

## HISTORIC AND DESIGN REVIEW COMMISSION

September 19, 2018

**HDRC CASE NO:** 2018-462  
**ADDRESS:** 201 E HUISACHE AVE  
**LEGAL DESCRIPTION:** NCB 3085 BLK 1 LOT 23  
**ZONING:** MF-33, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Patrick Christensen  
**OWNER:** SA Huisache Investors LLC  
**TYPE OF WORK:** Window/door replacement  
**APPLICATION RECEIVED:** August 31, 2018  
**60-DAY REVIEW:** October 30, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to replace wood windows and doors with aluminum windows and doors.

### APPLICABLE CITATIONS:

6. Architectural Features: Doors, Windows, and Screens

#### 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 at 201 E Huisache was constructed circa 1924 in the Spanish Eclectic style and is contributing to the Monte Vista Historic District. The two-story multi-family structure features many intact architectural elements typical of its style: clay barrel tile roof, stucco walls, buttressed entryway into interior courtyard, and one-over-one wood window with decorative trim. The structure feature appears on the 1924 Sanborn Map as the “Le Tressa Apartments.”
- b. On a site visit conducted on August 20, 2018, staff found that approximately twenty windows and a number of doors had been replaced prior to the issuance of a Certificate of Appropriateness. The \$500 post-work application fee has been paid.

- c. EXISTING WINDOWS – Prior to replacement without approval, the structure featured one-over-one wood windows with a decorative trim as a center piece between each set of windows. Some balconies featured wood doors with 3x5 divided lights.
- d. WINDOW REPLACEMENT – The applicant has proposed to replace a number of wood windows and doors with new aluminum windows and doors. The Guidelines for Architectural Features 6.B.iv. notes that window replacement should only be considered when the original windows are deteriorated beyond repair. While the applicant does provide some supporting evidence regarding wood element failure or broken glazing, staff finds that many of the windows and doors can potentially be repaired. The proposed replacement is not consistent with the Guidelines.
- e. NEW WINDOWS – The applicant has proposed to install black one-over-one aluminum windows. The Guidelines for Architectural Features 6.B.iv. notes that new windows are to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and details. Staff finds that the proposed windows are not compatible in style or materials with the original windows.

**RECOMMENDATION:**

Staff does not recommend approval of window or door replacement based on finding d. Staff recommends repair of any remaining windows and doors.

For any window that has been permanently discarded, staff recommends in-kind replacement with the standard stipulations for new windows: *Meeting rails that are 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 an 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.*

