

HISTORIC AND DESIGN REVIEW COMMISSION

July 18, 2018

HDRC CASE NO: 2018-347
ADDRESS: 1013 N PALMETTO
LEGAL DESCRIPTION: NCB 1369 BLK 6 LOT N 51.5 FT OF 16, 17 & 18
ZONING: R-4 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Miguel Lozano
OWNER: Tyka Booker
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: July 02, 2018
60-DAY REVIEW: August 31, 2018
REQUEST:

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

1. Replace approximately 12 one over one wood windows with new vinyl windows.
2. Replace one non-original aluminum window on the front façade with new vinyl windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- 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.
- Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- Screens and shutters*—Preserve historic window screens and shutters.
- 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)

- 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.
- 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.
- Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- 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.
- 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.
- 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.
- Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- Security bars*—Install security bars only on the interior of windows and doors.
- 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 1013 N Palmetto is a 1-story single family home constructed in approximately 1920 in the Craftsman style. The home features a side gable configuration with a projecting front porch canopy, a prominent front dormer with decorative gable venting, and ganged one over one wood windows. The structure is contributing to the Dignowity Hill Historic District.
- b. **EXISTING WINDOWS: CONDITION** – Staff performed a site visit from the public right-of-way on July 9, 2018. One window on the front façade is non-original aluminum and the remaining are original one over one original wood windows. Many of the wood windows previously featured non-original aluminum exterior storm windows prior to work occurring on the property, primarily on the front and west facades. While these storm windows were incompatible with the architecture of the home, they helped protect the assemblies from ample sun exposure and other environmental factors. During the site visit, staff observed that some of the wood windows have broken glass, are missing pulley cords, and require rehanging and refinishing. However, overall, staff finds that the windows are in very good condition and are fully repairable.
- c. **WOOD WINDOW REPLACEMENT** – The applicant has proposed to replace eight original one over one wood windows with new one over one new windows to match the existing in configuration, proportion, profile, and inset. According to the Guidelines for Exterior Maintenance and Alterations 6.A.iii., and 6.B.iv., in kind replacement of windows is only appropriate when the original windows are beyond repair. As noted in finding b, staff does not find the original windows to be beyond repair. Additional evidence has not been furnished by the applicant to support the replacement of these windows. Replacement of any kind is not consistent with the Guidelines.
- d. **ALUMINUM WINDOW REPLACEMENT** – The applicant has proposed to replace a non-original aluminum window on the front façade with new one over one vinyl windows. The current window features a configuration, proportion, inset, and dimensions that are inconsistent with the Guidelines and the architecture of the structure. Staff finds the window replacement appropriate with the stipulations listed in the recommendation.

RECOMMENDATION:

Item 1, Staff does not recommend approval of the replacement of original wood windows based on findings b and e. Staff recommends that the existing windows be repaired. If the Historic and Design Review Commission (HDRC) finds that replacement is appropriate for any number of windows due to their existing condition, staff recommends that the following stipulation apply:

