

# HISTORIC AND DESIGN REVIEW COMMISSION

July 18, 2018

**HDRC CASE NO:** 2018-342  
**ADDRESS:** 1103 N OLIVE ST  
**LEGAL DESCRIPTION:** NCB 514 BLK 18 LOT 20  
**ZONING:** R-6 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Miguel Lozano  
**OWNER:** Elianna Chavarria  
**TYPE OF WORK:** Window replacement  
**APPLICATION RECEIVED:** July 09, 2018  
**60-DAY REVIEW:**  
**REQUEST:**

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

1. Replace an original steel casement window on the front façade of the structure with new one over one vinyl windows.
2. Replace existing one over one non-original aluminum windows with new one over one vinyl windows.

## 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.
- 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 primary structure located at 1103 N Olive is a 1-story single family home constructed in approximately 1980. A 1-story structure in a different configuration is present on the 1911-1924 Sanborn Map. The lot no longer features a primary structure in the 1911-1955 Sanborn Map. The existing structure is non-contributing to the Dignowity Hill Historic District.
- b. **CASEMENT WINDOW REPLACEMENT** – Staff finds that the existing casement windows are not original to the house and is eligible for replacement. A historically-appropriate replacement window would be consistent with the Guidelines.
- c. **ALUMINUM WINDOW REPLACEMENT** – The applicant is requesting approval to replace four non-original aluminum windows with one over one vinyl windows with faux divided lites. The existing aluminum windows are not appropriate for the style of the home in terms of profile, inset, and dimensions. According to the Historic Design Guidelines, non-historic incompatible windows should be replaced with windows that are typical of the architectural style of the building. Staff finds that vinyl windows may be appropriate for replacing incompatible aluminum windows if the windows meet all the required specifications listed in the recommendation.

## **RECOMMENDATION:**

Item 1, Staff recommends approval of the replacement of the casement window based on finding b with the following stipulations:

- i. That the applicant submits a front elevation indicating how the proposed new windows will be installed.
- ii. That the applicant submits a final window specification, including section detail, to staff for review and approval prior to receiving a Certificate of Appropriateness. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. 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 or with the installation of additional window trim to add thickness. 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 one over one aluminum windows with new vinyl windows based on finding c with the following stipulation:

- i. That the applicant submits a final window specification, including section detail, to staff for review and approval prior to receiving a Certificate of Appropriateness. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. 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 or with the installation of additional window trim to add thickness. 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

Printed: Jul 11, 2018

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.





