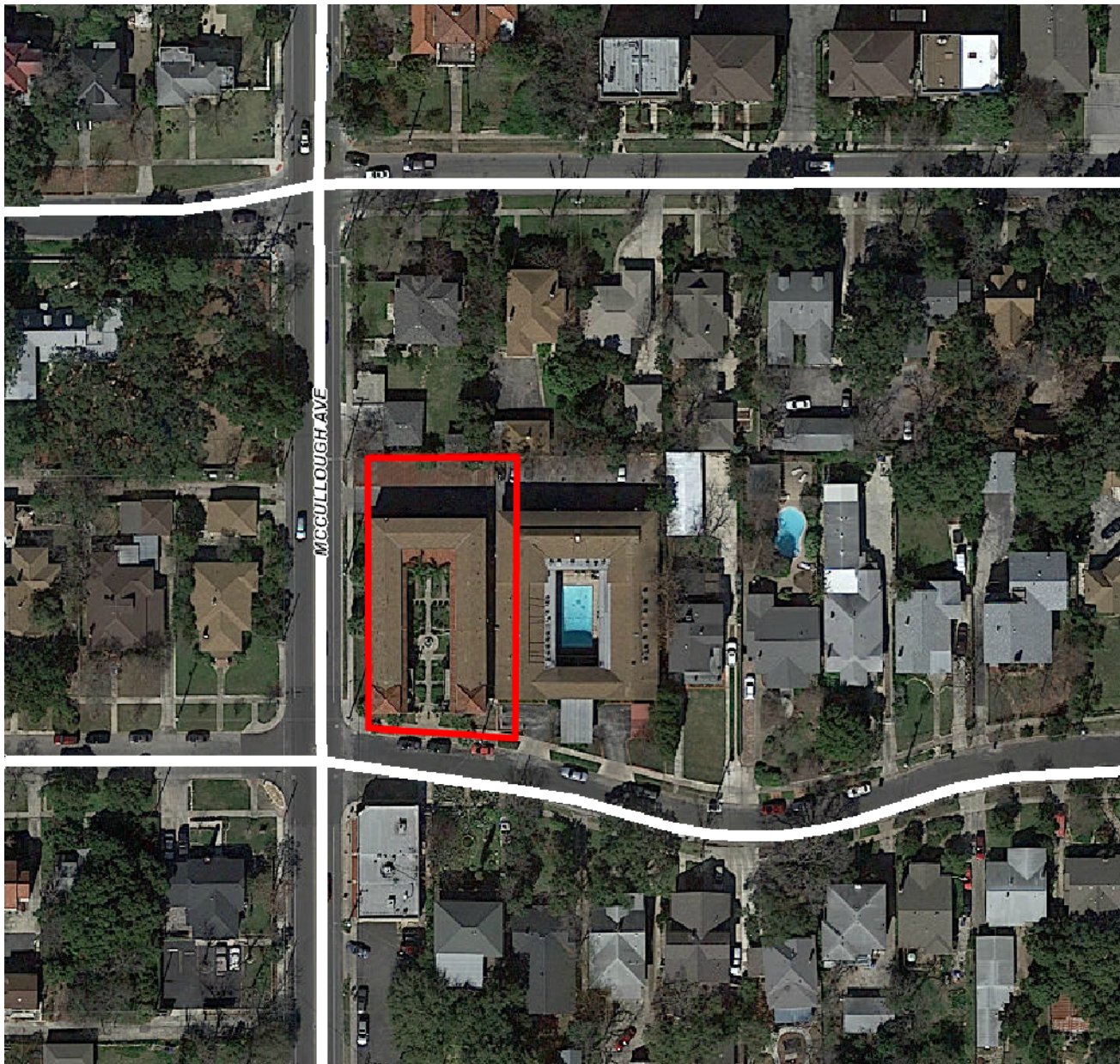
For any door that has been permanently discarded, staff recommends in-kind replacement of the 3x5 divided-light wood doors.

**CASE COMMENT:**

On a site visit conducted on August 20, 2018, staff found that approximately twenty windows and some doors have been replaced with aluminum windows and doors prior to the issuance of a Certificate of Appropriateness. The applicant submitted a request to be heard at an HDRC hearing on August 31, 2018. The \$500 post-work application fee has been paid.

