

HISTORIC AND DESIGN REVIEW COMMISSION

August 07, 2019

HDRC CASE NO: 2019-429
ADDRESS: 207 LAUREL HEIGHTS PLACE
LEGAL DESCRIPTION: NCB 6328 BLK 1 LOT 46, E 11.2 FT OF 45 & W 38.8 FT OF 47
ZONING: R-5,H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Lawson Jessee/Troy Jessee Construction
OWNER: Bob Harris
TYPE OF WORK: Window and door modifications
APPLICATION RECEIVED: July 10, 2019
60-DAY REVIEW: September 08, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

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

1. Install a salvaged window on the west elevation adjacent to an existing door.
2. Remove four existing multi-lite wood windows and install steel windows and a door on the east elevation.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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 207 Laurel Heights Place is a 2-story single family home constructed circa 1929 in the Spanish Eclectic style. The structure features stucco siding, a terra cotta barrel tile roof, and multi-lite double hung wood windows. The structure is contributing to the Monte Vista Historic District.
- b. SALVAGED WINDOW - The applicant has proposed to add one window opening to the west elevation adjacent to an existing door. The window will be six over six, vertical double hung salvaged from a non-original wall which was administratively approved to be removed. Staff finds the proposal appropriate.
- c. FENESTRATION MODIFICATIONS – The applicant has proposed to remove four existing wood windows on the east elevation and install a steel window and door in their place. Three of the existing windows are six over six, vertical double hung wood windows. One window is four over four and has a horizontal proportion. The applicant has provided original drawings of the home, which indicate a different fenestration pattern on this elevation. Based on this evidence, the windows do not appear to be original. According to the Historic Design Guidelines, non-historic windows should be replaced with windows that are typical of the architectural style of the building. Staff generally finds the proposed fenestration modifications to be appropriate for the style of the home based on the existing windows and doors on the house and the location of the modifications, which is not visible from the public right-of-way.

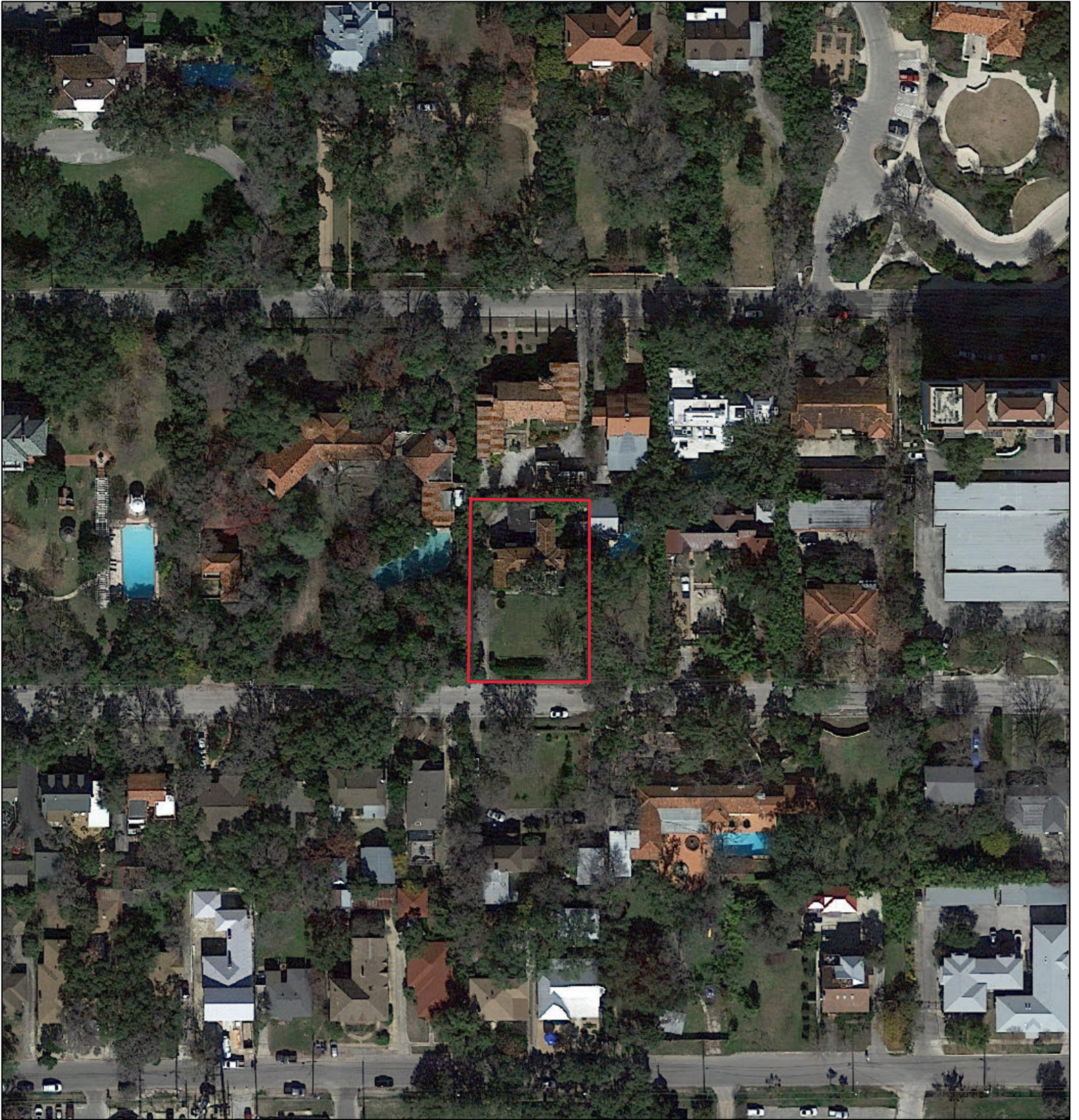
RECOMMENDATION:

