

HISTORIC AND DESIGN REVIEW COMMISSION

December 05, 2018

HDRC CASE NO: 2018-567
ADDRESS: 555 CLUB DR
553 CLUB DR
LEGAL DESCRIPTION: NCB 6757 BLK G LOT 35 N 25 FT OF 34
ZONING: MF-33
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Donna Crabtree/Sophus Properties
OWNER: Ryan and Yanzhi Kwong
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: October 26, 2018
60-DAY REVIEW: December 25, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for a window master plan, including replacement, relocation, and repair – in response to the commission action issued at the July 18, 2018, hearing.

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 historic structure at 555 and 553 Club Dr was constructed circa 1950. The two-story multifamily brick structure originally featured metal casement windows with divided lights, wrought iron columns and patio railing, a primary hipped shingled roof spanning across both addresses with a front facing gable over each addresses' front door. 555 and 553 Club was designated as a contributing structure to the Monticello Park Historic District in 1995 (Phase I).
- b. EXISTING WINDOWS – The property has been subjected to gradual window replacement without approval over the past decade. According to the applicant, approximately 35 of the 78 metal casement windows had been replaced with six-over-six vinyl windows – by previous or current owners by 2016. Forty-three (43) casement windows are still on site and the applicant has requested to replace nine of them. On a site visit conducted July 5, 2018, staff found that 8 metal casement windows are still on-site; staff advised the applicant to store those 8 removed windows until the July 18, 2018, hearing.
- c. PREVIOUS COMMISSION ACTION – At the hearing the July 18, 2018, the commission granted conceptual approval of window replacement with the following stipulation: The removal of casement windows and the installation of vinyl windows as proposed are only approved as a temporary condition with the following stipulations: 1) The applicant develops and submits a window replacement master plan with the front façade primarily featuring metal casement windows while the sides and rear may be considered for nonconforming replacement pending HDRC approval, 2) All eight of the removed casement windows are to remain on site until an HDRC decision is made regarding a window replacement master plan. 3) The applicant must provide staff with the status of the master plan within 30 days intervals of the issuance of this Certificate of Appropriateness.
- c. WINDOW REPLACEMENT – The applicant has proposed to repair and relocate all remaining metal casement windows to front street-facing façade. The side and rear façades will be fully vinyl. While the Historic Design Guidelines notes that windows should first be repaired in-place and then replaced in-kind, staff finds that the applicant has responded positively to the feedback provided by the commission and proposed an appropriate plan that keeps all remaining metal casement windows on-site. However, there is a discrepancy between the existing metal casement windows and the proposed amount of windows to remain; staff finds that that at-least 43 metal casement windows should be remain on-site per the original window count.
- d. NEW WINDOWS – The applicant has proposed to install white single hung vinyl windows in a six-over-six configuration with muntins fixed between the glazing. The Guidelines for Architectural Features 6.B.iv. notes that news 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 match the existing non-conforming windows that have been gradually replaced over the last decade.

RECOMMENDATION:

Staff recommends approval of the window master plan with the stipulation that at least 43 metal casement window remain on the site, per the original count on July 18, 2018. At this time, the master plan depicts only 26 metal casement windows on the front façade with remaining 52 windows to be replaced with vinyl on the side and rear.

