

HISTORIC AND DESIGN REVIEW COMMISSION

October 17, 2018

HDRC CASE NO: 2018-520
ADDRESS: 2020 W HUISACHE AVE
LEGAL DESCRIPTION: NCB 1953 BLK LOT 23
ZONING: R-6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Andrew Gooding
OWNER: Five Missions Properties
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: September 28, 2018
60-DAY REVIEW: November 27, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace approximately 15 one over one wood windows with new one over one white vinyl windows.

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.

FINDINGS:

- a. The primary structure located at 2020 W Huisache is 1-story single family home constructed in approximately 1935 with Tudor and Craftsman influences. The home features a side gable configuration with a dominant sloping roof on the front facade, one over one wood windows, and a full-length front porch with four supports. The structure is contributing to the Monticello Park Historic District.
- b. EXISTING WINDOWS: CONDITION – The applicant has provided multiple photographs of the existing window condition. Several openings are boarded up and do not contain sashes. Other windows exhibit severe deterioration, including dropped meeting rails and rotted bottom rails. A few windows in the photographs are in repairable condition based on staff's observation. Based on Google Maps images, several windows were covered with aluminum exterior screens or by the front porch, which may contribute to better sash conditions in these areas. Staff finds that several windows are eligible for replacement and some are repairable based on the photographs.
- c. WINDOW REPLACEMENT – 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 finds several windows eligible for replacement, but requires additional photo documentation or a site visit to confirm which windows are eligible. Staff finds a few of the windows eligible for repair based on their condition. The applicant is requesting to replace the windows with new white vinyl windows. Based on the Guidelines, windows should be replaced in-kind. Staff finds that windows that are approved for replacement based on their deteriorated condition should be replaced with wood windows to be consistent with the Guidelines.

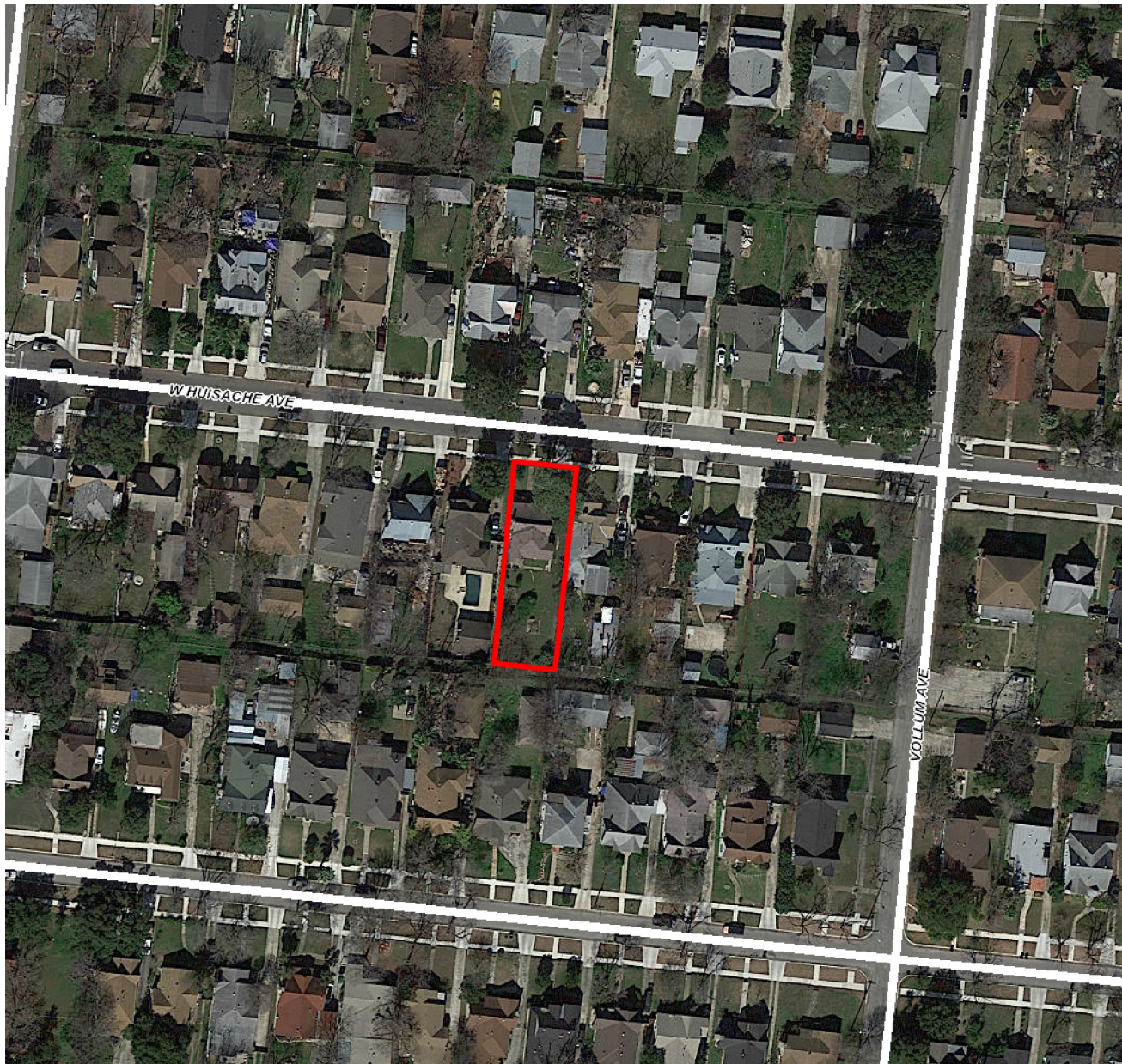
RECOMMENDATION:

Staff recommends approval of the window replacement based on findings a through c with the following stipulations:

- i. That the applicant retains the windows that are not deteriorated beyond repair as determined by staff. Photographic evidence or a site visit, in conjunction with an updated window schedule, is required to delineate which windows will be restored and which will be replaced. If the applicant believes all windows to be deteriorated beyond repair, the aforementioned site visit and updated documentation may be submitted for staff review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the replacement windows be wood in lieu of the proposed vinyl. The applicant must submit a final window specification for the proposed windows to staff for review and approval. Meeting rails must 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 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: Oct 11, 2018

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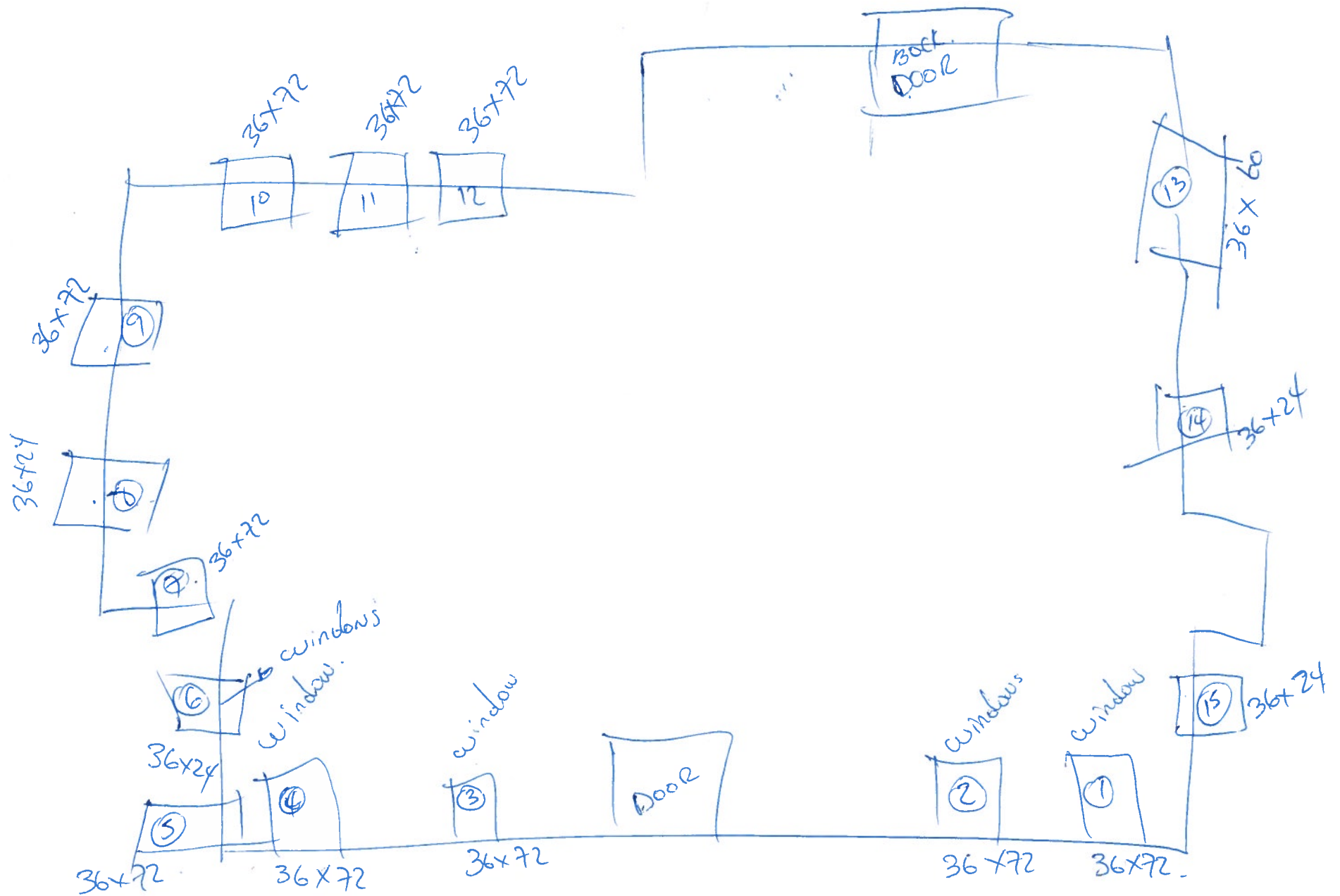