Item 1, Staff recommends approval of the installation of a salvaged wood window based on finding b.

Item 2, Staff recommends approval of the fenestration modifications based on finding c with the following stipulation:

- i. That the applicant salvages the window sashes and stores them on site for future repairs or donates or sells them to a local entity.

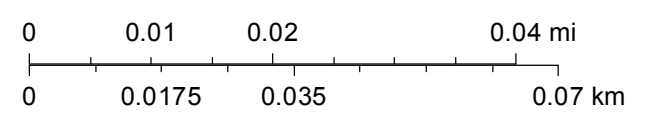
City of San Antonio One Stop



August 1, 2019

— User drawn lines

1:1,000





207 Laurel Heights Place

Bushnell

St Lukes Lutheran
Health Minis

University
Presbyterian

Bushnell Ave

Bushnell Ave

Bushnell Ave

Bushnell Ave

Laurel Heights Pl

Laurel Heights Pl

Laurel Heights Pl

Laurel Heights Pl

el Heights Pl

E Kings Hwy

Google



Call 415.495.1234
PORTFOLIO
JULIAN GOMEZ



EAST ELEVATION



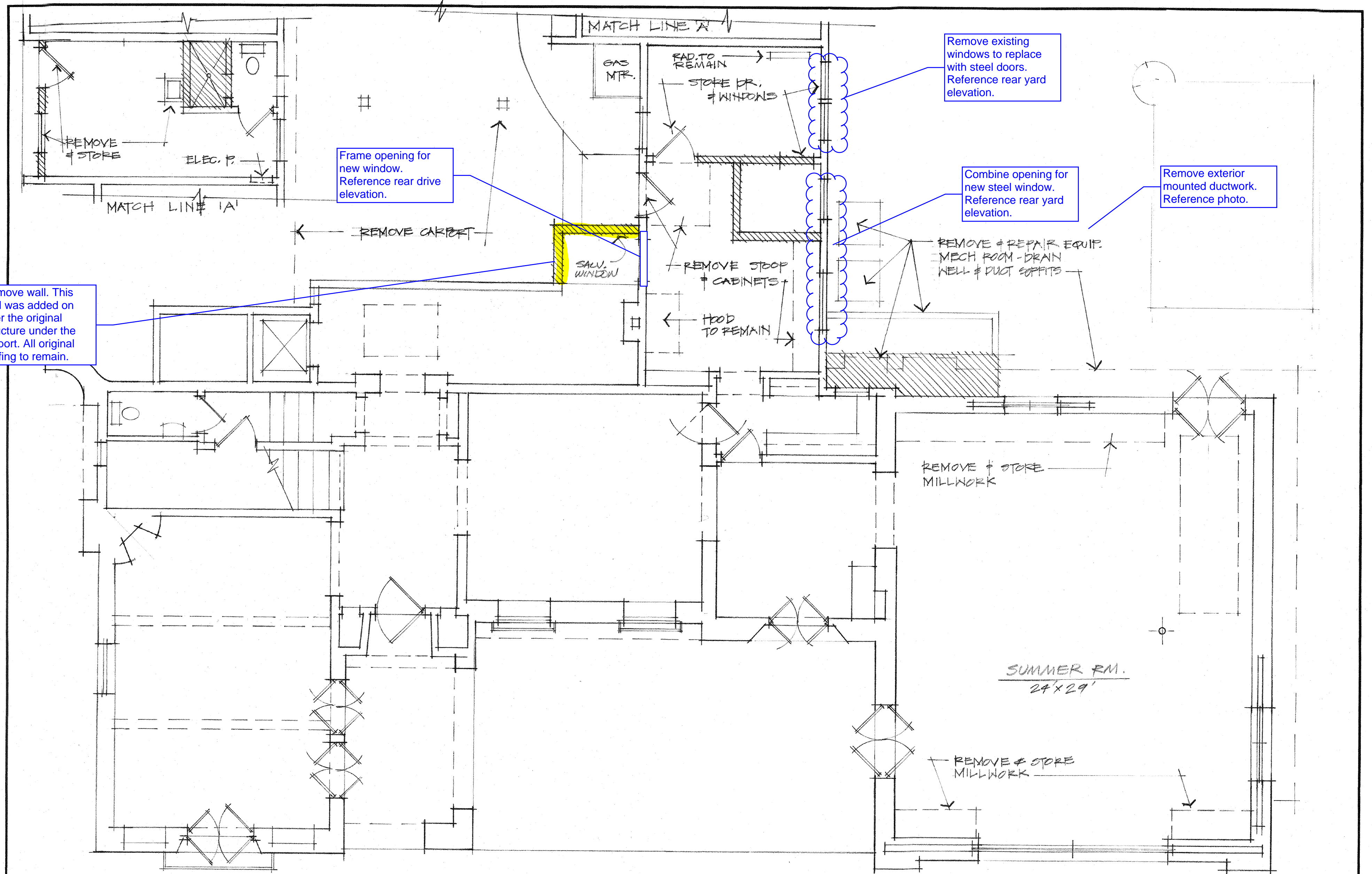
EAST ELEVATION



WEST ELEVATION



WEST ELEVATION WITH KITCHEN DOOR



LEGEND
 ——— WALLS TO REMAIN
 // DEMO

207 LAUREL HEIGHTS PLACE		
SCALE:	APPROVED BY:	DRAWN BY:
DATE: 5/4/19		REVISED:
FIRST FLOOR DEMO PLAN		
DRAWING NUMBER		1 OF 4

New sliding wood door. Reference rear drive elevation.

Salvaged windows. Reference rear drive elevation.

