

HISTORIC AND DESIGN REVIEW COMMISSION

December 19, 2018

HDRC CASE NO: 2018-624
ADDRESS: 322 W ELSMERE PLACE
LEGAL DESCRIPTION: NCB 3967 BLK 2 LOT 6
ZONING: R-5,H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Al Zgardowski
OWNER: Peter and Julie Nyren
TYPE OF WORK: Fenestration modifications, window replacement
APPLICATION RECEIVED: November 20, 2018
60-DAY REVIEW: January 19, 2018
REQUEST:

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

1. Relocate a one over one wood window to the opening of an existing non-original aluminum window and enclose previous opening with siding.
2. Replace two one over one wood windows with an aluminum sliding door.
3. Enclose an existing one over one wood window with siding.
4. Shorten an existing one over one window opening and install a new wood window to match opening size.
5. Remove an existing steel door on the rear façade and relocate existing one over one wood windows to fill opening.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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 located at 322 W Elsmere is a 1-story single family structure constructed in approximately 1925 in the Craftsman style with Neoclassical influences. The home features a side gable configuration with jerkinheads, a symmetrical front façade with paired windows and an eyebrow porch covering, and an arched front door. The home is contributing to the Monte Vista Historic District.
- b. WINDOW RELOCATION: EXISTING WOOD TO NON-ORIGINAL ALUMINUM – The applicant is requesting approval to relocate an existing one over one wood window on the structure to the location of an existing non-original aluminum window. The aluminum window will be removed and the opening will be modified to accommodate the new size. According to the Historic Design Guidelines, existing openings should be preserved. Non-original windows may be replaced with an appropriate replacement window. While staff finds that the aluminum window may be replaced, staff does not find the relocation of an existing wood window appropriate. Staff finds that the existing wood window should remain in place and be restored and an appropriate wood window should be installed in the aluminum window location.
- c. WINDOW REPLACEMENT WITH SLIDING DOOR – The applicant is requesting approval to replace two existing one over one wood windows with a new aluminum sliding door on the side façade. According to the Historic Design Guidelines, existing openings should be preserved. Staff does not find the request consistent with the Guidelines.
- d. WINDOW ENCLOSURE – The applicant is requesting approval to enclose an existing wood window opening on the left façade with siding. According to the Historic Design Guidelines, existing openings should be preserved.

Staff does not find the request consistent with the Guidelines.

- a. WINDOW MODIFICATION – The applicant has proposed to remove an existing one over one wood window and modify the opening. The sill height will be raised per the submitted documentation. According to the Historic Design Guidelines, existing window and door openings should be preserved. Wood windows should only be replaced if they are determined to be deteriorated beyond repair. Enlarging or diminishing existing openings to accommodate new windows or stock sizes should be avoided. While staff finds that the existing windows requested to be replaced are deteriorated beyond repair and eligible for replacement, staff does not find the proposed opening modifications to be appropriate. Staff finds that the existing opening should be retained the window be restored.
- e. STEEL DOOR REMOVAL AND WINDOW RELOCATION – The applicant is requesting approval to remove an existing non-original steel door and relocate the existing windows that flank the door to infill the door opening. According to the Historic Design Guidelines, existing openings should be preserved. While staff finds that the existing non-original door may be replaced, staff does not find the relocation of the wood windows to be appropriate. Staff finds that a compatible replacement wood door or a new wood window to match the existing in a ganged configuration would be appropriate.

RECOMMENDATION:

Item 1, Staff does not recommend approval of the window relocation based on finding b. Staff recommends that the existing wood window and opening remain and that the existing wood window be rehabilitated. Staff recommends replacement of the non-original aluminum window with a new wood window with the following stipulation:

- i. That the window features meeting rails that are 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. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

Item 2, Staff does not recommend approval of the replacement of two original one over one wood windows with a sliding aluminum door based on finding c.