**CASE MANAGER:**

Huy Pham



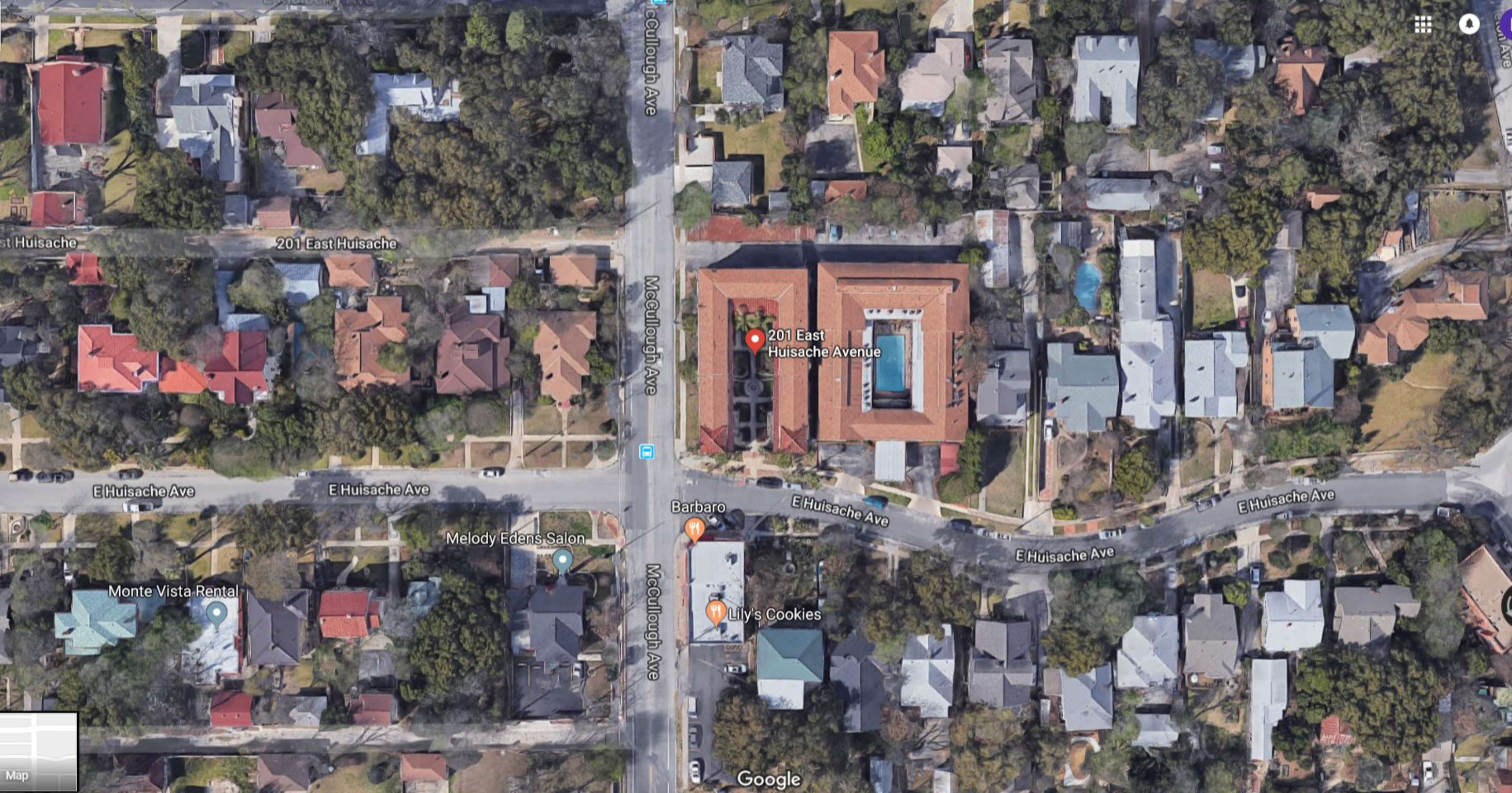
201 E Huisache

Powered by ArcGIS Server

Printed: Sep 12, 2018

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st Huisache

201 East Huisache

McCullough Ave

McCullough Ave



201 East Huisache Avenue

E Huisache Ave

E Huisache Ave

Melody Edens Salon

Monte Vista Rental

Barbaro

E Huisache Ave

E Huisache Ave

E Huisache Ave

McCullough Ave

Lily's Cookies

Google

Map





201 East  
Huisache Avenue

McCullough Ave

McCullough Ave

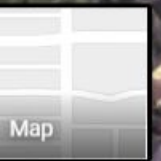
McCullough Ave

E Huisache Ave

Pizza Bar

Barbaro

Lily's Co

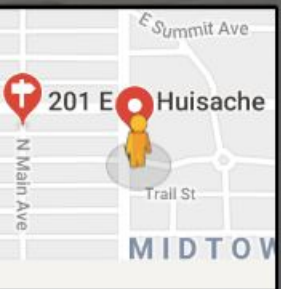


Google











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August 28, 2018

Ms. Shannon Shea Miller, Historic Preservation Officer  
Office of Historic Preservation  
City of San Antonio  
1901 S. Flores  
San Antonio, TX 78204

**Via Hand Delivery**

RE: Certificate of Appropriateness Application for 201 E. Huisache, San Antonio, Bexar County, Texas; Our file No. 9535.005

Dear Ms. Miller:

Attached please find a Certificate of Appropriateness application for the property located at 201 E. Huisache. The owner developer was conducting some rehabilitation work without realizing he needed permission from the Office of Historic Preservation. He apologizes for that and hopes that a reasonable solution can be achieved.

The property is listed as being constructed in 1940. It was recently purchased and an immediate rehabilitation has begun. The structure, both internally and externally is in bad repair from decades of neglect. The owner is ready to begin the process restoration. He has already installed 36 "Atrium" brand Insulated Glass 1/1 White Single Hung Windows. These windows were installed with a Certificate of Appropriateness which is the reason for this application.



