

HISTORIC AND DESIGN REVIEW COMMISSION

June 05, 2019

HDRC CASE NO: 2019-310
ADDRESS: 1431 W ROSEWOOD AVE
LEGAL DESCRIPTION: NCB 2766 BLK 71 LOT 17 AT 1431 ROSEWOOD AVE W
ZONING: R-4,H
CITY COUNCIL DIST.: 1
DISTRICT: Keystone Park Historic District
APPLICANT: Paul Peralez
OWNER: Paul Peralez/PERALEZ PAUL A & RAMOS MOSES
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: May 13, 2019
60-DAY REVIEW: July 12, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

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

1. Replace approximately 9 existing wood windows with new Pella brand wood windows.
2. Replace approximately 2 non-original aluminum windows with new Pella brand wood windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- 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.
- Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- Screens and shutters*—Preserve historic window screens and shutters.
- 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)

- 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.
- 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.
- Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- 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.
- 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.
- 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.
- Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- 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 located at 1431 W Rosewood Ave is a 1-story single family home constructed in 1925 with Tudor influences. The home features a woodlap façade, a side gable configuration with two front gables, an arched entryway with cast stone keystones, and ganged one over one wood windows. The home is a contributing structure to the Keystone Park Historic District. The applicant is requesting approval to replace approximately nine existing one over one wood windows and two non-original aluminum windows with new one over one Pella brand wood windows.
- b. **EXISTING WINDOWS: CONDITON** – The applicant provided several photographs of the existing windows taken from outside the home. Based on the photographic evidence provided, staff finds that the wood windows are in good condition and are fully repairable. In general, staff encourages the repair of historic wood windows. A wood window that is maintained over time can last for decades. Replacement window products have a much shorter lifespan and cannot be repaired once they fail.
- c. **WOOD WINDOW 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 does not find the original windows to be beyond repair. Replacement of any kind is not consistent with the Guidelines.
- d. **ALUMINUM WINDOW REPLACEMENT** – These windows are not consistent with the Guidelines nor the OHP Window Policy Document. 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 or are no longer present in the structure. The applicant has proposed to install new Pella brand one over one wood windows that are consistent with the Guidelines. Staff finds the proposal appropriate.

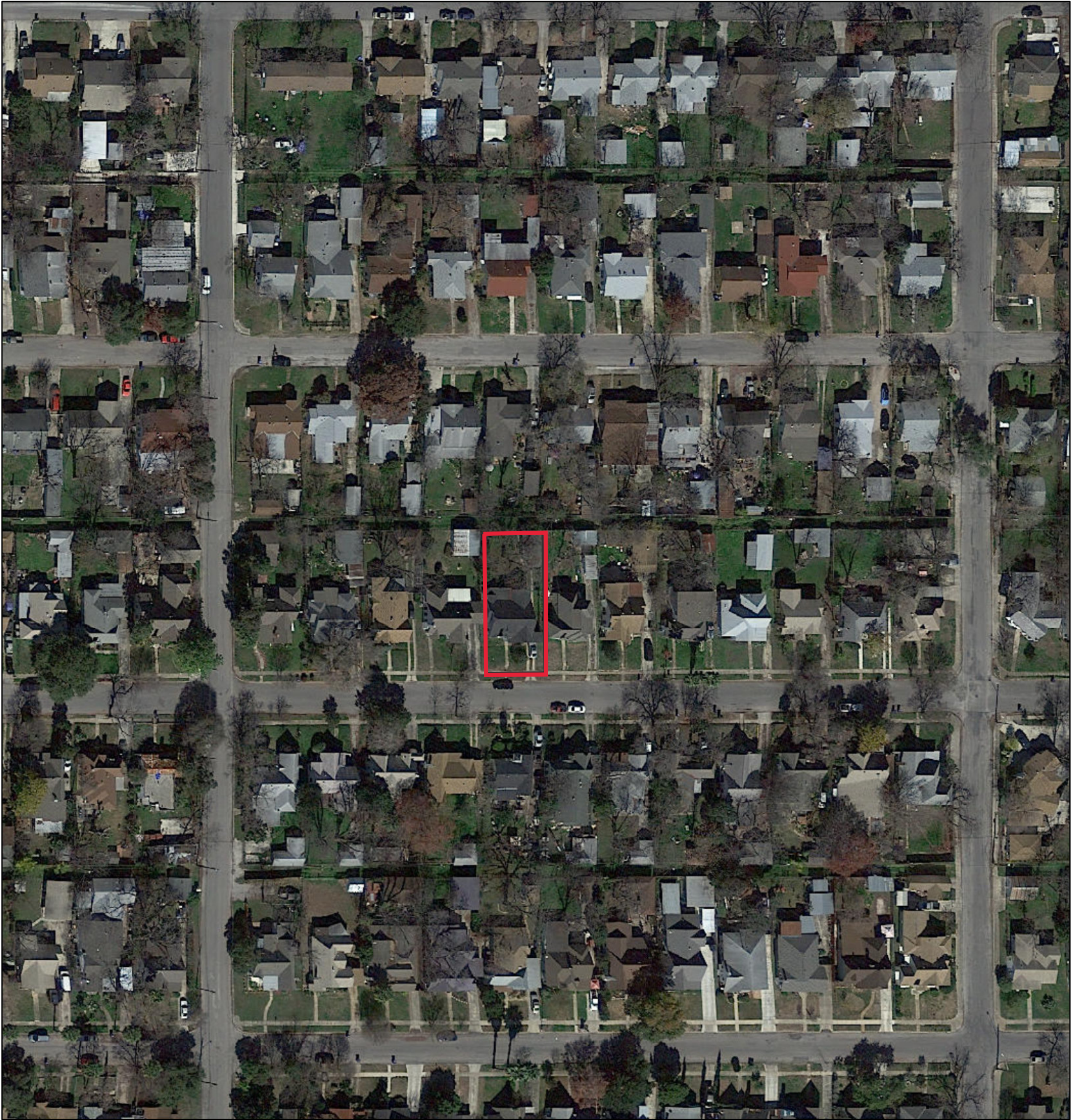
RECOMMENDATION:

Item 1, Staff does not recommend approval of the original wood window replacement based on findings a through c. Staff recommends that the applicant repair the existing wood windows in place. If there are assemblies that are deteriorated beyond repair, the applicant must submit evidence to that effect to staff in the form of a window schedule and photographs. If an assembly is deemed deteriorated beyond repair by staff, staff recommends that new windows meet the following stipulation:

- i. That the applicant installs one-over-one wood windows to match the existing configuration as closely as possible. Vinyl or composite windows are not appropriate. 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. The final specification should be submitted to staff for review prior to the issuance of a Certificate of Appropriateness.

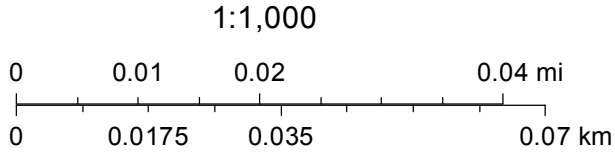
Item 2, Staff recommends approval of the non-original replacement based on finding d.

City of San Antonio One Stop



May 29, 2019

—— User drawn lines



















WOOD

Pella Architect Series Traditional

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- Classic aesthetics featuring the detailing of fine furniture.
- Nearly unlimited design choices, including custom sizes and grille patterns.
- Stunning hardware in rich patinas and other timeless finishes.