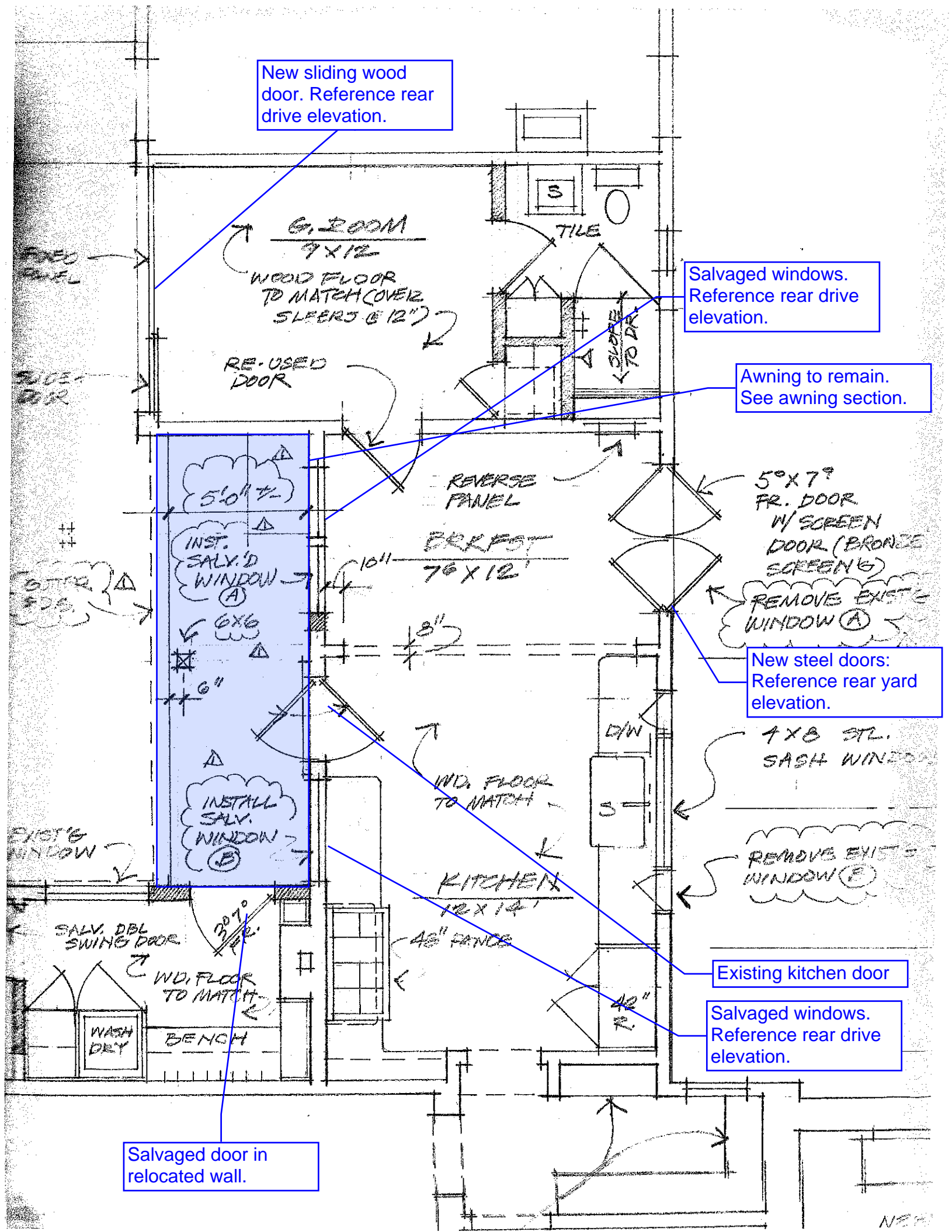
Awning to remain. See awning section.

