

## HISTORIC AND DESIGN REVIEW COMMISSION

February 06, 2019

**HDRC CASE NO:** 2019-036  
**ADDRESS:** 215 NELSON AVE  
**LEGAL DESCRIPTION:** NCB 3888 BLK 4 LOT 16  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Knob Hill Historic District  
**APPLICANT:** Jordan Mengele/Sotex Property Brothers LLC  
**OWNER:** Jordan Mengele/Sotex Property Brothers LLC  
**TYPE OF WORK:** Window replacement  
**APPLICATION RECEIVED:** January 10, 2019  
**60-DAY REVIEW:** March 09, 2019  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install new vinyl windows to replace existing, wood windows.

### APPLICABLE CITATIONS:

6. Architectural Features: Doors, Windows, and Screens

#### 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 215 Nelson was constructed circa 1928 in the Craftsman style and first appears on a 1951 Sanborn Map. The one-story, single-family residential structure features both a front facing gabled roof and a rear hipped roof, wood lap siding, and a covered porch. Recently issued administrative approvals include: demolition of non-original rear addition, window repair, porch repair with column replacement, fencing, removal of vinyl siding, wood siding repair, and the removal of overgrown plantings. The primary and accessory structures are contributing to the Knob Hill Historic District.
- b. **VIOLATION** - After receiving a report regarding window replacement at 215 Nelson on January 8, 2019, staff contacted the applicants to verify if they are complying with the approved scope of work. The applicants explained that the original wood windows were stolen during their repairs off-site and that they cannot afford in-

kind wood window replacements at this time. The applicants have been cooperative with staff in seeking compliance and submitted an application on January 10, 2019, to be heard at the next HDRC hearing.

- c. **EXISTING WINDOWS** – The windows prior to removal were deemed repairable according to the administrative approval to repair them issued on August 17, 2018. The structure originally featured nineteen (19) sashed wood windows:
- 12 - 60" x 30" sashed window
  - 4 - 60" x 34" sashed window
  - 2 - 40" x 30" sashed window
  - 1 - 18" x 24" picture window
- d. **NEW WINDOWS** – The proposed replacement windows are constructed with a vinyl frame, feature faux interior muntins and a dimension of 23.5" x 35.5". Per the Guidelines for Exterior Maintenance and Alterations 6.B.iv., new windows are 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. Staff finds that the proposed windows do not match in size, configuration, or materials.

