

HISTORIC AND DESIGN REVIEW COMMISSION

October 17, 2018

HDRC CASE NO: 2018-512
ADDRESS: 1650 E PYRON AVE
LEGAL DESCRIPTION: NCB 7650 BLK LOT 25 AND 26
ZONING: R-6, H
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Michael & Cynthia Matson
OWNER: Michael & Cynthia Matson
TYPE OF WORK: Window replacement, fenestration modifications
APPLICATION RECEIVED: September 25, 2018
60-DAY REVIEW: November 24, 2018
REQUEST:

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

1. Replace the existing, aluminum windows with windows.
2. Modify two window openings on the front façade for bedroom egress on the front façade and one bedroom window on the rear façade.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for 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.

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 1650 E Pyron Avenue was constructed in 1962 in the Ranch Style. The structure features a front façade with two garage bays, elongated hipped roofs and small, horizontally oriented windows. Within this request, the applicant has proposed to replace the existing, aluminum windows and modify existing window openings.
- b. **WINDOW REPLACEMENT** – The applicant has proposed to replace the existing, aluminum windows with new, wood windows. The Guidelines for Exterior Maintenance and Alterations 6.. notes that non-historic windows should be replaced with windows that are typical of the architectural style of the building. The applicant has proposed wood windows. Generally, staff finds the proposed wood replacement windows appropriate. Staff finds that aluminum or fiberglass windows would also be appropriate given the construction period and architectural style of the structure.
- c. **WINDOW MODIFICATIONS (front façade)** – The applicant has proposed modifications to the front façade’s fenestration that includes a modification from two existing horizontally oriented windows to two, one over one windows measuring approximately three (3) feet in width and six (6) feet in height. While a change from the original fenestration profile, one over one window profiles are typical for the architectural style of the house. Staff finds the proposed modifications to be appropriate. Staff finds that the one over one windows should only modify the portion of the windows that matches the new width. The original, narrow window profiles to the right and left of each should remain as they currently exist.
- d. **WINDOW MODIFICATIONS (rear façade)** – The applicant has proposed to modify an existing, rear window opening by installing French doors. Staff finds that the proposed modification is not visible from the right of way and is generally in keeping with the architectural style of the house.

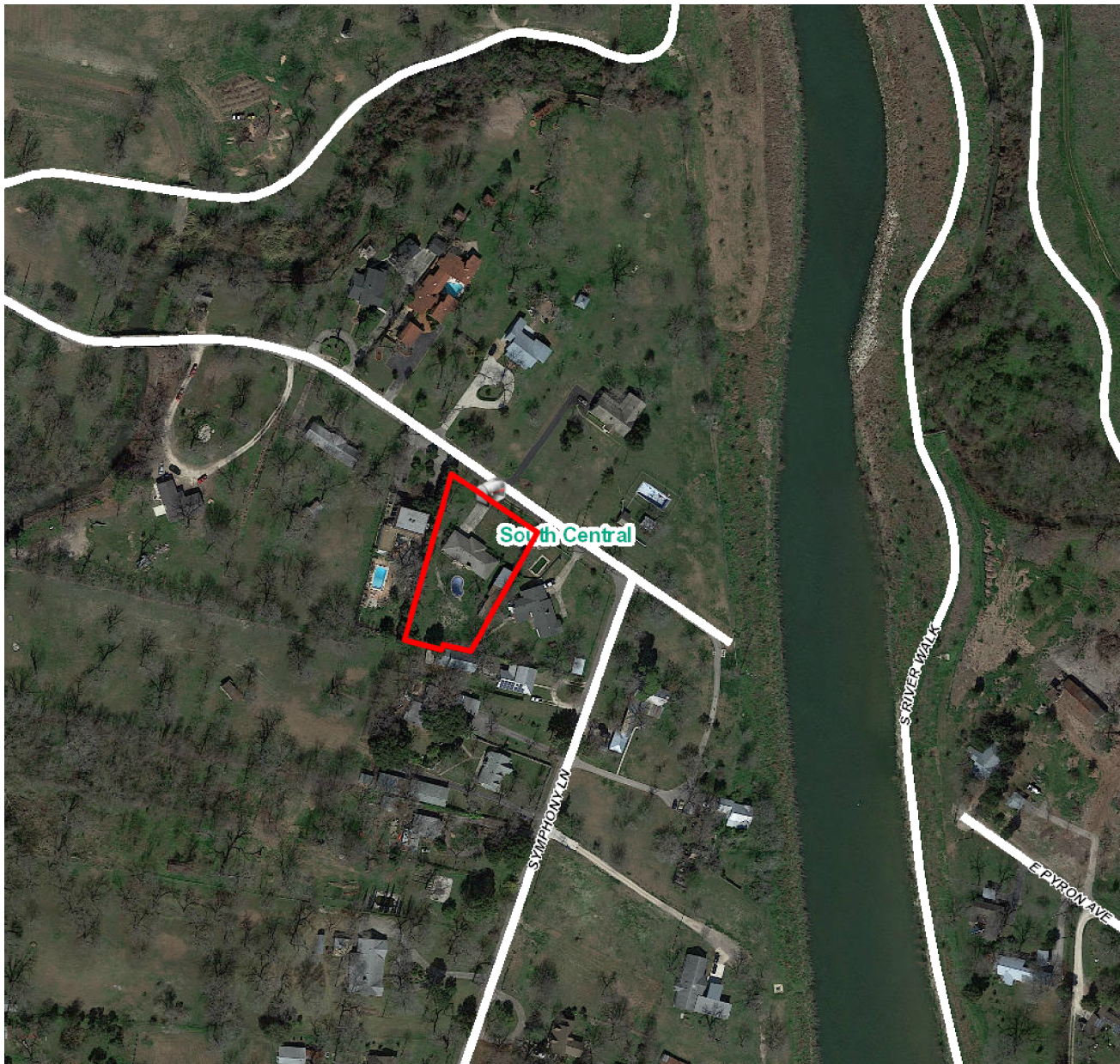
RECOMMENDATION:

Staff recommends approval based on findings a through d with the following stipulations:

- i. That brick match the original in any in-filled locations and that the proposed cedar or wood shake shingles be comparable in size to those that currently exist (to the left and right of the dining room window openings).
- ii. That the one over one windows should only modify the portion of the windows that matches the new width. The original, narrow window profiles to the right and left of each should remain as they currently exist.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Oct 10, 2018

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San Antonio River

E Pyron Ave

Symphony Ln

1650 East Pyron Avenue

E Pyron Ave







Window replacement scope of work

Replace all exterior windows with new energy efficient windows.

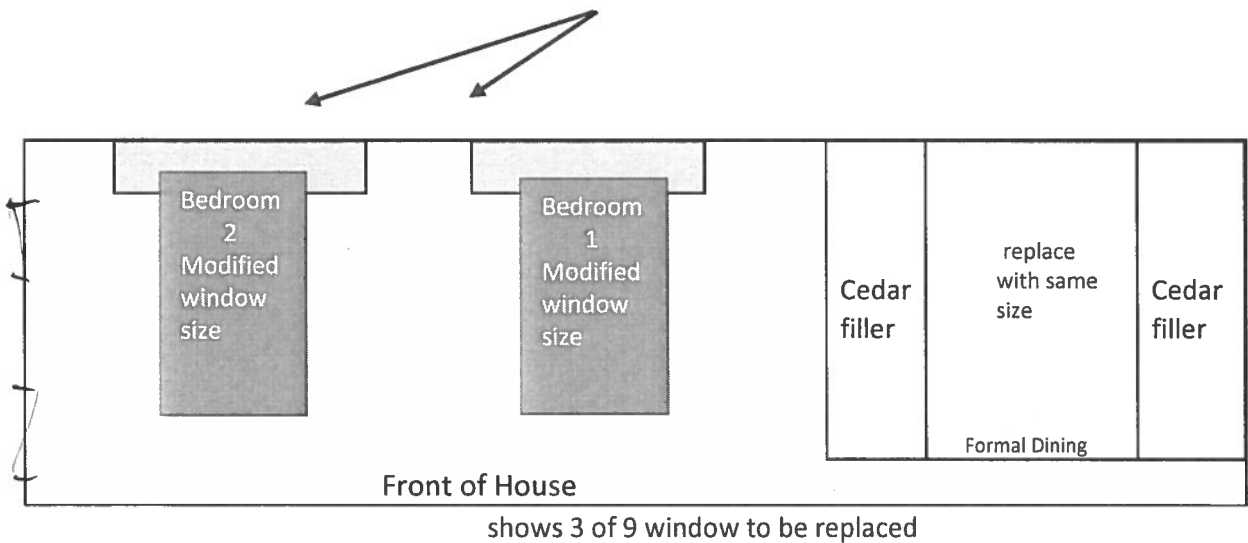
Windows to be replaced: Laundry room, formal dining, dining, kitchen, living room, bathroom and 3 bedrooms with a total of 5 windows. (10 total)