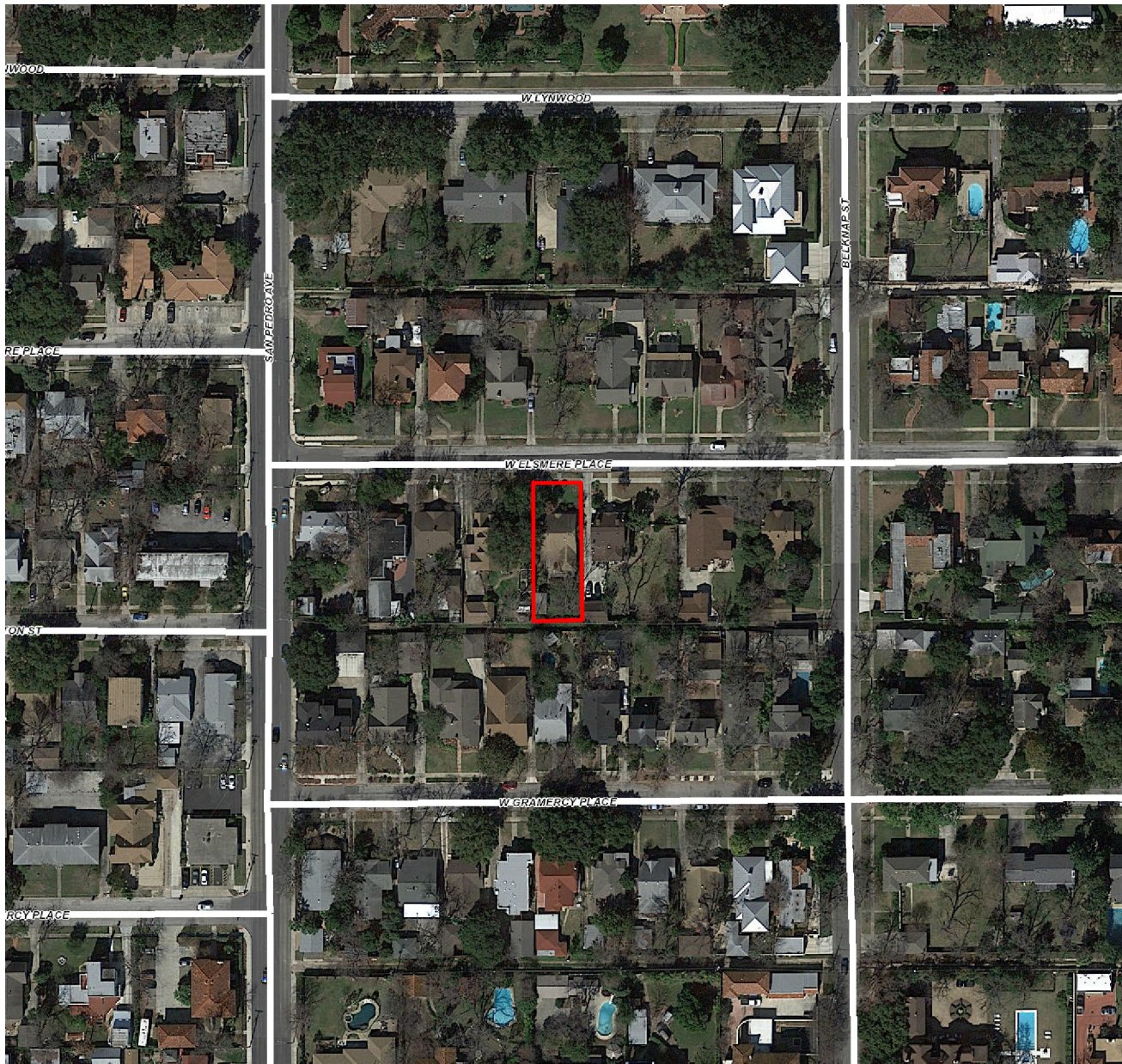
Item 3, Staff does not recommend approval of the window enclosure based on finding d.

Item 4, Staff does not recommend approval of the window opening modification based on finding e. Staff recommends that the window size be retained and the existing window be restored.