**RECOMMENDATION:**

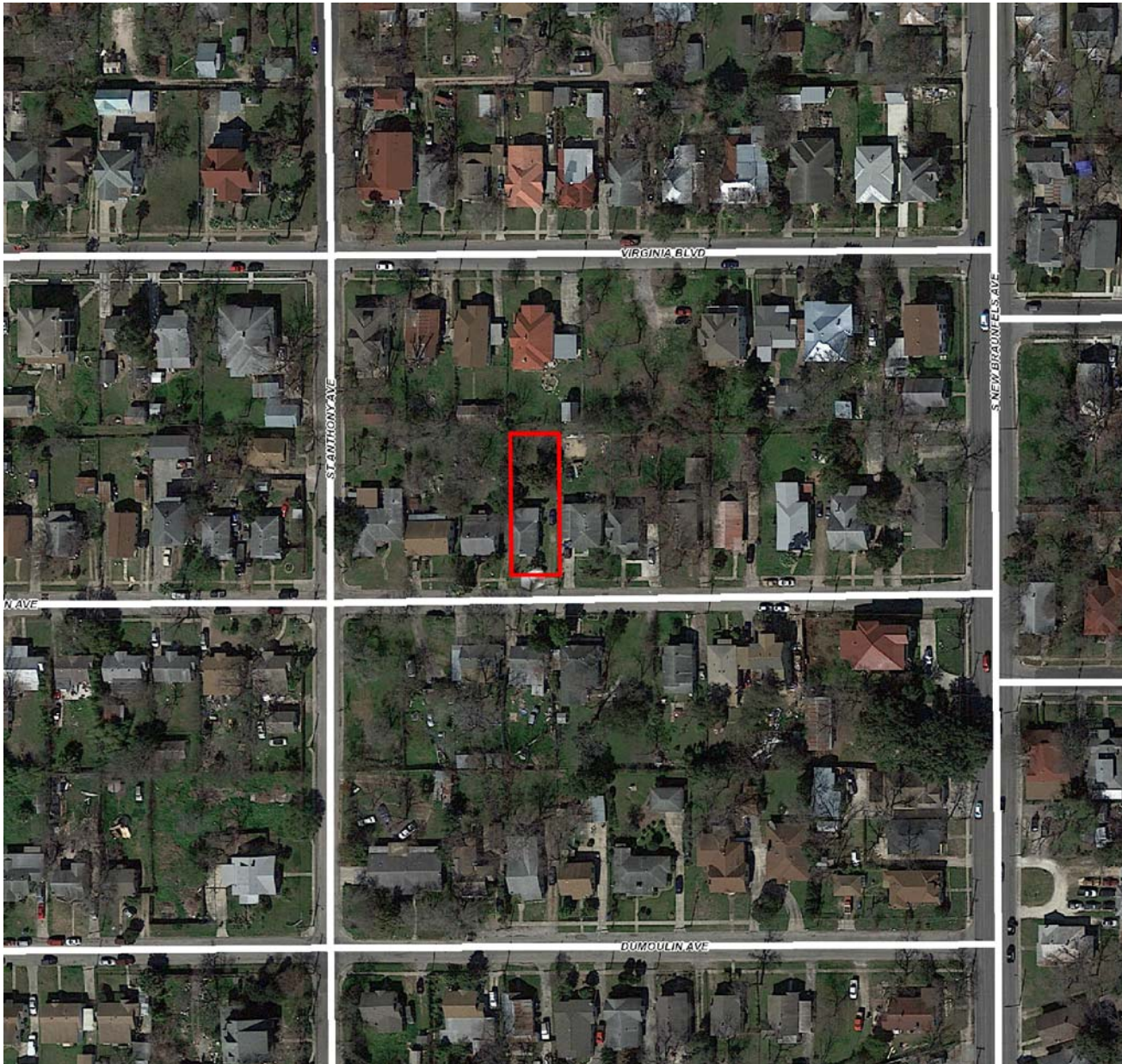
Staff does not recommend approval based on findings a through d. Staff recommends in-kind replacement of the wood sash windows to match the original size, configuration, location, materials, and the standard stipulations. If in-kind replacement is approved, the applicant must submit updated window specifications to staff prior to the issuance of a Certificate of Appropriateness.

**CASE COMMENT:**

After receiving a report regarding window replacement at 215 Nelson on January 8, 2019, staff contacted the applicants to verify if they are complying with the approved scope of work. The applicants explained that the original wood windows were stolen during their repairs off-site and that they cannot afford in-kind wood window replacements at this time. The applicants have been cooperative with staff in seeking compliance and submitted an application on January 10, 2019 to be heard at the next HDRC hearing.

**CASE MANAGER:**

Huy Pham



## Flex Viewer

Powered by ArcGIS Server

Printed: Jan 31, 2019

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S New Braunfels Ave

Sander's Aly

215 Nelson Avenue

S New Braunfels Ave

Nelson Ave

Nelson Ave

Nelson Ave

Nelson Ave

St Anthony Ave

St Anthony Ave

St Anthony Ave

St Anthony Ave

St Anthony Ave

Nelson Ave



Pittman-Sullivan  
Park



215 Nelson Avenue



## **Ply Gem 23.5 in. x 35.5 in. Single Hung Vinyl Window - White-510**

### Dimensions

Grid Width (in.)

3/4

Jamb Depth (in.)

2.6875

Product Depth (in.)

2.6875

Product Height (in.)

59.25

Product Width (in.)

31.375

Rough Opening Height (In.)