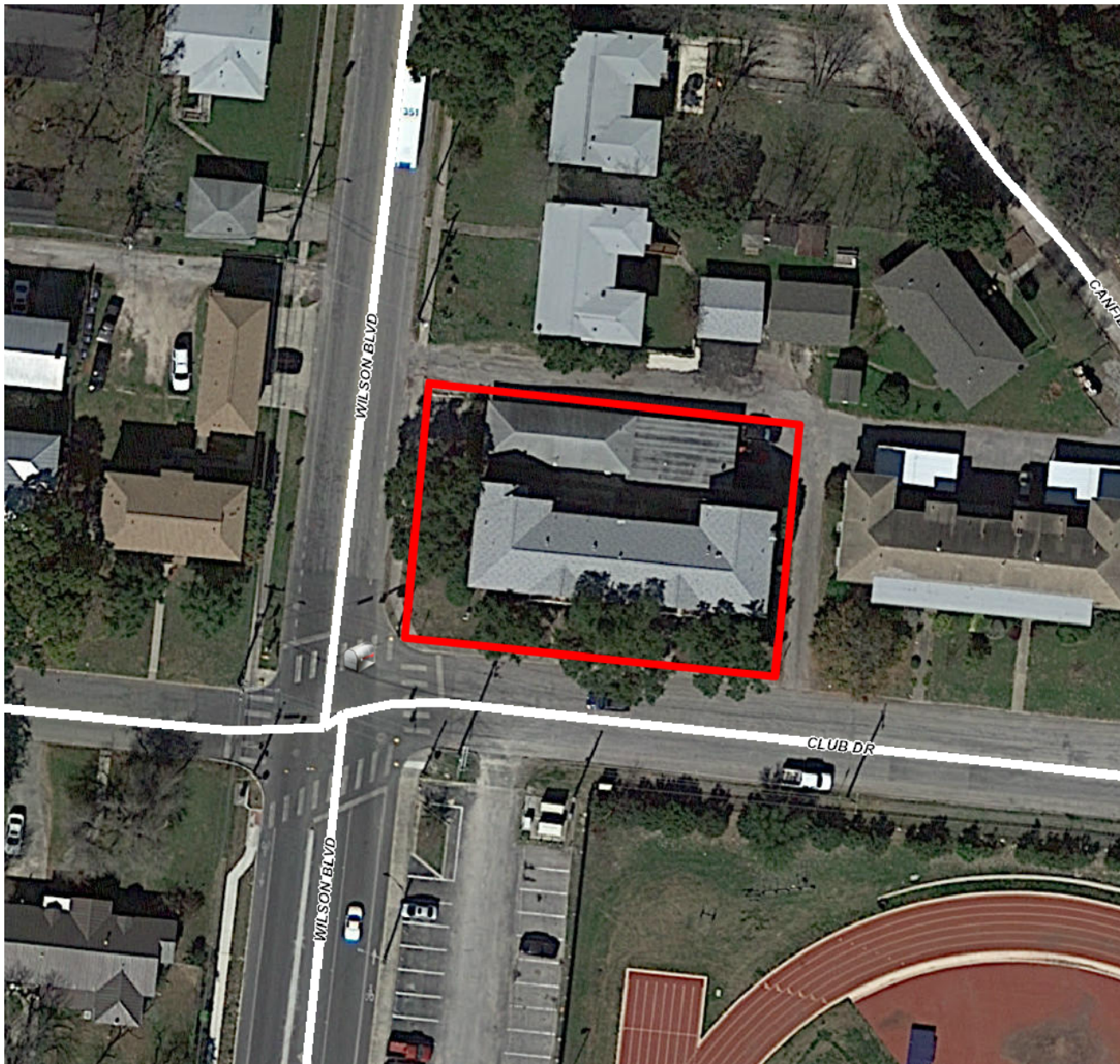
CASE COMMENT:

On a site visit conducted on July 5, 2018, staff finds that a number of metal casement windows have been replaced with vinyl windows. Eight removed casement windows were found in the rear of the property. The applicant was notified of the structure's historic designation and potential violation and has submitted for approval of replacing nine windows at the July 18, 2018, HDRC hearing.

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CASE MANAGER:

Huy Pham



555/553 Club

Powered by ArcGIS Server

Printed: Jul 11, 2018

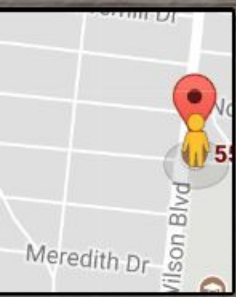
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555 Club Drive

Wilson Blvd

Club Dr



553/555 Club Drive, San Antonio TX

Please find the details that we are presenting for the remaining window replacements at 553/555 Club Drive.

Window replacement plan:

Current situation

Unit 1-All windows have been either replaced or refurbished

Total 15 windows

Front-4 original casement windows have been refurbished

Side-4 all windows have been replaced with vinyl

Back-7 windows have been replaced with vinyl

Unit 2- No windows have been replaced or refurbished

Back-5 windows will be replaced with vinyl

Front-5 original casement windows will be refurbished

Estimated date to complete all windows in unit 2 **Fall 2019**

Unit 3-no windows have been replaced or refurbished

Front-4 original casement windows will be refurbished

Side-5 original casement that will be replaced by vinyl

Back-5 original casement windows that will be replaced by vinyl

Estimated date to complete all windows in Unit 3-**Summer 2020**

Unit 4 –all windows have been replaced with vinyl

Front-4 vinyl windows will be replaced with refurbished casement windows

Side-5 vinyl windows in place

Back-5 vinyl windows in place

All windows will be in compliance by **Spring 2021** or sooner if tenant moves out

Unit 5 – no windows have been replaced or refurbished

Front-5 original casement windows to be refurbished

Back- 5 windows to be replaced by vinyl windows

Estimated date to complete all windows in Unit 5 by **Spring 2019**

Unit 6-All windows have been replaced by vinyl but...