2020^w Huisoche.

Front the House.

Street













PLY GEM
WINDOWS



Energy efficient
single pane
insulating glass

Meets or exceeds the
requirements of the
Department of Energy

Up to 50% lower costs

Reduces the carbon footprint

ENERGY STAR
qualified

For more information on energy efficient
products visit www.energystar.gov

Single pane insulating glass
Meets or exceeds



SINGLE HUNG
SINGLE COLGADO

Ply Gem



510

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PLY GEM
WINDOWS



Energy efficient
warm edge
insulating glass

Combines color coating
technology with argon gas for the
best performance

Meets all applicable energy
code requirements

Fit in frame easily

Easy-to-install, removable glass unit

Optional argon gas

Optional color coating

Optional UV protection

Optional sound reduction

Optional safety glass

Optional tinting

Optional etching

Optional leaded glass

Optional decorative glass

Optional custom glass

Optional custom color

Optional custom texture

Optional custom pattern

Optional custom design

Optional custom finish

Optional custom color

Optional custom texture

Optional custom pattern

Optional custom design

Optional custom finish

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Optional custom texture

Optional custom pattern

Optional custom design

Optional custom finish

Optional custom color

Optional custom texture

Optional custom pattern

Optional custom design

Optional custom finish



SINGLE HUNG
SINGLE COLORADO

Ply Gem



510

24 x 36

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510

Single Hung Vinyl Window with Nail Fin

Ventana de vinilo de guillotina sencilla, con aleta clavada



Bottom sash
lifts for easy
cleaning

El bastidor inferior
se inclina hacia
adentro y puede
quitarse para fácil
limpieza



To learn more about this product
scan with your smartphone app.

NEW CONSTRUCTION

La construcción nueva

MODEL
Modelo

24 x 36

UNIT DIMENSIONS
(WIDTH x HEIGHT)
Dimensiones de la unidad
(Ancho x Alto)

23 1/2" x 35 1/2"

ROUGH OPENING

24" x 36"

Abertura sin acabado

FRAME TYPE/DEPTH

NAIL FIN 2 3/4"

Bastidor de tipo profundidad

PESTANA DE CLAVAR 2 3/4"

GRILLES

NO

Rejillas

COLOR

WHITE

Color

BLANCO

HARDWARE

INCLUDED

Hardware

INCLUIDO

INSECT SCREEN

HALF INCLUDED

Mosquitera

MOQUITERA MEDIA

GLASS TYPE

HP SC

Vidrio tipo de

HP SC

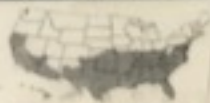
WARRANTY

20 YEAR GLASS

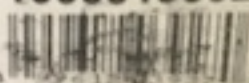
Garantía

20 AÑOS EN VIDRIO

ENERGY STAR® Qualified in HIGHLIGHT Regions



1000013592



MODEL
Modelo

24 x 36

UNIT DIMENSIONS
(WIDTH x HEIGHT)

Dimensiones de la unidad
(Ancho x Alto)