59.75

Rough Opening Width (In.)

31.875

Width (in.) x Height (in.)

31.375 x 59.25

### Details

Exterior Color/ Finish

White

Exterior Color/Finish Family

White

Features

Tilt-In Cleaning

Frame Material

**Vinyl**

Frame Type

Standard Frame

Glass Type

Low-E Glass

Glazing Type

Double-Pane

Grid Pattern

Colonial

Grid Pattern

Colonial

Grille Type

**Grille Between Glass**

Hardware Color/Finish Family

White

Included

Grid, Hardware, Screen

Insect screen included

Yes

Interior Color/Finish Family

White

Lock Type

Standard Lock

Lock Type

Cam Action

Locking

Yes

Number of Grids

3 Wide 2 High

Number of Locks

1

Privacy glass

No

Product Weight (lb.)

36.8lb

Returnable

90-Day

Solar Heat Gain Coefficient

0.23

Storm window

No

Tilt-in cleaning

Yes

Tinted glass

No

U-Factor

0.29

Window Type

**Single Hung**

Window Use Type

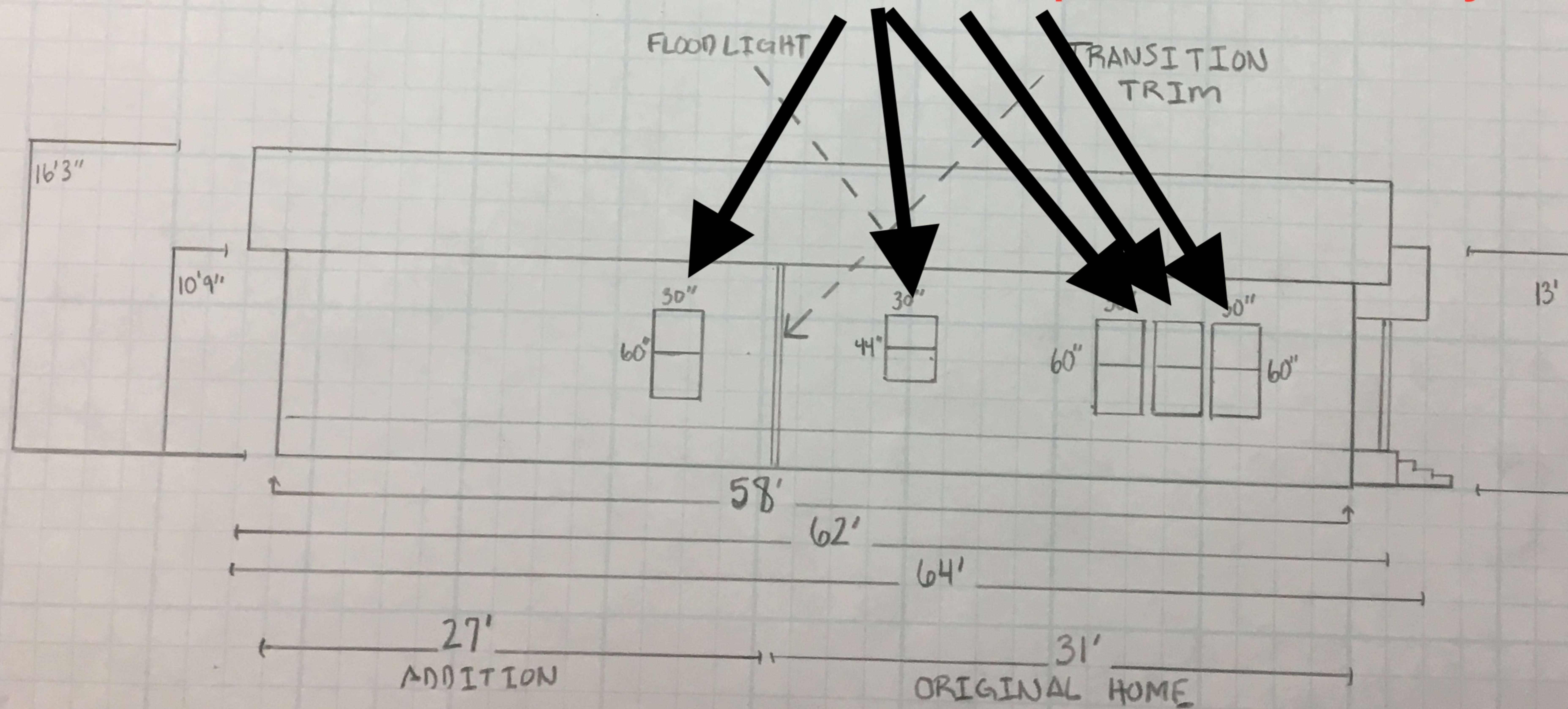
New Construction



Left  
Side

2'  
2'  
SCALE

Stolen wood window to replace with vinyl





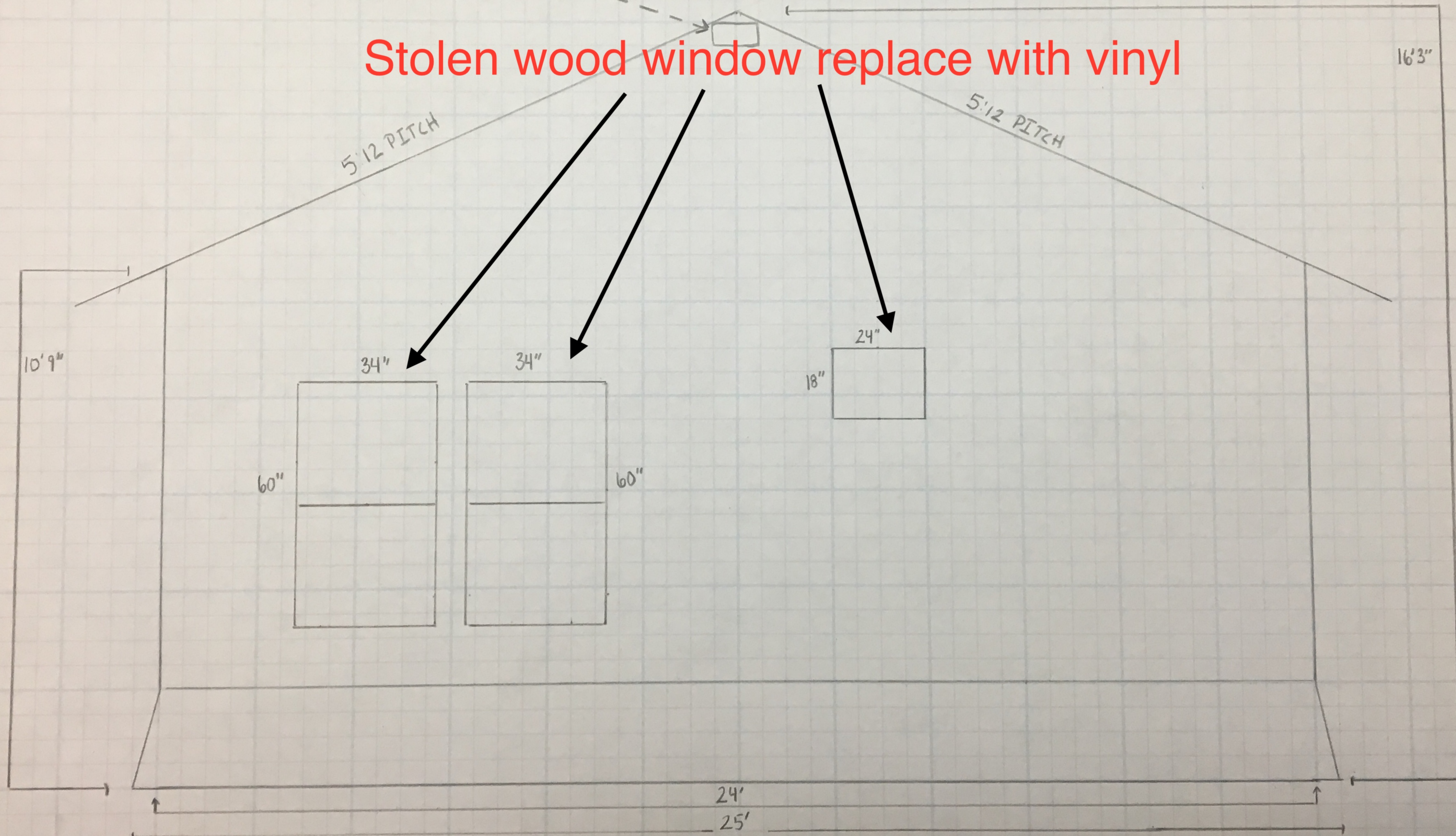
Back

6" SCALE

ROOF ON NEW ADDITION  
WILL FOLLOW THE SAME  
PITCH AS THE ORIGINAL ROOF

FLOOD LIGHT (ADDITION)