Item 5, Staff does not recommend the relocation of the wood windows based on finding e. Staff finds that a compatible replacement wood door or a new wood window to match the existing in a ganged configuration would be appropriate. The replacement of the existing door with a wood door is eligible for administrative approval. If a new window is to be installed in this location, updated drawings are required to be submitted to staff for review and approval. A new window must create a true ganged condition to be appropriate.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Dec 05, 2018

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Katie Totman (OHP)

From: Al Zgardowski <azgardowski@sbcglobal.net>
Sent: Thursday, November 08, 2018 7:59 AM
To: Katie Totman (OHP)
Subject: [EXTERNAL] Proposal for Historic Review @ 322 W Elsmere Pl 78212

Proposal for Historic Review @ 322 W Elsmere Pl 78212



Katie,

Here is the work that I had discussed with you on Tuesday, please review and if I can proceed it would be greatly appreciated. Below is my contact info if needed Thanks Al

Item A - remove existing aluminum sliding window and install original 30" double hung wood window

Item B - remove existing windows and install sliding glass door, restore siding

Item C - remove steel clad door and move two existing windows towards each other, restore siding

Item D - remove existing window and restore siding, shorten existing window to match existing bathroom window, maintaining existing exterior trim elevations

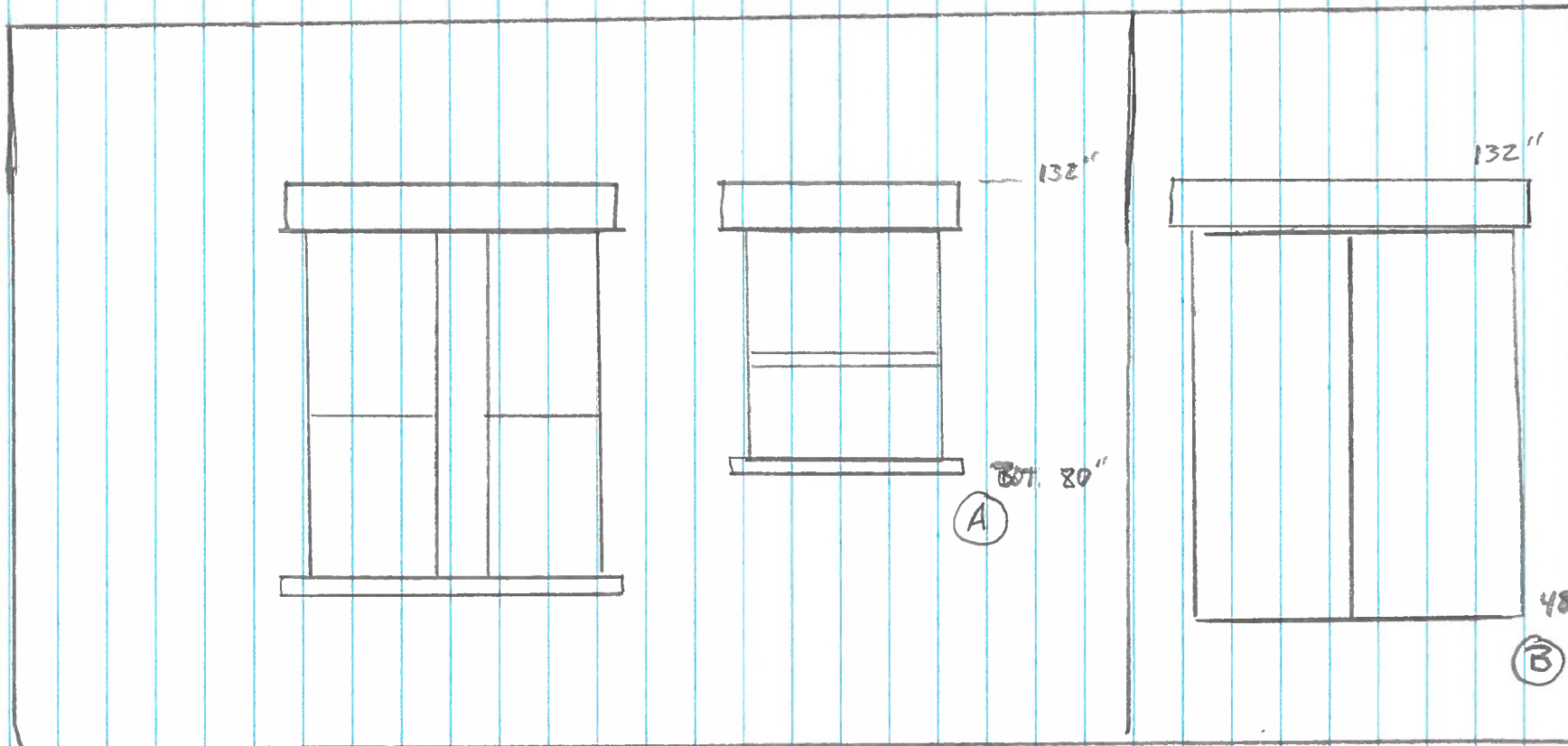
Item E- Move and restoration existing window by 10" inches towards the rear.