23 1/2" x 35 1/2"

ROUGH OPENING

Abertura sin acabado

24" x 36"

FRAME TYPE/DEPTH

Bastidor de tipo/profundidad

NAIL FIN 2 3/4"

PESTAÑA DE CLAVAR 2 3/4

GRILLES

Rejillas

NO

NO

COLOR

Color

WHITE

BLANCO

HARDWARE

Hardware

INCLUDED

INCLUIDO

INSECT SCREEN

Mosquitera

HALF INCLUDED

MOSQUITERA MEDIA

GLASS TYPE

Vidrio tipo de

HP SC

HP SC

WARRANTY

Garantía

20 YEAR GLASS

20 AÑOS EN VIDRIO

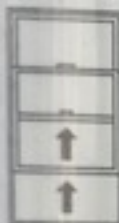
ENERGY STAR® Qualified in Highlighted Regions



510

Single Hung Vinyl Window with Nail Fin

Ventana de vinilo de guillotina sencilla, con pestaña de clavar



Bottom sash
tilts for easy
cleaning

El bastidor inferior
se inclina hacia
adentro y puede
quitarse para fácil
limpieza



To learn more about this product
scan with your smartphone app.

NEW CONSTRUCTION

La construcción nueva

MODEL
Modelo

36 x 72

UNIT DIMENSIONS (WIDTH x HEIGHT) Dimensiones de la unidad (Ancho x Alto)	35 1/2" x 71 1/2"
ROUGH OPENING Abertura sin acabado	36" x 72"
FRAME TYPE/DEPTH Bastidor de tipo/profundidad	NAIL FIN 2 3/4" PESTAÑA DE CLAVAR 2 3/4"
GRILLES Rejillas	NO NO
COLOR Color	WHITE BLANCO
HARDWARE Hardware	INCLUDED INCLUIDO
INSECT SCREEN Mosquitera	HALF INCLUDED MOSQUITERA MEDIA
GLASS TYPE Vidrio tipo de	HP SC HP SC
WARRANTY Garantía	20 YEAR GLASS 20 AÑOS EN VIDRIO

ENERGY STAR® Qualified in Highlighted Regions





510

Single Hung Vinyl Window with Nail Fin

Ventana de vidrio de gabinetes sencilla, con arista clavada

Bottom sash
tilts for easy
cleaning

1. To operate window
in locking mode
rotate & push
up to lock (see
instructions)



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visit www.homedepot.com

NEW CONSTRUCTION
LA construcción nueva

MODEL
Model 510

36 x 60

UNIT DIMENSIONS
(WIDTH x HEIGHT)
Dimensiones de la unidad
(ancho x alto)

35 1/2" x 59 1/2"

ROUGH OPENING

36" x 60"

FRAME TYPE/DEPTH

NAIL FIN 2 3/4"

DRILLER

PREDRILL IN GLASS & S.S.

GLASS

NO

COLOR

WHITE

HANDWARE

BLANK

INSET

INCLUDED

INSET SCREEN

NO

GLASS TYPE

TEMPERED GLASS

WARRANTY

10 YEAR

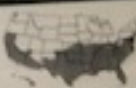
10 YEAR

30 YEAR GLASS

10 YEAR

10 YEAR

EVERETT GROUP Quality in Every Project



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dentro y puede
utilizarse para fácil
instalación

To learn more about this product
scan with your smartphone app.

NEW CONSTRUCTION

La construcción nueva

MODEL
Modelo

36 x 60

UNIT DIMENSIONS
(WIDTH x HEIGHT)
Dimensiones de la unidad
(Ancho x Alto)

35 1/2" x 59 1/2"

ROUGH OPENING
Abertura sin acabado

36" x 60"

FRAME TYPE/DEPTH
Bastidor de tipo/profundidad

NAIL FIN 2 3/4"
PESTAÑA DE CLAVAR 2 3/4"

GRILLES
Rejillas

NO
NO

COLOR
Color

WHITE
BLANCO

HARDWARE
Hardware

INCLUDED
INCLUIDO

INSECT SCREEN
Mosquitera

HALF INCLUDED
MOSQUITERA MEDIA

GLASS TYPE
Vidrio tipo de

HP SC
HP SC

WARRANTY
Garantía

20 YEAR GLASS
20 AÑOS EN VIDRIO

ENERGY STAR® Qualified in Highlighted Regions



■ Qualified

KUF:

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