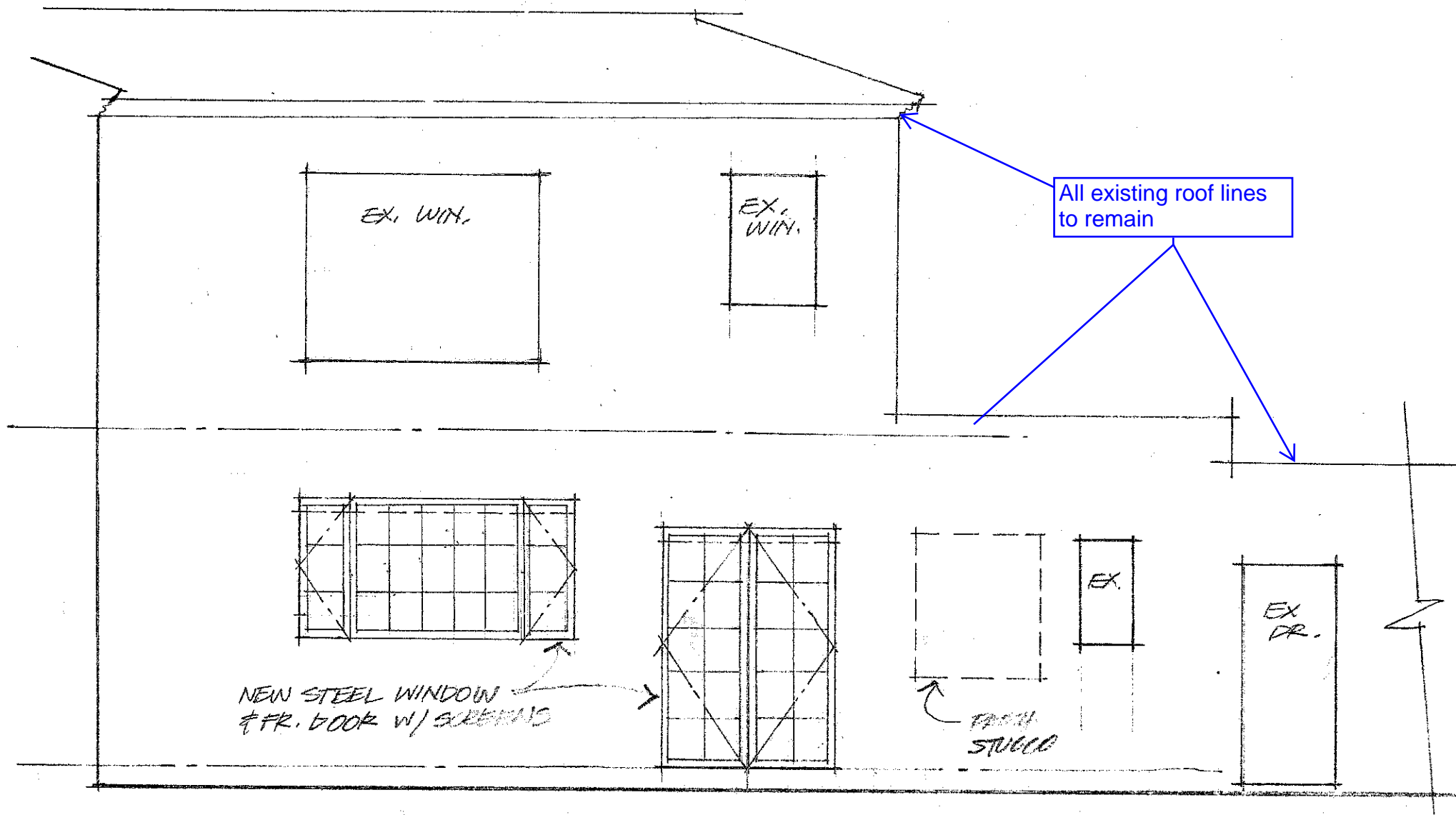
New steel doors: Reference rear yard elevation.

Existing kitchen door

Salvaged windows. Reference rear drive elevation.

Salvaged door in relocated wall.





All existing roof lines
to remain

EX. WIN.

ROOF'G @ $\frac{1}{2}$ " : 1'-0" SLOPE
FLASH'G @ STUCCO

INSTALL
SALV. WIN. 'B'

EX.
DR.

WD. GLAZ.
DOOR

EX.
DR.