All work will be identical to original design and appearance of the structure.

If you have any questions please call me at 210-632-2337. Respectfully Al Zgardowski, Westerleigh Construction.

Sent from my iPad

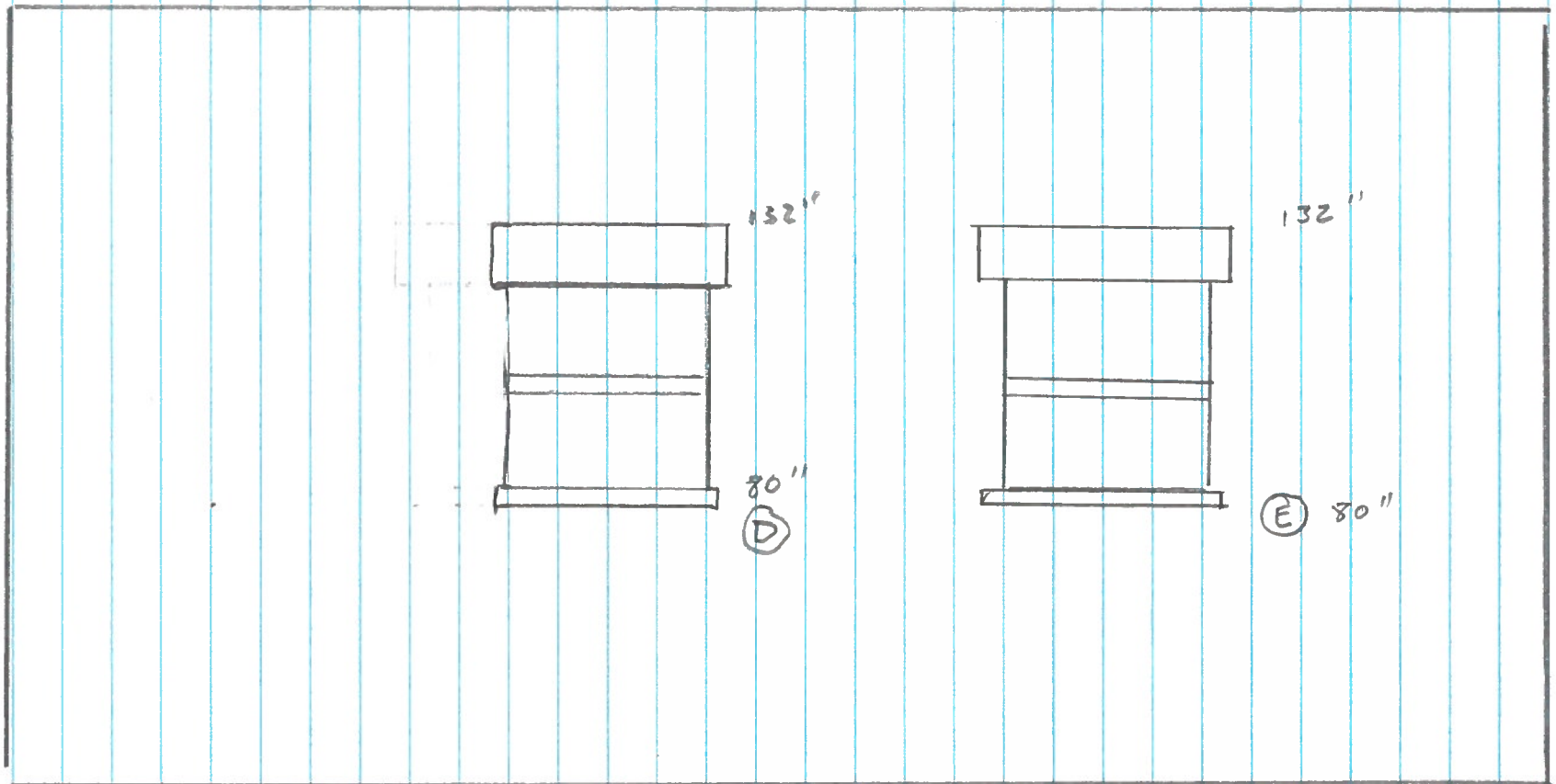