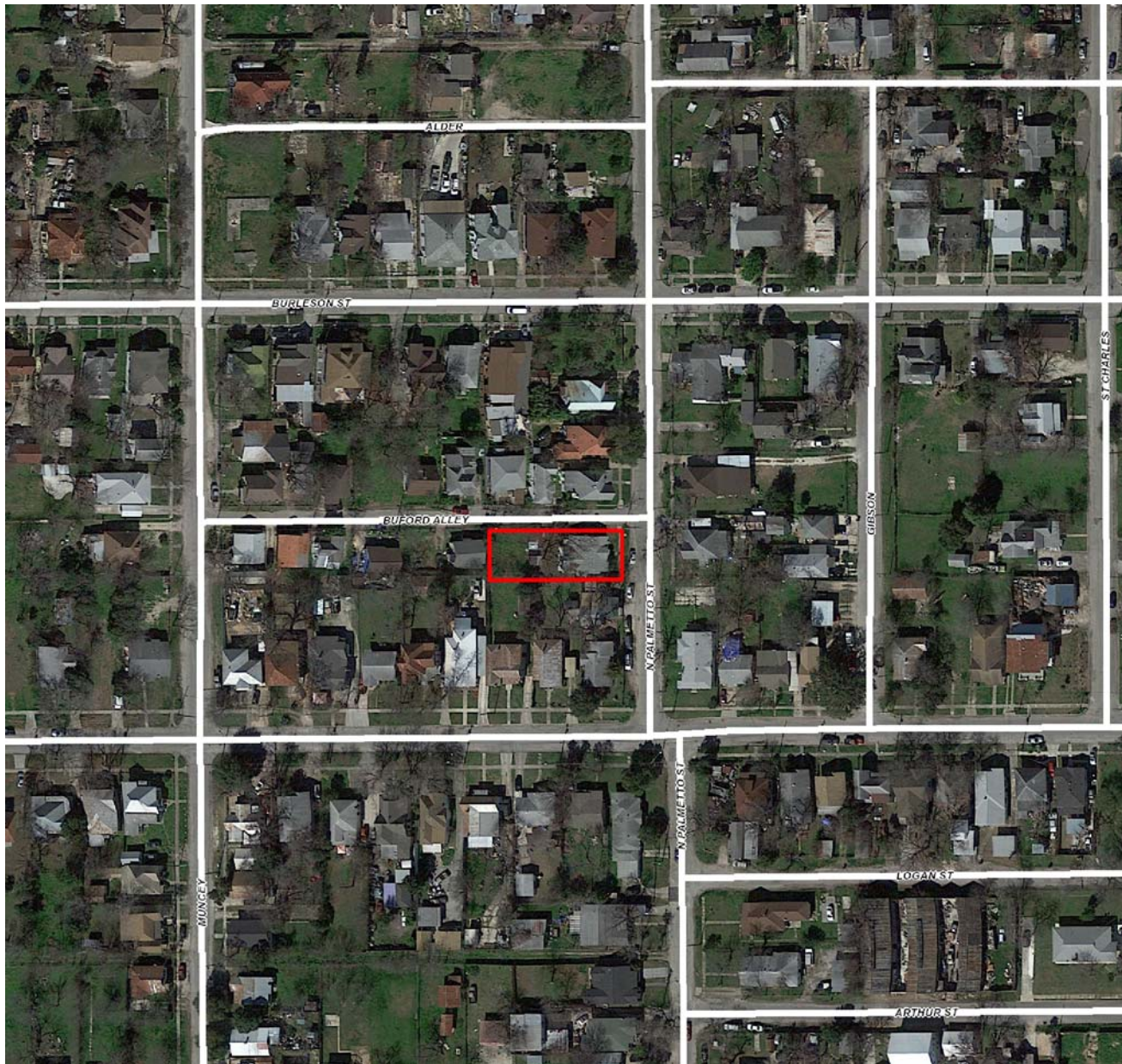
- i. That a final window manufacturer specification be submitted to staff for review and approval and meet the following stipulations: that meeting rails be no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches in depth between the front face of the window trim 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.

Item 2, Staff recommends approval of the replacement of the non-original aluminum window based on findings b and d with the following stipulation:

- i. That a final window manufacturer specification be submitted to staff for review and approval and meet the following stipulations: that meeting rails 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.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