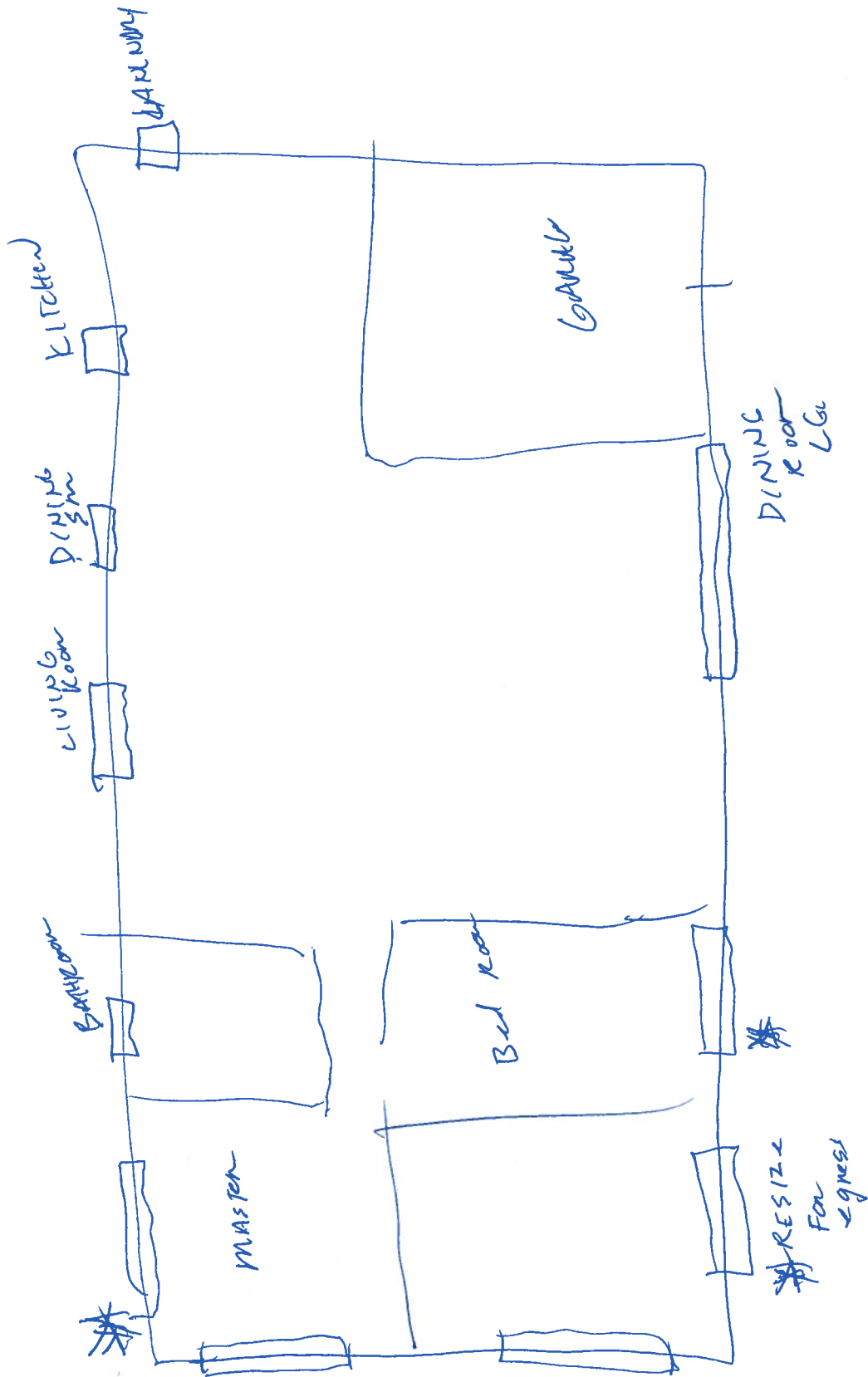
All front (street facing) windows must be wood framed as required by city historical office and approval must be received by the city before starting work.

