

HISTORIC AND DESIGN REVIEW COMMISSION

October 17, 2018

HDRC CASE NO: 2018-461
ADDRESS: 603 KAMPMANN BLVD
LEGAL DESCRIPTION: NCB 6824 BLK LOT E 75 FT OF 18
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Daniel Campo/DC Civil Construction LLC
OWNER: Daniel Campo/DC Civil Construction LLC
TYPE OF WORK: Window Replacement, removal of window awnings and burglar bars
APPLICATION RECEIVED: October 08, 2018
60-DAY REVIEW: December 07, 2018
REQUEST:

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

- 1) Replace the front metal casement window with a matching window.
- 2) Replace the wood picture window on the front of the side addition with a vinyl picture window.
- 3) Replace four windows on the rear of the side elevation with vinyl windows.
- 4) Install three vertical picture windows on the rear of the side addition.
- 5) Replace rear door.

APPLICABLE CITATIONS:

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 at 603 Kampmann was constructed circa 1939 and is contributing to the Monticello Park Historic District. The single-family, two-story structure features intersecting gabled roofs, a one-story window bay, an exterior stone chimney, stonework in the inset porch, wood windows, asbestos siding, and a composition shingle roof. The structure features a number of additions with generally consistent window dimensions and trim, siding, and roof form but varying height and locations.
- b. On a site visit conducted on August 21, 2018, staff found that the removal of window awnings and the installation of new vinyl windows had occurred prior to the issuance of a Certificate of Appropriateness. The applicant submitted a request to be heard at an HDRC hearing on August 29, 2018. A \$500 post-work applicant fee has not been paid at this time.
- c. DESIGN REVIEW COMMITTEE – At the HDRC hearing on September 19, 2018, the commission referred the request to be reviewed by the Design Review Committee. On September 25, 2018, the applicant met with staff and one commission. The committee noted that the replacement of historic windows must be made in-kind when repair is not possible.
- d. EXISTING WINDOWS – The structure features predominantly one-over-one wood windows, which have been exposed with the removal of the metal window awnings. The projecting front gable originally featured a large metal casement window with divided lights. Per the applicant, the front façade of the side addition featured a wood picture window and the rear featured a number of vinyl or aluminum windows. These windows have been discarded.
- e. WINDOW REPLACEMENT – The applicant has proposed to replace five (5) windows with vinyl: the wood picture window on the front of the side addition and four windows in the rear. The Guidelines for Exterior Maintenance and Alterations 6.B.iv. notes that window replacement should only be considered when the original windows are deteriorated beyond repair. The applicant has noted that the removed windows were rotten or broken. Staff has not viewed the condition of these windows.
- f. NEW WINDOWS & DOOR – The applicant has proposed to replace the five (5) aforementioned windows with vinyl window matching in size. The applicant has also proposed to install (3) vertical picture windows in the rear of the side addition as well as replace the existing rear door. The Guidelines for Exterior Maintenance and Alterations 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. The rear side addition is not original to the structure and is generally hidden from the public right-of-way. Staff finds that new vinyl and vertical picture windows should adhere to the standard stipulations: *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.*

RECOMMENDATION:

Staff recommends approval of items 1 through 5 based on findings b through f with the stipulation that new or replacement sashed windows adhere to the standard stipulations: *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.*