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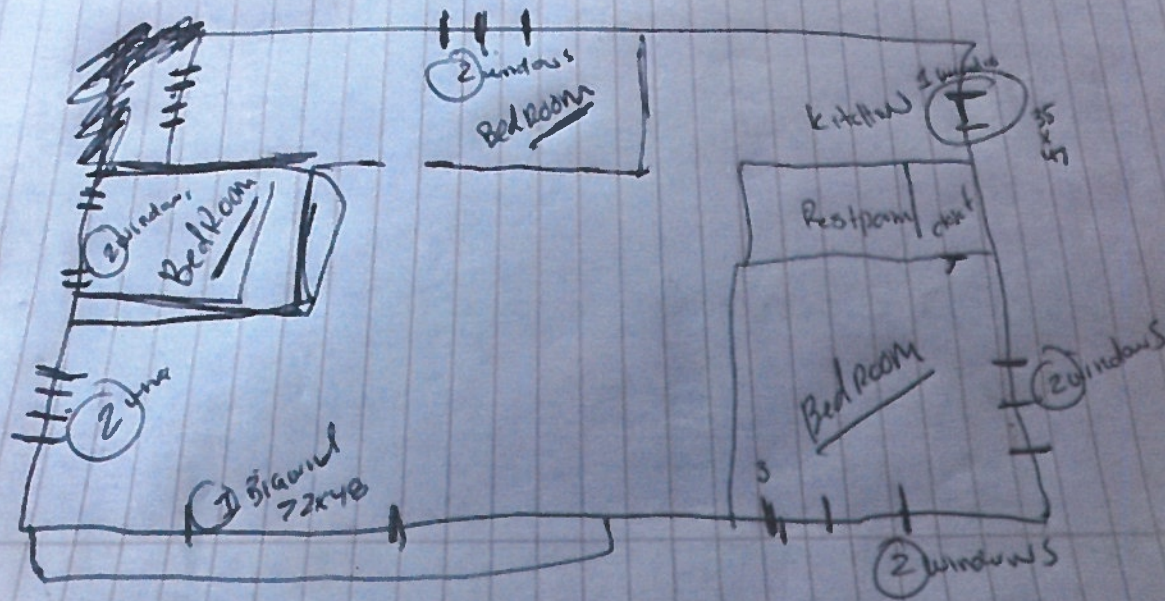




1013 N. Palmetto.

1 - 35x47
12 - 35x60
1 - 72x48

14 windows



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White

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Product Overview

- Features a simple tilting sash system
- Brick mold appearance with contemporary white finish
- Framing includes 1-3/8 in. nail fin setback

Model #: 510**Sku #:** 1000013563**Internet #:** 204293165

510F Single Hung Vinyl Windows are available in singles, twins, triples, combinations, fixed and a wide selection of architectural shapes. They feature a brickmold appearance and come with simple tilting sash system. Frame options include 1 in. or 1-3/8 in. nail fin setback or flange.

- Warm edge plus
- Low-E solar cooling
- Nail fin set back 1-3/8 in.
- DP50

Info & Guides

- [Instructions / Assembly](#)



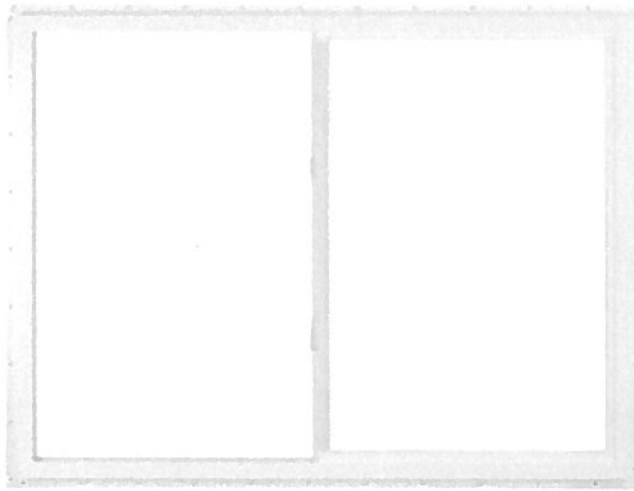
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35.5 in. x 59.5 in. Single Hung Vinyl Window -
White

★★★★☆ (4)

[Back](#)**Model #:** DMSL 7248WHL2ARHS**Sku #:** 1000031624**Internet #:** 204740914

Simonton DaylightMax Slider windows offer a narrow frame and more glass, which provides more daylight than wide-frame windows. The unique frame design is durable and provides maximum energy efficiency that meets energy star standards, helping you reduce your heating and cooling costs. Complement your style with Decorum exterior colors, hardware finishes and decorative glass. For more information on Simonton Special Order Windows, Please see your Local Home Depot Store or Schedule a FREE in home Consultation Today.

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- Get maximum energy efficiency from our energy star qualified products
- Your window will operate with ease for a lifetime on our smooth roller track
- No maintenance needed with our premium vinyl