wood
Number of Hinges	3
Panel Type	3 Panel
Product Weight (lb.)	240lb
Returnable	90-Day



Additional
or

Our



It's winter,
it's cold,
it's time to
warm up
your home
with a new
window.

ing Window

Product	Model
6100	6100
6100T	6100T
6100T2	6100T2
6100T3	6100T3
6100T4	6100T4