Stolen wood window replace with vinyl

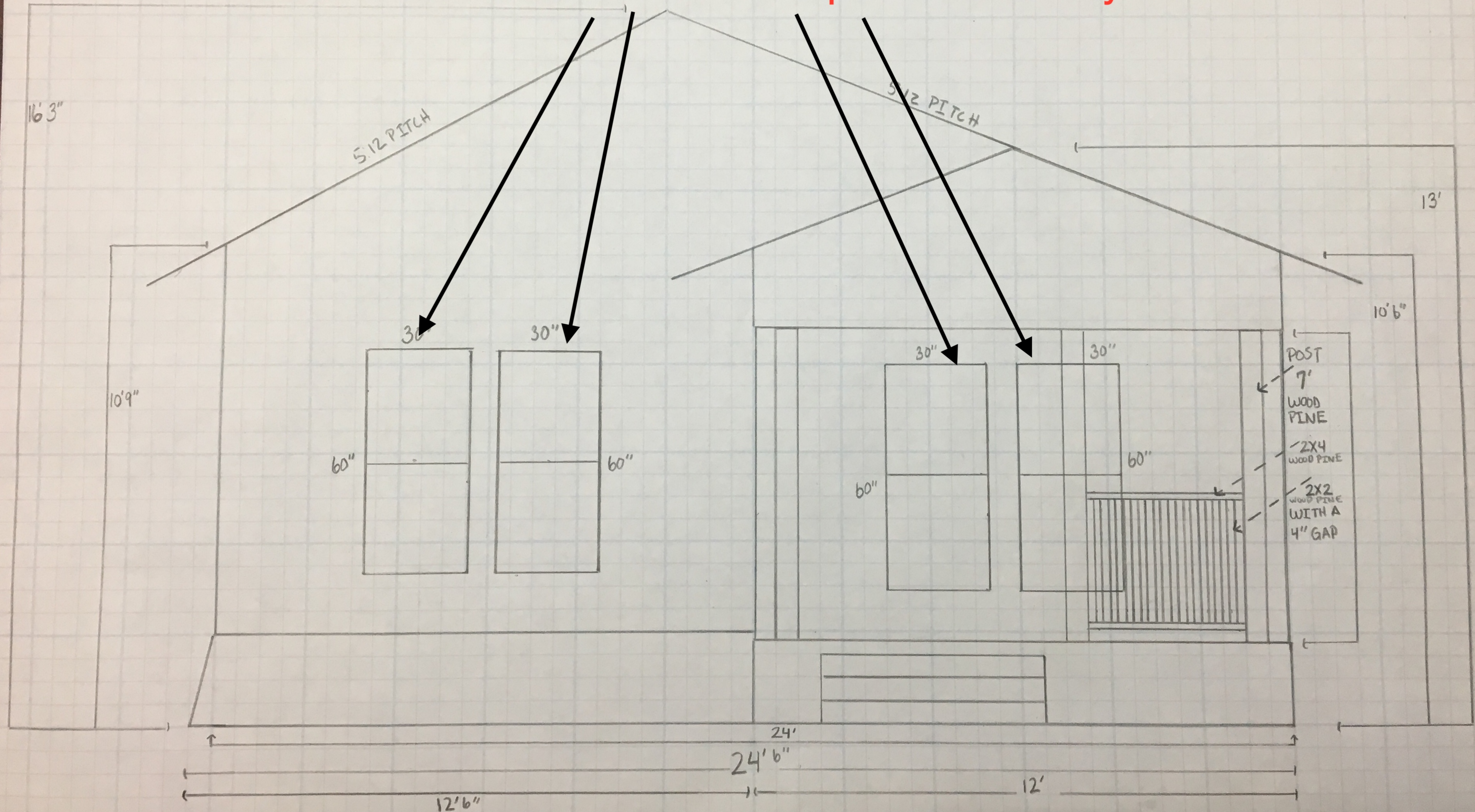




Front

6"  
6"  
SCALE

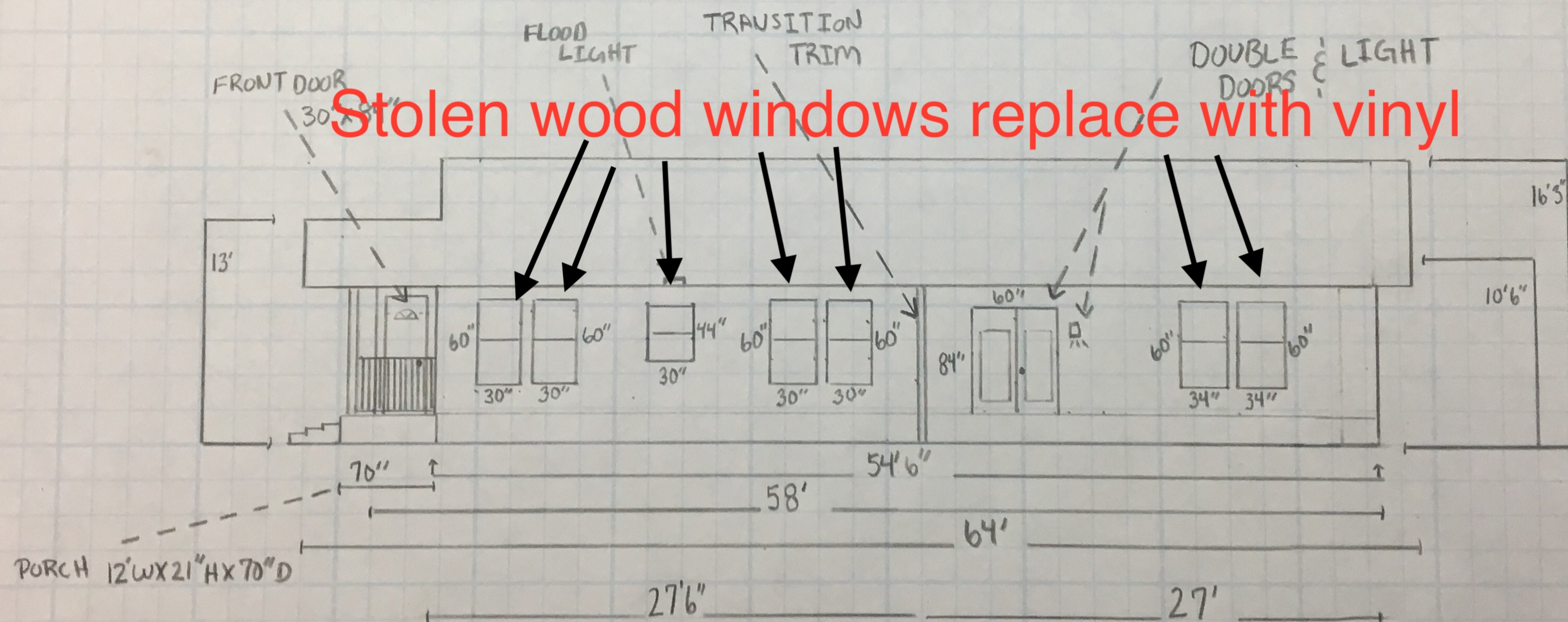
Stolen wood windows replace with vinyl





Right  
Side

2'  
2'  
SCALE





January 8, 2019 at 1:45 PM  
215 Nelson Ave  
San Antonio TX 78210  
United States