# 201 E. Huisache

The following photos are existing window conditions:

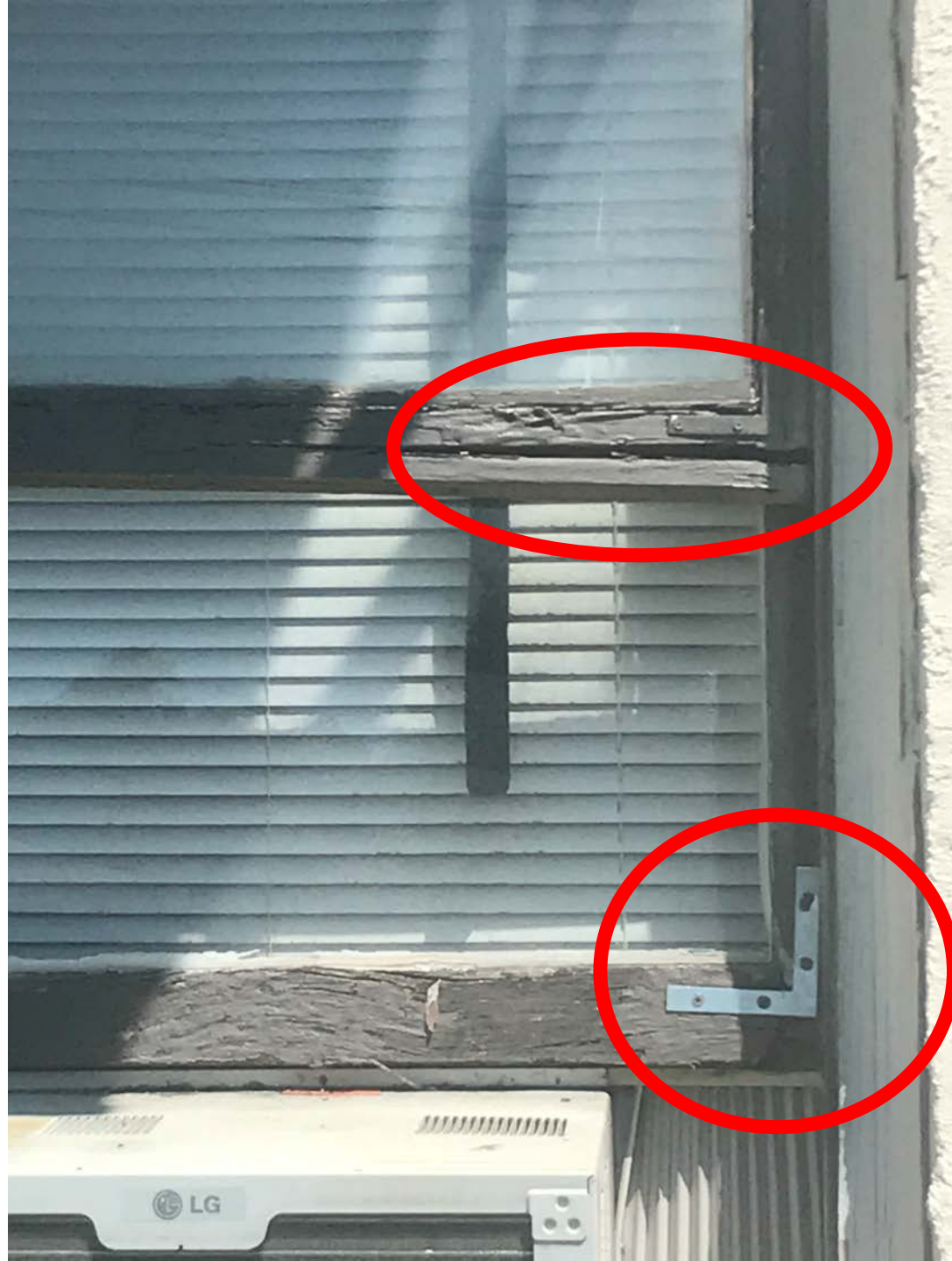


























The following slides are the new windows:













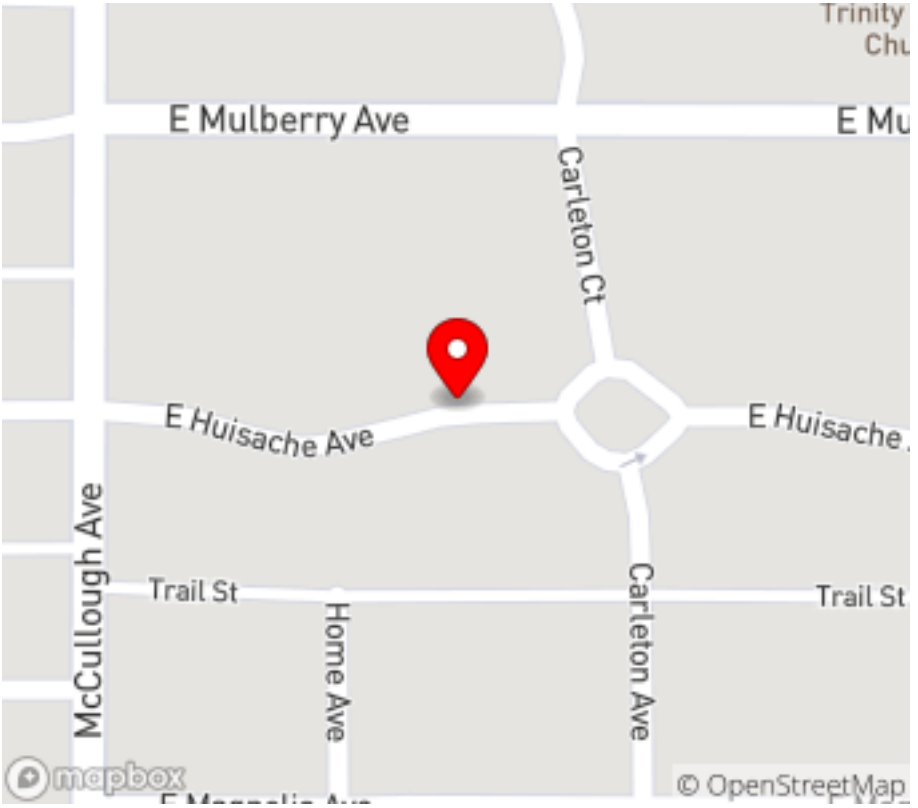






## Investigation Report

### Property

Address	201 E Huisache
District/Overlay	Monte Vista
Owner Information	SA E Huisache Investors
Location Map	
	Lat: 29.4558434416675 Long: -98.490347846062

### Site Visit

Date	08/20/2018
Time	03:41 PM (-5 GMT)
Context	citizen report
Present Staff	Huy Pham
Present Individuals	None
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	75%
Description of work	Removal of over 20 wood windows and doors and installation of aluminum windows.

### Action Taken









Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	posted "Notice of Investigation", posted "Stop Work Notice"
Deadline to contact office	08/20/2018



## Investigation Report

Will post-work application fee apply?	Yes
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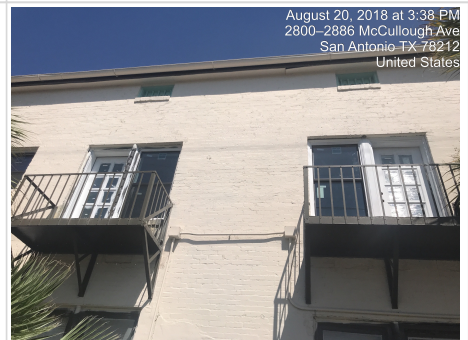
### Documentation

Photographs	 <p>August 20, 2018 at 3:37 PM 201 E Huisache Ave San Antonio TX 78212 United States</p>	 <p>August 20, 2018 at 3:36 PM 201 E Huisache Ave San Antonio TX 78212 United States</p>
	 <p>August 20, 2018 at 3:37 PM 201 E Huisache Ave San Antonio TX 78212 United States</p>	 <p>August 20, 2018 at 3:37 PM 201 E Huisache Ave San Antonio TX 78212 United States</p>
	 <p>August 20, 2018 at 3:38 PM 201 E Huisache Ave San Antonio TX 78212 United States</p>	 <p>August 20, 2018 at 3:36 PM 2800-2886 McCullough Ave San Antonio TX 78212 United States</p>
	 <p>August 20, 2018 at 3:36 PM 201 E Huisache Ave San Antonio TX 78212 United States</p>	 <p>August 20, 2018 at 3:37 PM 201 E Huisache Ave San Antonio TX 78212 United States</p>