# 1912 - 1924 SANBORN MAP

169

MILAM

170

160

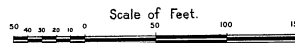
SHERMAN

BURLESON

157

161

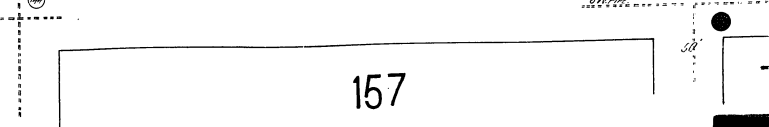
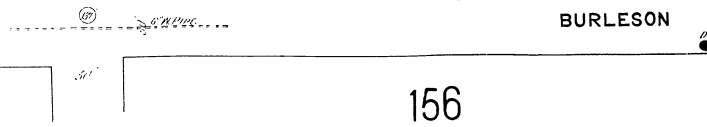
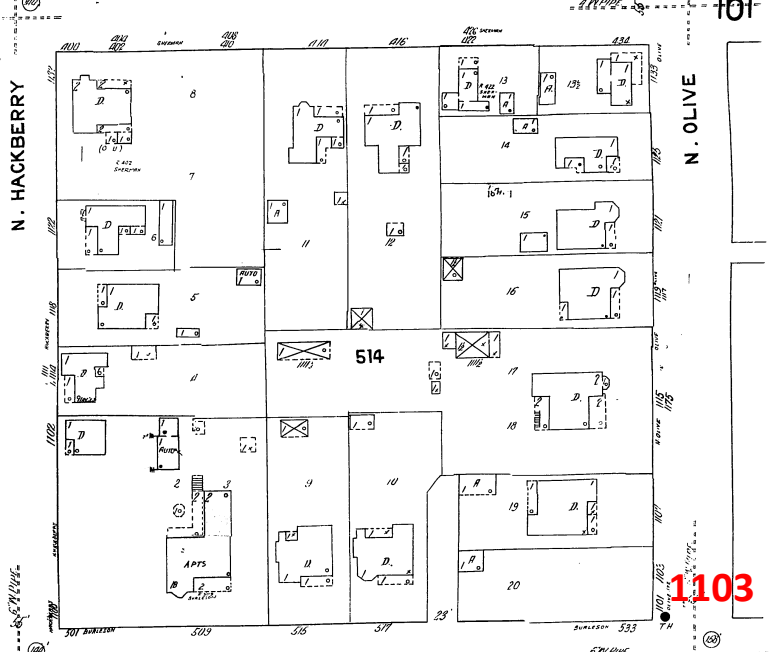
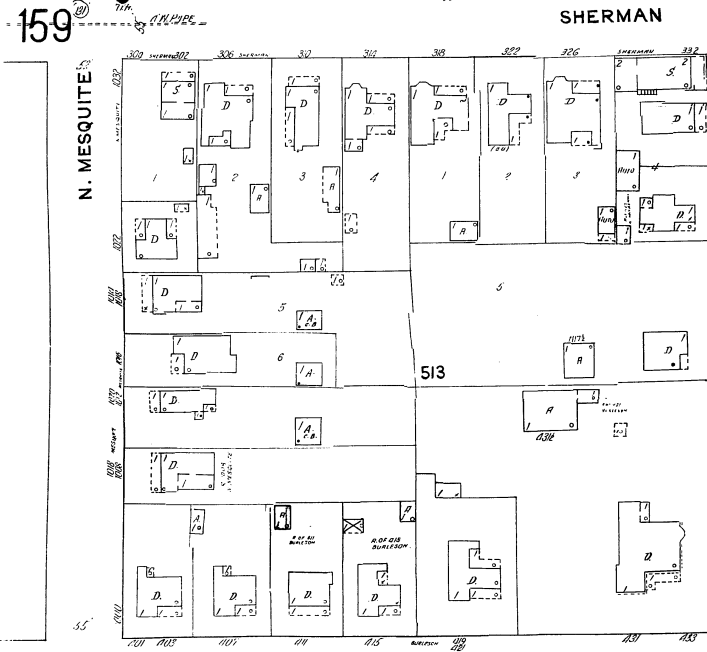
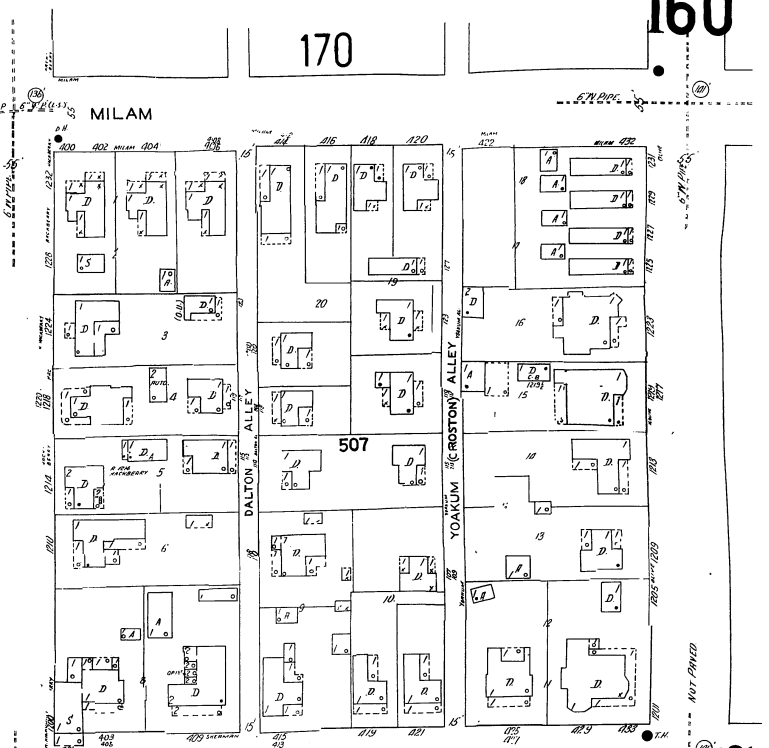
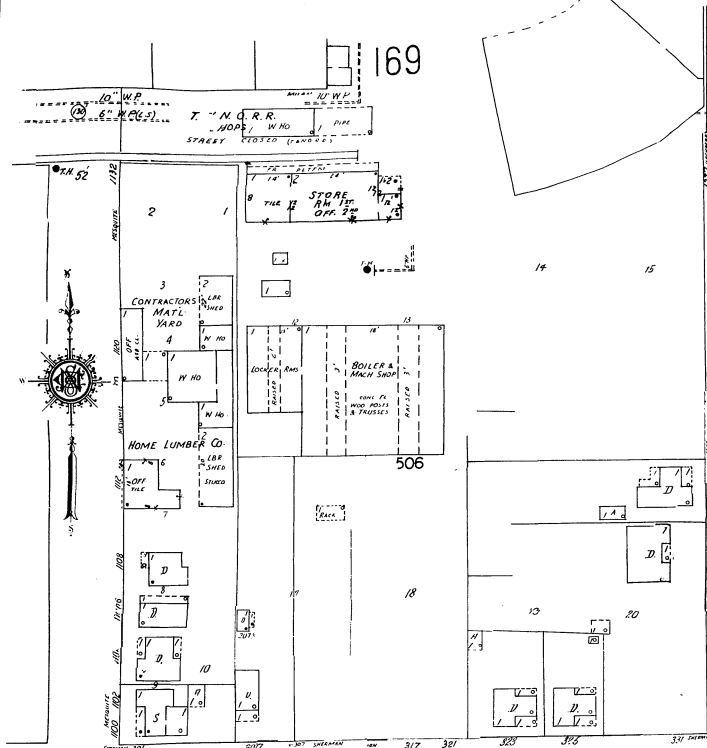
1103