Front-4 windows will be replaced by original casement refurbished windows

Estimated date of completion by **Spring 2021**

Full completion of job by Spring 2021.

Currently all units are occupied with leases in place. Due to the difficulty in projecting vacancies we do need time to either coordinate with the tenant for replacements, wait for tenants to move out voluntarily or terminate tenant's leases in order to address the window replacements.

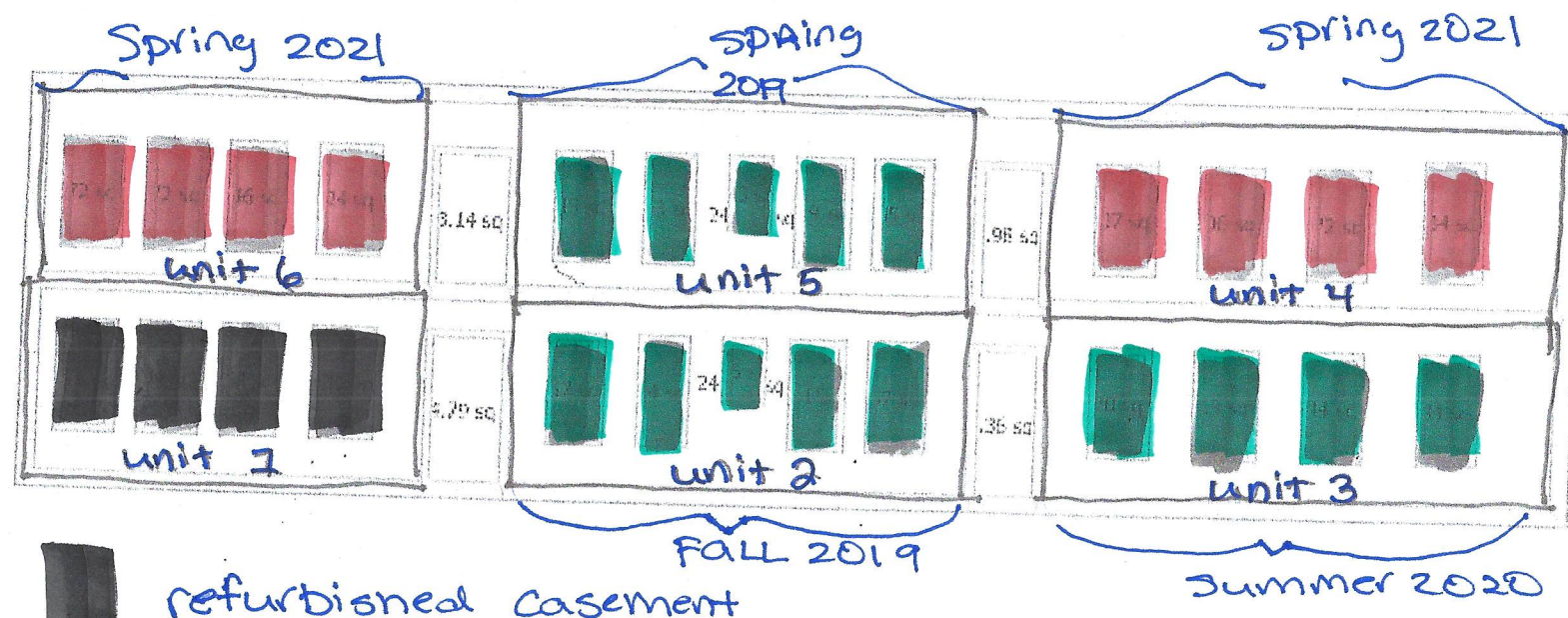
The owner is committed to bringing the windows into compliance as soon as possible, but we do need the time to coordinate and complete construction in a manner that minimizes the losses of rents due to vacancies and also allow significant time for tenants to relocate, in particular tenants that have been in place for close to a decade.

We look forward to any comments.