322 W ELSMERE PL
R.H. SIDE



ITEM A R/R ALUM. SLIDER
WITH ORIG. WOOD
WINDOW

ITEM B
R/R TWO
WINDOWS
WITH
DBL SLIDER

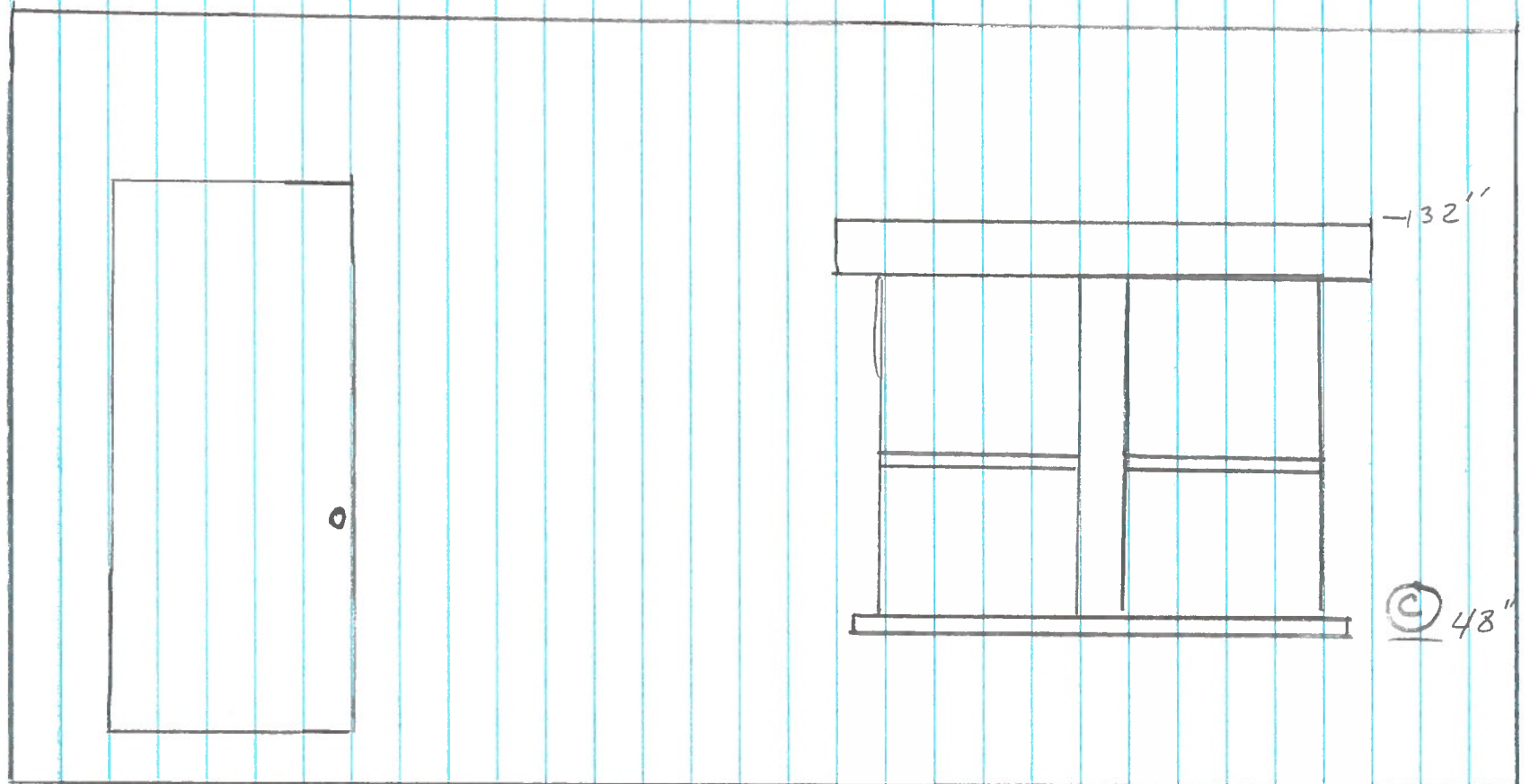
322 W ELSMERE
L.H. SIDE



ITEM D CLOSE L.S. WINDOW
MODIFY R.S. WINDOW