Three bedrooms will require window size modifications to provide for emergency egress. Cedar planks or timber, insulation and vapor barrier are to be used to fill in areas where new windows do not fill voids. The window size modification will require cutting brick exterior and rough framing for new window.

Please provide quote to replace 1 master bedroom window with French doors vs. a window with emergency egress. (window facing back yard).

Formal dining window to be replaced with existing size window and are wood filler to be replaced with cedar as described above.







Customer Quote

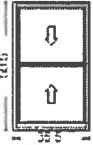
GMG Construction
203 East Formosa

SAN ANTONIO, TX 78221

Phone Number: (210) 260-7951

Fax Number:

Customer Name	Deliver To Address	Order Information
1650 East Pyron Ave SAN ANTONIO, TX 78214 Primary Phone: (559) 301-6404	203 East Formosa SAN ANTONIO, TX 78221	Estimated Delivery Date: None Order Number: 370 Quote Number: 10441707 Final Wall Depth: Customer PO:

Outside View	Line #	Qty	Description	Item Price	Ext'd Price
	10	2	Architect, Double Hung, 35.5 X 59.5	\$675.77	\$1,351.54

Location: FRONT BEDS

Rough Opening: 36.25" X 61.375"

1: 35.559.5 Double Hung, Equal

General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"

Exterior Color / Finish: Primed, Primed Aluminum

Interior Color / Finish: Linen White Paint Interior

Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs

Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

Screen: Full Screen, Standard EnduraClad, Tan, Standard, InView™

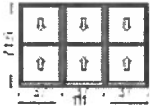
Performance Information: U-Factor 0.28, SHGC 0.21, VLT 0.49, CPD PEL-N-234-00301-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, TDI WIN-2038, Year Rated 08|11, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only)

Grille: No Grille,

Wrapping Information: Wood Brickmould, 1 7/8", Factory Applied, 1 1/8" Wood Subsill, Factory Applied, No Exterior Trim, 4 9/16", 4 3/4", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 190".

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Outside View	Line #	Qty	Description	Item Price	Ext'd Price
	15	1	Architect, 3-Wide Double Hung, 111 X 71.5	\$2,327.29	\$2,327.29

Location: FRONT DINING

Rough Opening: 111.75" X 73.375"

1: 3771.5 Double Hung, Equal**General Information:** Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"**Exterior Color / Finish:** Primed, Primed Aluminum**Interior Color / Finish:** Linen White Paint Interior**Sash / Panel:** Putty Glaze, Ogee, Standard, No Sash Lugs**Glass:** Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude**Hardware Options:** Cam-Action Lock, Champagne, No Window Opening Control Device, No Limited

Opening Hardware, Order Sash Lift, No Integrated Sensor

Screen: Full Screen, Standard EnduraClad, Tan, Standard, InView™**Performance Information:** U-Factor 0.28, SHGC 0.21, VLT 0.49, CPD PEL-N-234-00301-00001,

Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45,

TDI WIN-2038, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)

Grille: No Grille,**Vertical Mull 1:** FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure-20**2: 3771.5 Double Hung, Equal****General Information:** Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"**Exterior Color / Finish:** Primed, Primed Aluminum**Interior Color / Finish:** Linen White Paint Interior**Sash / Panel:** Putty Glaze, Ogee, Standard, No Sash Lugs**Glass:** Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude**Hardware Options:** Cam-Action Lock, Champagne, No Window Opening Control Device, No Limited

Opening Hardware, Order Sash Lift, No Integrated Sensor

Screen: Full Screen, Standard EnduraClad, Tan, Standard, InView™**Performance Information:** U-Factor 0.28, SHGC 0.21, VLT 0.49, CPD PEL-N-234-00301-00001,

Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45,

TDI WIN-2038, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)

Grille: No Grille,**Vertical Mull 2:** FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure-20**3: 3771.5 Double Hung, Equal****General Information:** Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"**Exterior Color / Finish:** Primed, Primed Aluminum**Interior Color / Finish:** Linen White Paint Interior**Sash / Panel:** Putty Glaze, Ogee, Standard, No Sash Lugs**Glass:** Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude**Hardware Options:** Cam-Action Lock, Champagne, No Window Opening Control Device, No Limited

Opening Hardware, Order Sash Lift, No Integrated Sensor

Screen: Full Screen, Standard EnduraClad, Tan, Standard, InView™**Performance Information:** U-Factor 0.28, SHGC 0.21, VLT 0.49, CPD PEL-N-234-00301-00001,

Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45,

TDI WIN-2038, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)

Grille: No Grille,**Vertical Mull 1:** FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure-20**Wrapping Information:** Wood Brickmould, 1 7/8", Factory Applied, 1 1/8" Wood Subsill, Factory Applied,

No Exterior Trim, 4 9/16", 4 3/4", Standard Four Sided Jamb Extension, Factory Applied, Pella

Recommended Clearance, Perimeter Length = 365".