Regards,
Donna Crabtree
Property Management
210-219-3045
Donnacrabtree1@gmail.com

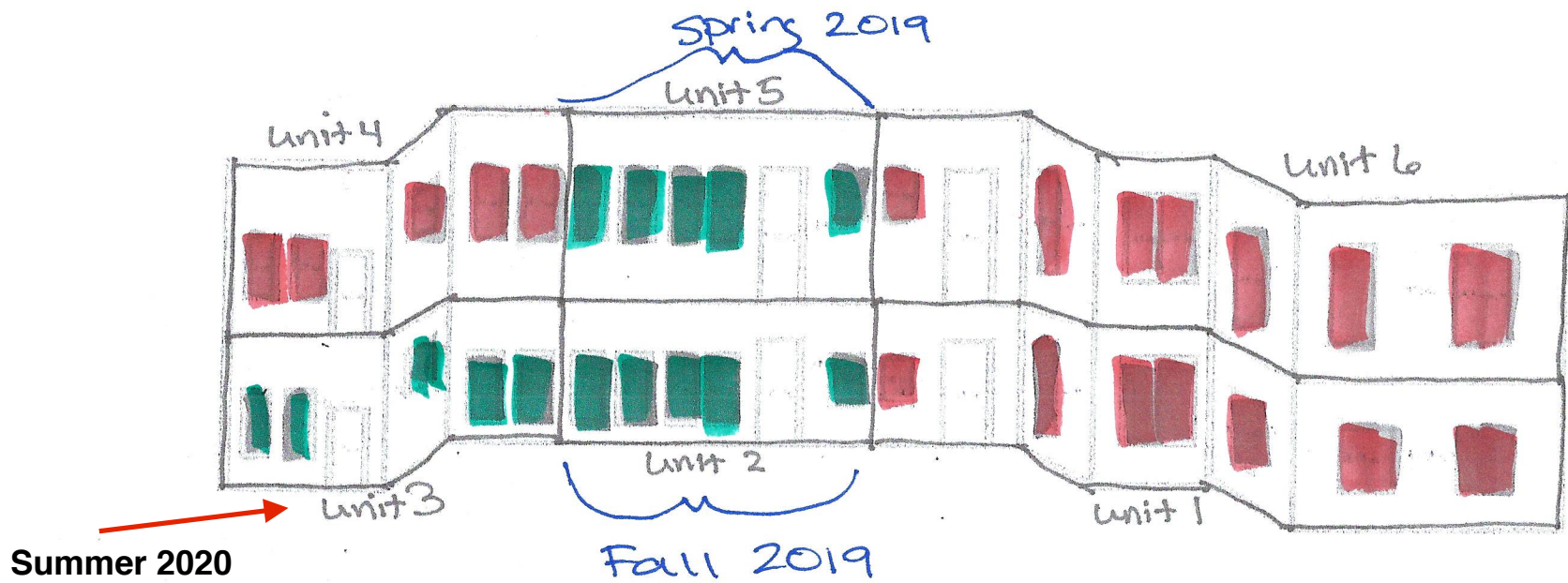
Current state 9/18

Front



Current status 9/18

Back side

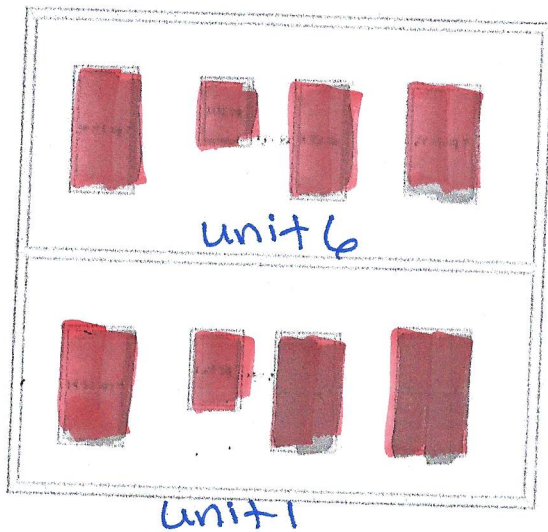


replaced vinyl

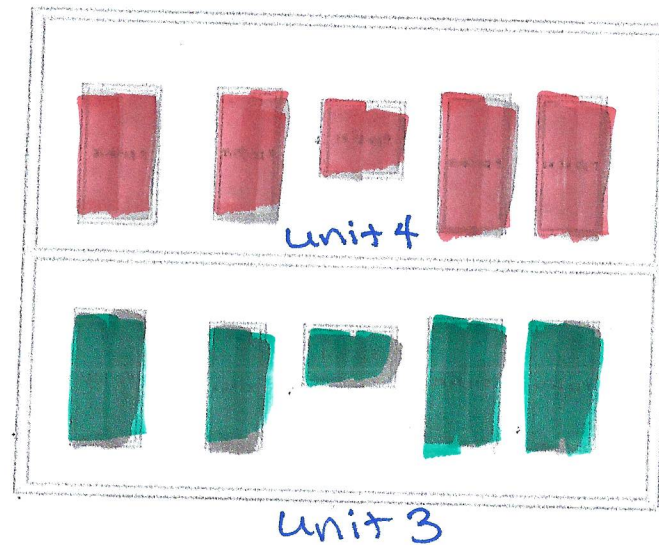
old casement to be replaced with vinyl

Current Status 9/18

Left SIDE



Right SIDE



replaced vinyl



OLD casement to be replaced with vinyl.

PREVIOUS CASE FILES INCLUDES :

- 1) PROPERTY MANAGER STATEMENT
- 2) NEW VINYL WINDOWS SPECIFICATION SHEET
- 3) WINDOW CONDITION - JULY 2018
- 4) PHOTOS - JULY 2018

553/555 Club Drive

It was brought to my attention that 553/555 Club Drive is located in an historic district. This we were not aware of. There is a street sign right in front of the property that is blue. I always thought that if you were in an Historic district that the street signs would either be brown or in some cases purple.

When the current owners, the Kwong's purchased the property, there were a handful of windows that had been replaced in unit 6 with vinyl single hung windows, I believe about 8. A few years later, approximately 2015-2016, the Kwong's decided to finish replacing the windows in unit 6 with the single hung vinyl windows. They also installed window's in Unit's 4 and partially in unit 1. This year the Kwong's decided to finish the window installation in unit 1, which brings us to the current situation of replacing 9 windows.

The original windows are metal casement. We made several attempts over the years to repair the existing windows to prolong their life, but in many cases, the hinges and cranks are extremely rusted and bent. After decades of neglect it was determined by my repairmen that salvaging the windows was not possible. I've included pictures of the windows for review.