# 1911 - 1951 SANBORN MAP

EX...035

160

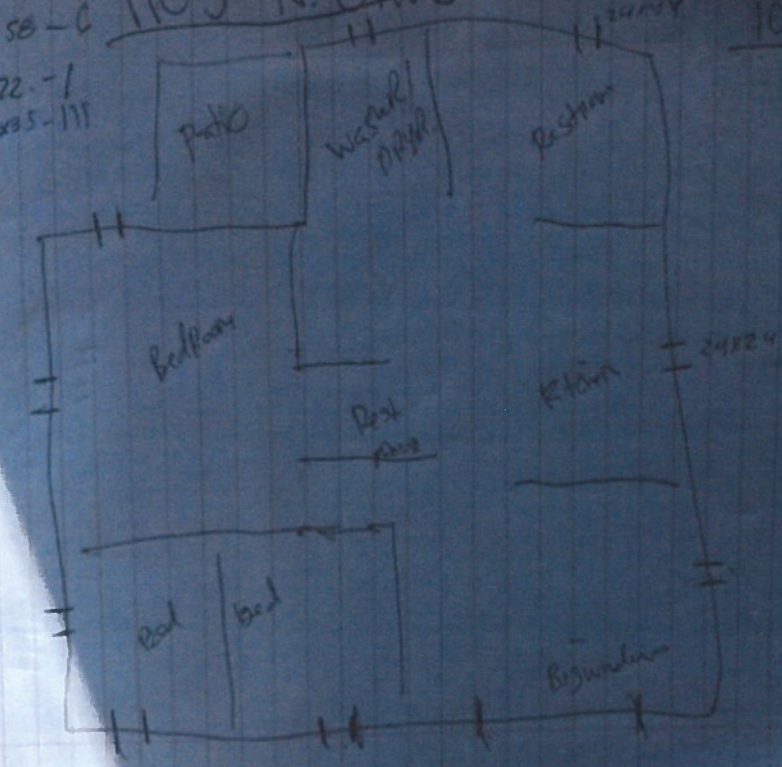


Scale of Feet.



35x58-C 1103 N. Olive  
- 48x22 - 1  
23x95-111

10 windows



AT&T LTE

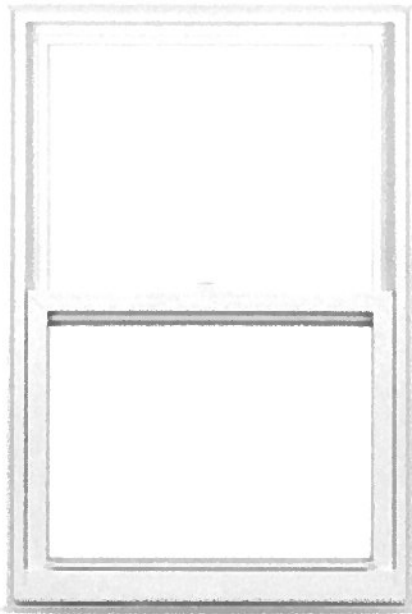
11:59 AM

45%

THE HOME DEPOT INC

you're shopping with us

Home / Doors & Windows / Windows / Single Hung Wi



Save to Favorites

**American Craftsman** >

23.375 in. x 35.25 in. 50 Series Single Hung  
White Vinyl Window with Nailing Flange

★★★★★ (25)



AT&T LTE

11:03 AM

63%

THE HOME DEPOT INC



Search



You're shopping **Lemmon Ave**

[Home](#) / [Doors & Windows](#) / [Windows](#) / [Single Hung Wi](#)



[Save to Favorites](#)

**Ply Gem** >

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

★★★★☆ (4)

Live Chat

[Back](#)

## Product Overview

- Designed for installation into new openings
- Low-maintenance vinyl never needs painting
- Tilt-in feature for easy cleaning

**Model #:** 50 SH FIN

**Sku #:** 521498

**Internet #:** 203157276

American Craftsman 50 Series single-hung windows with nailing flange are designed for installation into new openings. A slim profile offers a contemporary look while maximizing your view and allowing more light into your home. The bottom window sash opens for ventilation and tilts in for easy cleaning.

- Energy efficient design
- Dual weather stripping creates a weather tight seal
- Low-maintenance vinyl never needs painting
- The bottom sash operates
- Easy to clean tilt-in bottom sash
- Flat exterior frame convenient for lap siding or brick construction



[< Back](#)

## Product Overview

**Model #:** 510

**Sku #:** 1000013588

**Internet #:** 204293169

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](#)

[Back](#)

## 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](#)