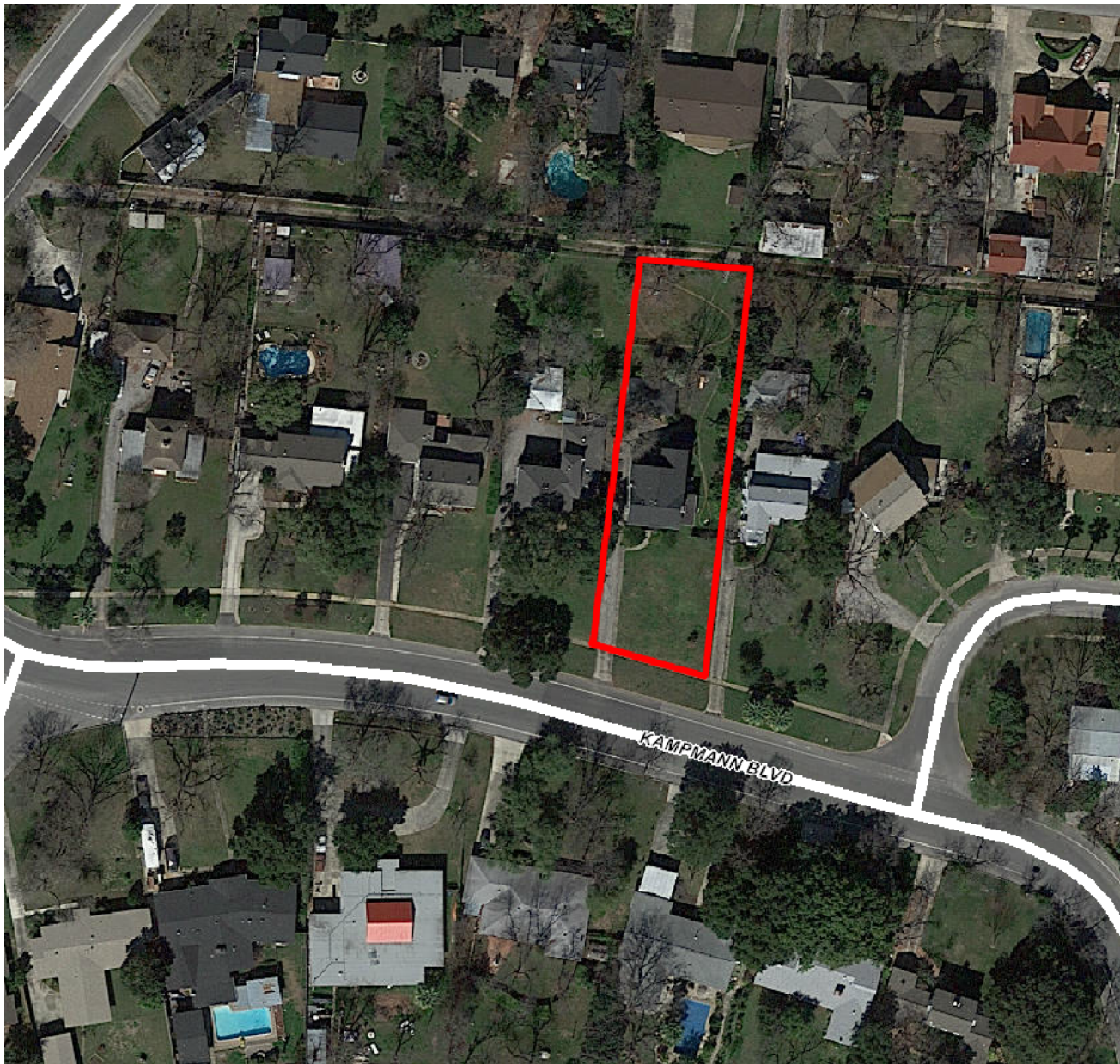
CASE MANAGER:

Huy Pham

CASE COMMENT:

On a site visit conducted on August 21, 2018, staff found that the removal of window awnings and the installation of new vinyl windows had occurred prior to the issuance of a Certificate of Appropriateness. The applicant submitted a request to be heard at an HDRC hearing on August 29, 2018. A \$500 post-work applicant fee has not been paid at this time.

At the HDRC hearing on September 19, 2018, the commission referred the original request to be reviewed by the Design Review Committee. The applicant met with staff and one commissioner on September 25, 2018.



603 Kampmann

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Printed: Sep 12, 2018

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Kampmann Blvd

Shearer Blvd

603 Kampmann
Boulevard

Kampmann Blvd

Kampmann Blvd

Kampmann Blvd

West Summit

West Summit

West Summit

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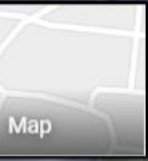
Kampmann Blvd

Google

Map



603 Kampmann
Boulevard



Google

628 Kampmann Blvd
San Antonio, Texas

Google, Inc.

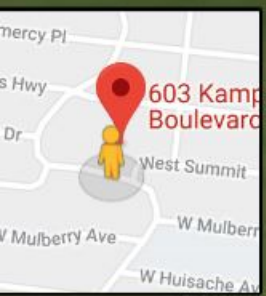
Street View - Dec 2014



628 Kampmann Blvd
San Antonio, Texas

Google, Inc.