January 8, 2019 at 1:45 PM  
215 Nelson Ave  
San Antonio TX 78210  
United States

























N O E X P O S U R E

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TEXAS 689 SAN ANTONIO Vol. 3

NEBRASKA ST.

288

BILL GREEN AV.

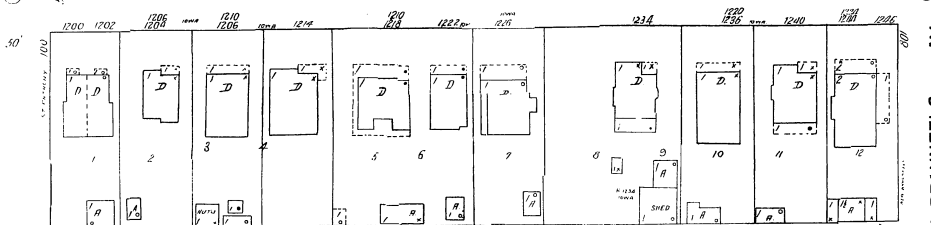
DILWORTH AV.

301

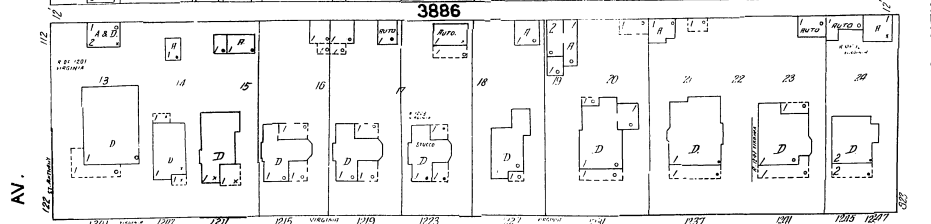
VIRGINIA ST.

287

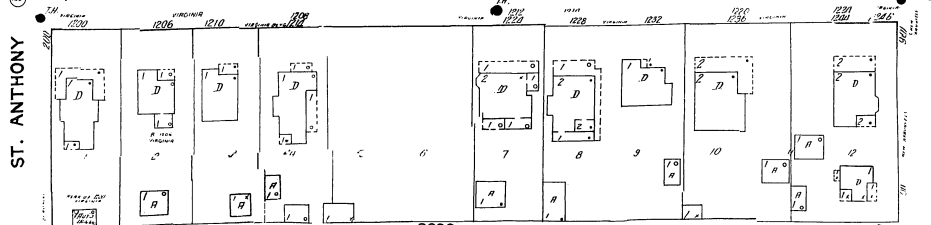
IOWA GRAVELED



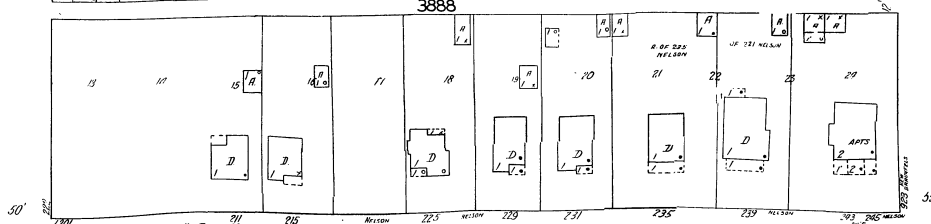
3886



VIRGINIA BLVD GRAVELED



3888



Scale of Feet

NELSON AV. GRAVELED

290