TO MATCH ITEM E

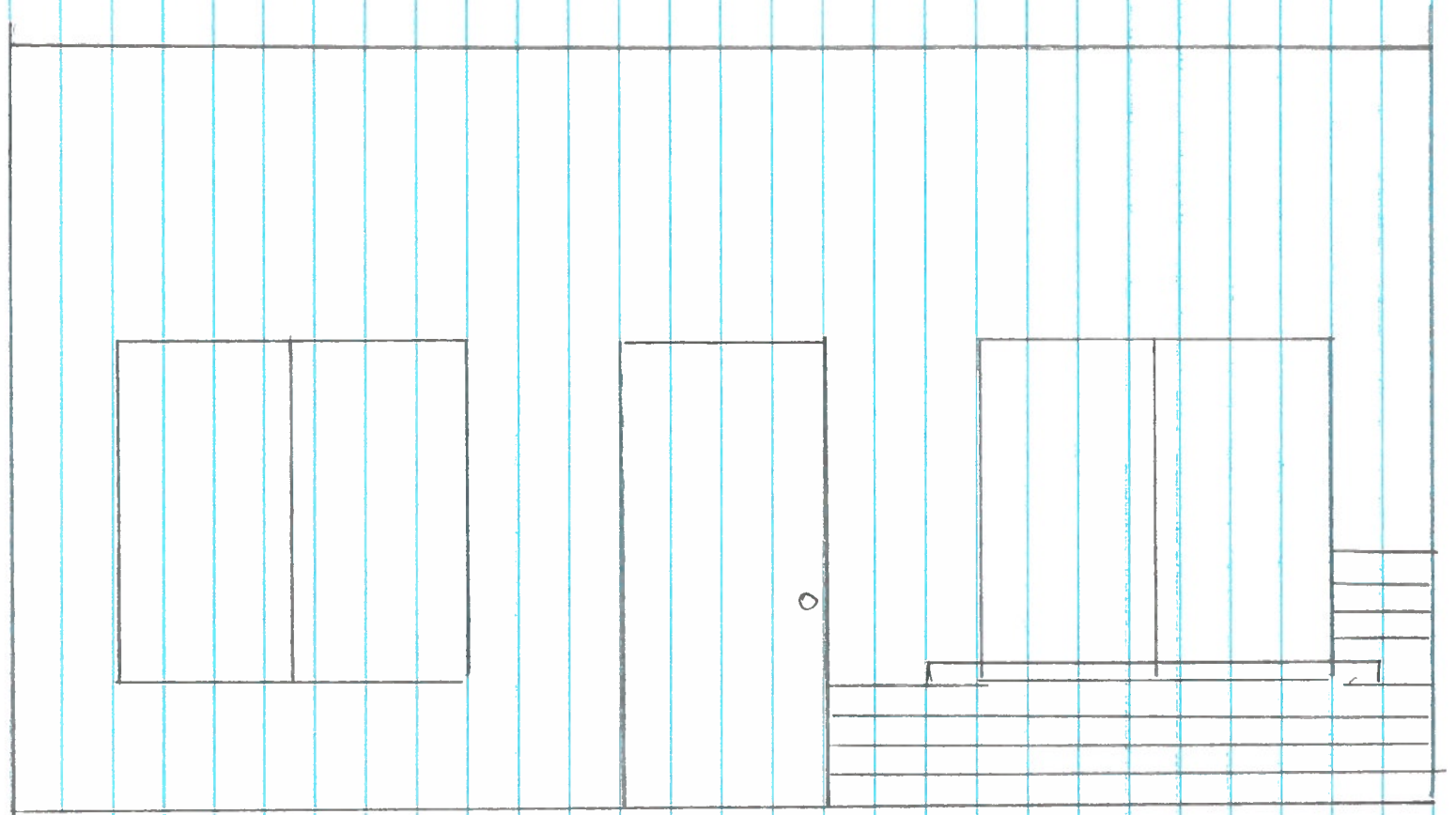
ITEM E RESTORE EXISTING
WINDOW/SIDING

322 W. ELSMERE PL
Rear View



ITEM C R/R STEEL DOOR
& MOVE 2 ORIG. WOOD
WINDOWS TOGETHER

322 W ELSMERETH
FRONT



RESTORE ROTTED
SIDING w/Similar