Currently there are 78 windows in the building. At this time, 35 have been replaced in the past from circa 2014 and in 2015/2016. There are 34 existing casement windows and the 9 windows that have had the casement windows removed that are in question at this time.

We are asking that we be able to continue replacing the windows in the building to match with the single hung vinyl windows with grid design that are already existing.

If at this time we begin replacing the old casement windows with a new casement window, we will have approximately ½ of building remodeled with single hung vinyl and half with vinyl casement. Esthetically this will not be appealing. In many cases we will have single hung vinyl right next to casement.

At this time I would like for you to consider also that the apartment building of similar size, next to our building 547 Club Drive, also has been fully renovated with single hung vinyl windows.

Thank you for consideration.
Regards,
Donna Crabtree

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Model # THDJW143800653 Internet #205688223

brand and
style correct

size would
be different



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JELD-WEN

29.5 in. x 35.5 in. V-2500 Series White Vinyl Single Hung Window with Colonial Grids/Grilles

★★★★★ (8)

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[Questions & Answers \(19\)](#)

- White vinyl single hung window includes removeable nail fin frame
- Single hung window comes with energy efficient Low-E 366 glass
- Includes accidental glass breakage warranty

\$162³⁸ /each

Choose Your Options

White



Width (in.) x Height (in.)