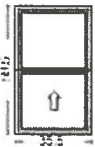
Outside View	Line #	Qty	Description	Item Price	Ext'd Price
	20	2	Impervia, Direct Set Fixed Frame Rectangle, 84 X 24, Tan	\$512.00	\$1,024.00

Location: South wall

Rough Opening: 84.5" X 24.5"

1: 8424 Fixed Frame Direct Set**General Information:** Standard, Duracast®, Block, Foam Insulated, 3", 1 11/16"**Exterior Color / Finish:** Tan**Interior Color / Finish:** White, Two Color**Glass:** Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude**Performance Information:** U-Factor 0.26, SHGC 0.24, VLT 0.56, CPD PEL-N-127-02342-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, TDI WIN-1594, Year Rated 08**Grille:** No Grille,**Wrapping Information:** No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 216".

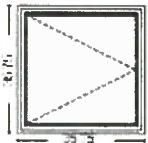
Outside View	Line #	Qty	Description	Item Price	Ext'd Price
	30	1	Impervia, Single Hung, 35.5 X 59.5, Tan	\$511.37	\$511.37

Location: MASTER BED

Rough Opening: 36" X 60"

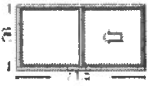
1: 3660 Single Hung, Equal**General Information:** Standard, Duracast®, Nail Fin, Foam Insulated, 3", 1 5/16", 1 11/16"**Exterior Color / Finish:** Tan**Interior Color / Finish:** Tan**Glass:** Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude**Hardware Options:** Cam-Action Lock, Satin Nickel**Screen:** Half Screen, InView™**Performance Information:** U-Factor 0.28, SHGC 0.21, VLT 0.49, CPD PEL-N-102-00941-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, TDI WIN-1649, Year Rated 08, Egress Meets Typical 5.7 sqft (E) (United States Only)**Grille:** No Grille,**Wrapping Information:** No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 190".

Outside View	Line #	Qty	Description	Item Price	Ext'd Price
	35	1	Impervia, Casement Right, 35.75 X 35.75, Tan	\$633.36	\$633.36

Location: MASTER BATH

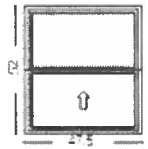
Rough Opening: 36.25" X 36.25"

1: Non-Standard Size Non-Standard Size Right Casement**General Information:** Standard, Duracast®, Block, Foam Insulated, 3 1/4", 1 15/16"**Exterior Color / Finish:** Tan**Interior Color / Finish:** White, Two Color**Glass:** Insulated Obscure Low-E Obscure SunDefense™ Low-E Insulating Glass Argon Non High Altitude**Hardware Options:** Standard, Wash Hinge Hardware, Fold-Away Crank, Satin Nickel, No Window Opening Control Device, No Limited Opening Hardware**Screen:** Full Screen, InView™**Performance Information:** U-Factor 0.27, SHGC 0.20, VLT 0.45, CPD PEL-N-150-00692-00003, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, TDI WIN-1597, Year Rated 11, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only)**Grille:** No Grille,**Wrapping Information:** No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 143".