## Investigation Report





## Investigation Report

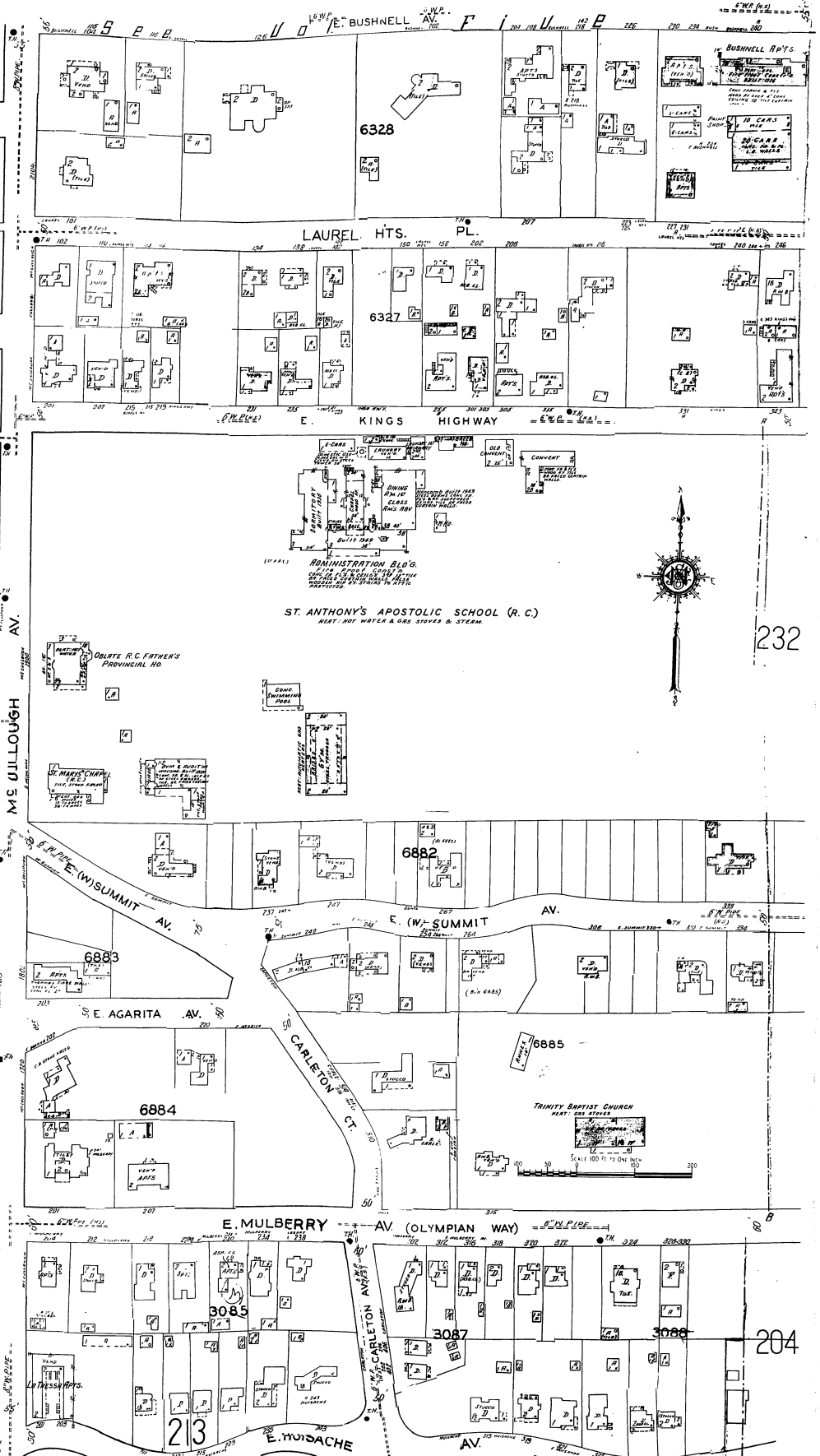
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SCALE 100 FT. TO AN INCH

See Vol. 012

See Vol. 012



232

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