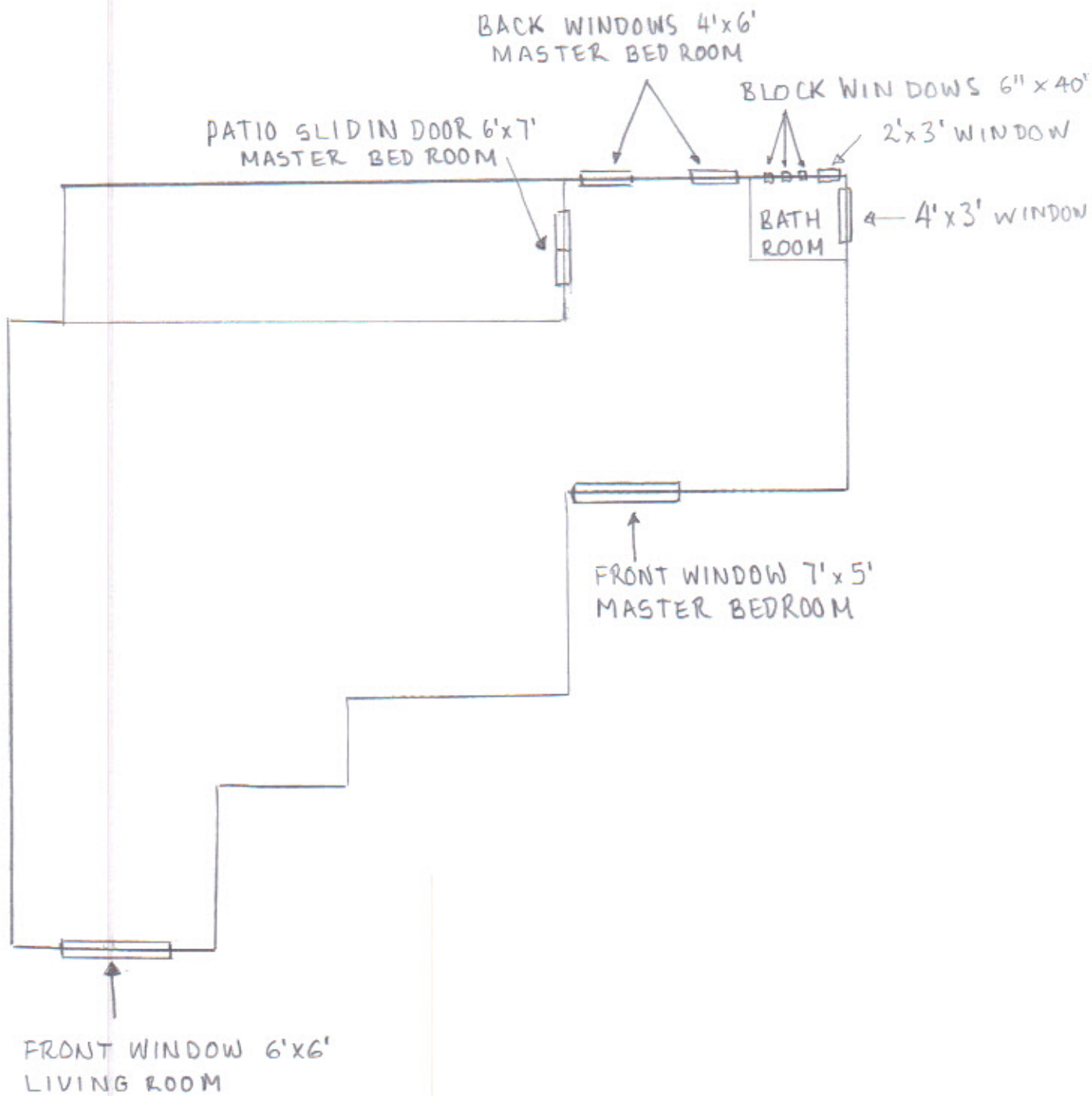
Street View - Jun 2016



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603 KAMPMANN









Front Window 7' x 5' ' Master Bed-Room



Back Windows 4' x 6' Master Bed-Room

Patio Sliding Door 5'x7' Master Bed-Room



Back Windows 4' x 6' Master Bed-Room

Block Windows 6" x 40" Master Bathroom

Back Window 2' x 3' Master Bathroom



Back Windows 4' x 6' Master Bed-Room

Block Windows 6" x 40" Master Bathroom

Back Window 2' x 3' Master Bathroom

Back Window 4' x 3' Master Bathroom

Specifications

Details

Exterior Color/ Finish

White

Exterior Color/Finish Family

White

Features

Argon Gas Insulated,Integrated Nail Fin

Frame Material

Vinyl

Frame Type

Nail Fin

Glass Type

Energy Efficient Glass,Low-E Glass

Glazing Type

Double-Pane

Grid Pattern

None

Grid Pattern

No Grid

Grille Type

No Grille

Hardware Color/Finish Family

White

Included

Screen

Interior Color/Finish Family

White

Lock Type

Cam Action

Lock Type

Cam Action

Number of Grids

No Grid

Number of Locks

1

Product Weight (lb.)

28lb

Returnable

90-Day

Solar Heat Gain Coefficient

.21

U-Factor

0.3

Window Type

Double Hung

Window Type

Double Hung

Window Use Type

New Construction,Replacement

Warranty / Certifications

Energy Star Qualified

North-Central, South-Central, Southern

Manufacturer Warranty

Lifetime Limited



Investigation Report

Property

Address	603 Kampmann Blvd
District/Overlay	Monticello Park
Owner Information	DC Civil Construction LLC

Site Visit

Date	08/20/2018
Time	08:43 AM (-5 GMT)
Context	citizen report
Present Staff	Huy Pham
Present Individuals	Contractor(s)
Present Companies	Rusted Belt (2 contractors)
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	75%
Description of work	Removal of metal window awnings and replacement of front window with large vinyl picture window.
Description of interaction	Staff notified the two contractors on site that all work on the exterior of the property requires a Certificate of Appropriateness because of historic designation. The contractors explained that the front window was deteriorated. Staff spoke with the owner on the phone who will contact OHP the following day.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with property owner, Spoke with contractor(s) and/or crew
Deadline to contact office	08/21/2018
Will post-work application fee apply?	Yes

Documentation

Photographs	
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Investigation Report

	 <p>August 20, 2018 at 4:11 PM 609 Kampmann Blvd San Antonio, TX 78207 United States</p>	
	08/21/2018 08:48 AM	