Outside View	Line #	Qty	Description	Item Price	Ext'd Price
	45	1	Impervia, Sliding Window Fixed / Vent Left, 71.5 X 36, Tan	\$672.05	\$672.05
1: Non-Standard Size Non-Standard Size Fixed / Vent Left Double Slider General Information: Standard, Duracast®, Block, Foam Insulated, 3", 1 11/16" Exterior Color / Finish: Tan Interior Color / Finish: White, Two Color Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Satin Nickel, No Limited Opening Hardware Screen: Half Screen, InView™ Performance Information: U-Factor 0.28, SHGC 0.21, VLT 0.49, CPD PEL-N-103-00873-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, TDI WIN-1653, Year Rated 08 11, Egress Meets Typical 5.7 sqft (E) (United States Only) Grille: No Grille, Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 215". Venting Width: Equal					

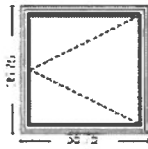
Location: LIVING ROOM

Rough Opening: 72" X 36.5"

Outside View	Line #	Qty	Description	Item Price	Ext'd Price
	50	1	Impervia, Single Hung, 47.5 X 52, Tan	\$697.23	\$697.23
1: Non-Standard Size Non-Standard Size Single Hung, Equal General Information: Standard, Duracast®, Block, Foam Insulated, 3", 1 11/16" Exterior Color / Finish: Tan Interior Color / Finish: White, Two Color Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, Satin Nickel Screen: Half Screen, InView™ Performance Information: U-Factor 0.28, SHGC 0.21, VLT 0.49, CPD PEL-N-102-00941-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, TDI WIN-1649, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille, Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 199".					

Location: BREAKFAST

Rough Opening: 48" X 52.5"

Outside View	Line #	Qty	Description	Item Price	Ext'd Price
	55	2	Impervia, Casement Left, 35.75 X 35.75, Tan	\$585.29	\$1,170.58
1: Non-Standard Size Non-Standard Size Left Casement General Information: Standard, Duracast®, Block, Foam Insulated, 3 1/4", 1 15/16" Exterior Color / Finish: Tan Interior Color / Finish: White, Two Color Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Standard, Wash Hinge Hardware, Fold-Away Crank, Satin Nickel, No Window Opening Control Device, No Limited Opening Hardware Screen: Full Screen, InView™ Performance Information: U-Factor 0.27, SHGC 0.20, VLT 0.45, CPD PEL-N-150-00692-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, TDI WIN-1597, Year Rated 11, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only) Grille: No Grille, Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 143".					

Location: LAUNDRY/KITCHEN

Rough Opening: 36.25" X 36.25"

Outside View	Line #	Qty	Description	Item Price	Ext'd Price
	60	1	ProLine, Double Sliding Door, Contemporary, Fixed / Vent Left, 71.25 X 79.5, Tan	\$1,926.90	\$1,926.90
1: 7280 Fixed / Vent Left Double Sliding Door General Information: Clad, 5 7/8", 4 9/16" Exterior Color / Finish: Standard Enduraclad, Tan Interior Color / Finish: Linen White Paint Interior Glass: Insulated Tempered Obscure Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Black, Standard, Champagne, Handle Included, Handle Included Screen: Sliding Screen, Wood Interior Color Matched Exterior, Champagne, Linen White, InView™ Performance Information: U-Factor 0.29, SHGC 0.21, VLT 0.47, CPD PEL-N-4-00328-00001, Performance Class R, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08 Grille: No Grille, Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 4 9/16", 5 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 302".					

Location: Master Alternate

Rough Opening: 72" X 80"

Outside View	Line #	Qty	Description	Item Price	Ext'd Price
	65	1	Impervia, Double Sliding Door Fixed / Vent Left, 71.5 X 79.5, Tan	\$1,863.57	\$1,863.57
1: 7280 Fixed / Vent Left Double Sliding Door General Information: Standard, Duracast®, Block, Foam Insulated, 4 3/4", 1 5/16", 3 7/16" Exterior Color / Finish: Tan Interior Color / Finish: White, Two Color Glass: Insulated Tempered Obscure Low-E Obscure SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Footbolt Included, White Screen: Sliding Screen, InView™ Performance Information: U-Factor 0.29, SHGC 0.21, VLT 0.49, CPD PEL-N-123-00763-00001, Performance Class LC, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 08 11 Grille: No Grille, Wrapping Information: Standard Fin, No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 302". Overall Rough Opening Dimensions: 72 X 79 3/4					

Location: Master Alternate

Rough Opening: 72" X 79.75"

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Pella® products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella® products and proper management of moisture within the wall system. Neither Pella Corporation nor the branch will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen® [or any other accessory] to the product. You should consult your local building code to ensure your Pella® products meet local egress requirements.

Customer Signature

Pella Contractor Signature

Date

Date**Order Total****\$12,177.89**

current. \$ 6545.00

- WINDOW \$7754.06

- 1/2 material WINDOW

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