29.5 x 35.5

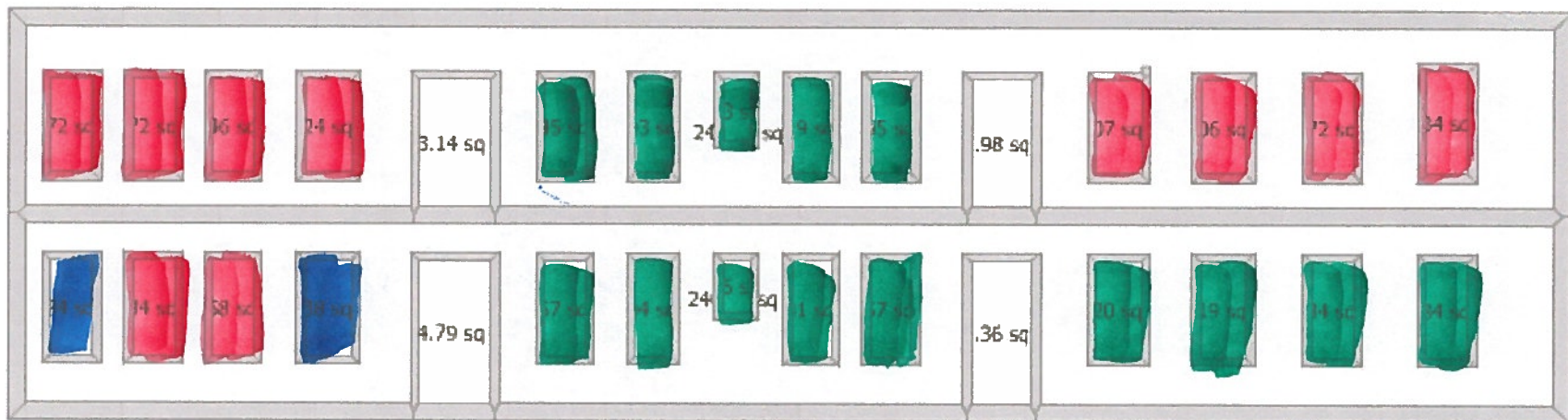
Quantity

-

1

+

Front



previously replaced

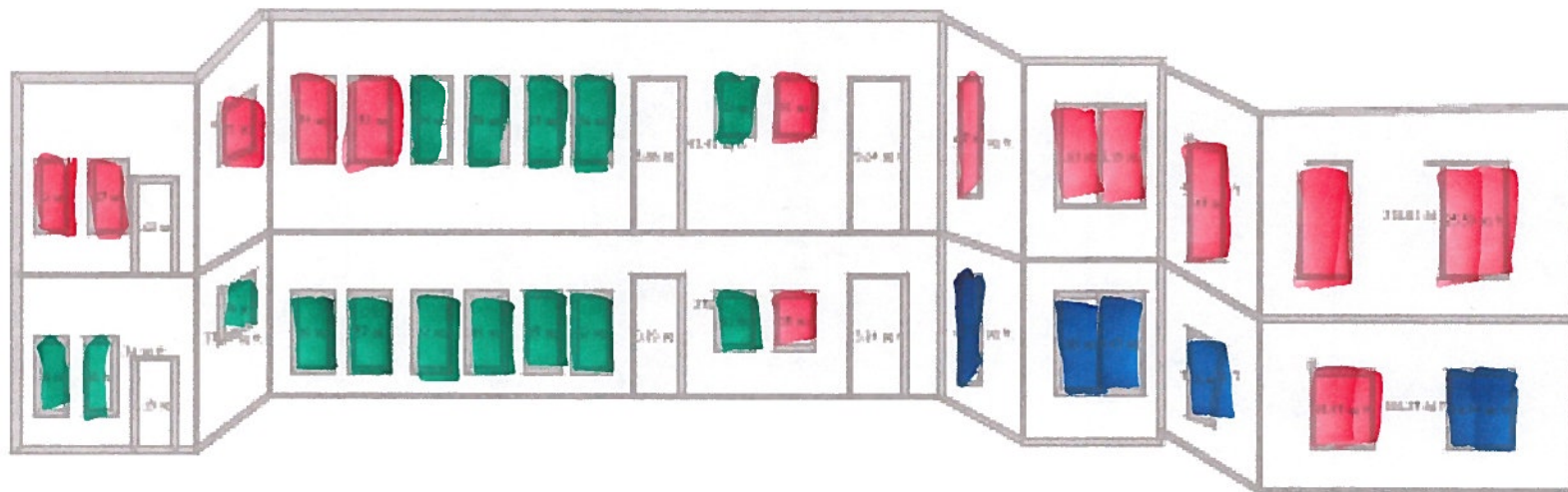


currently requesting approval to replace



old casement

Back side



previously replaced

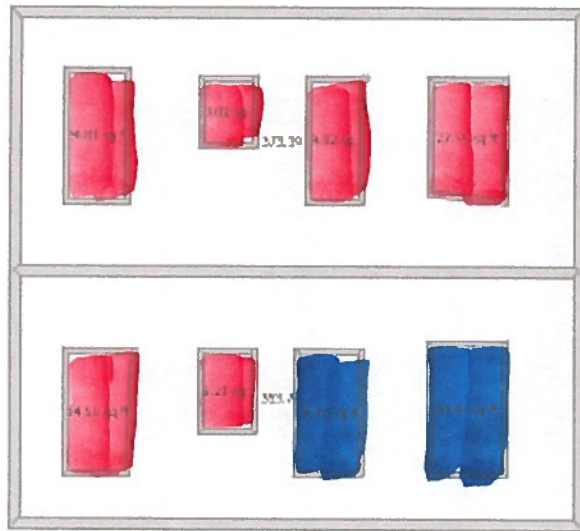


currently requesting approval to replace

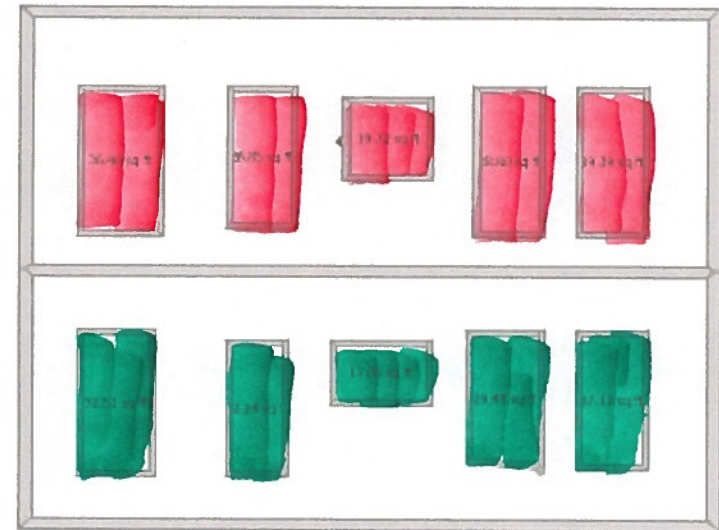


old casement

Left SIDE



Right SIDE



previously replaced



currently requesting approval to replace



old casement



Back left



Back right





Buck right



Right Side



left side







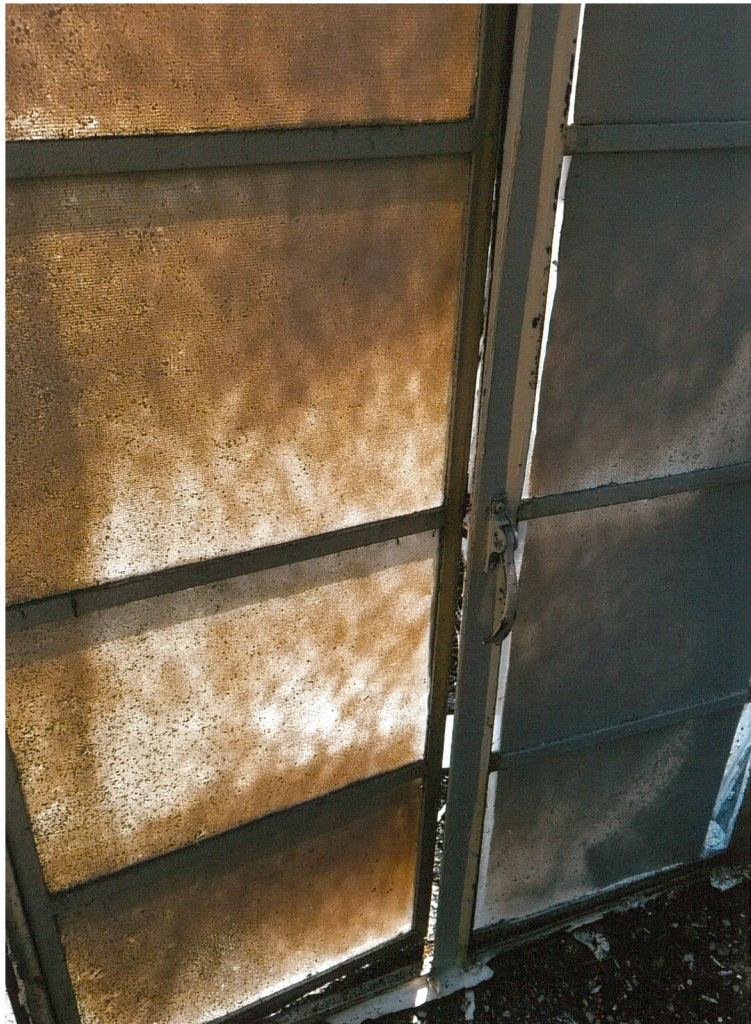


















Sign in front of our
building

Club

Thomas Jefferson





547 Club