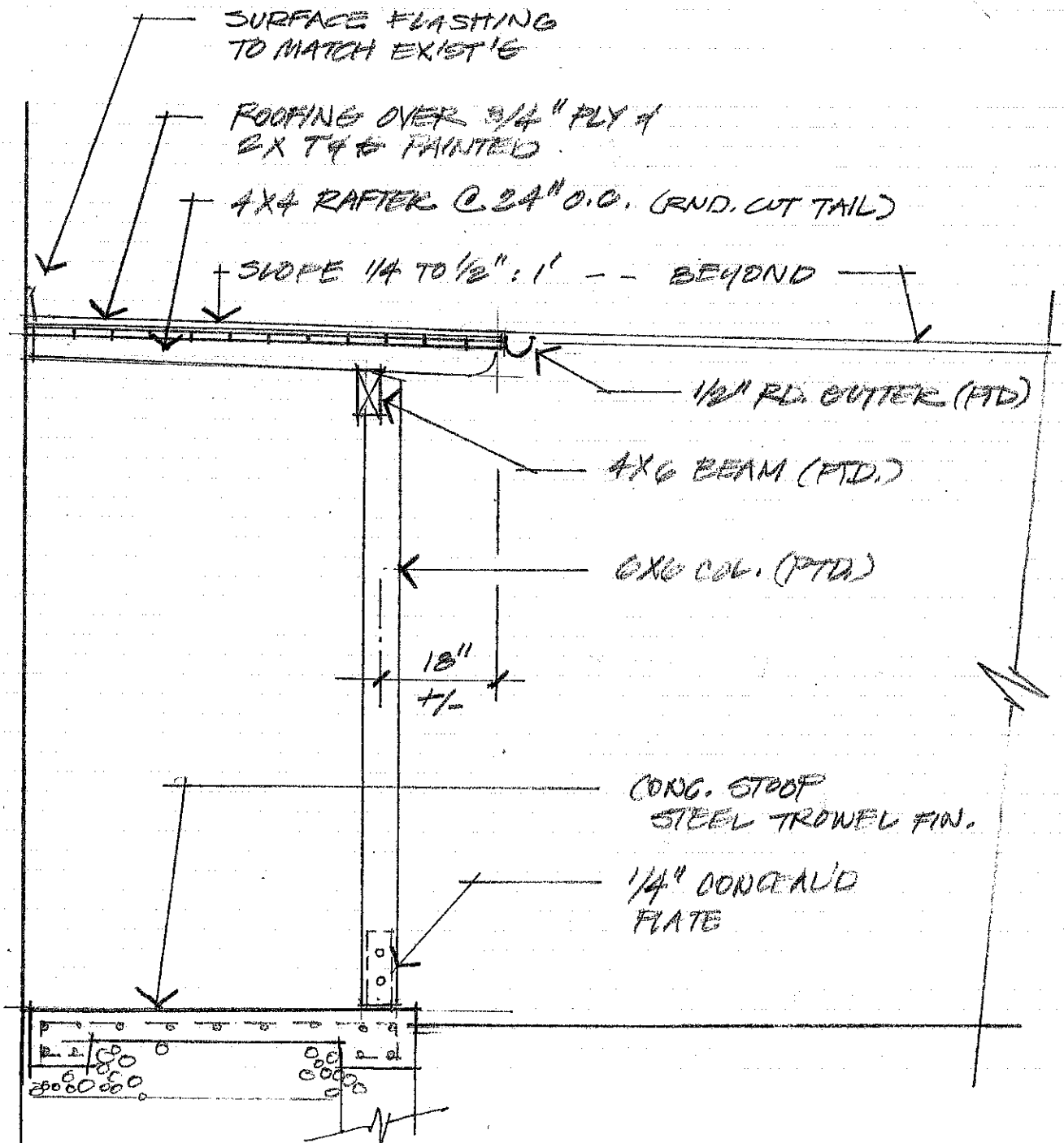
INSTALL SALV.
WINDOW 'A'

SEC-
▲

REAR DRIVE - WEST ELEVATION

SC. $\frac{1}{4}$ " = 1'-0"

5.14.19



SECTION @ REAR STOOP - WEST EL.

5/14/19

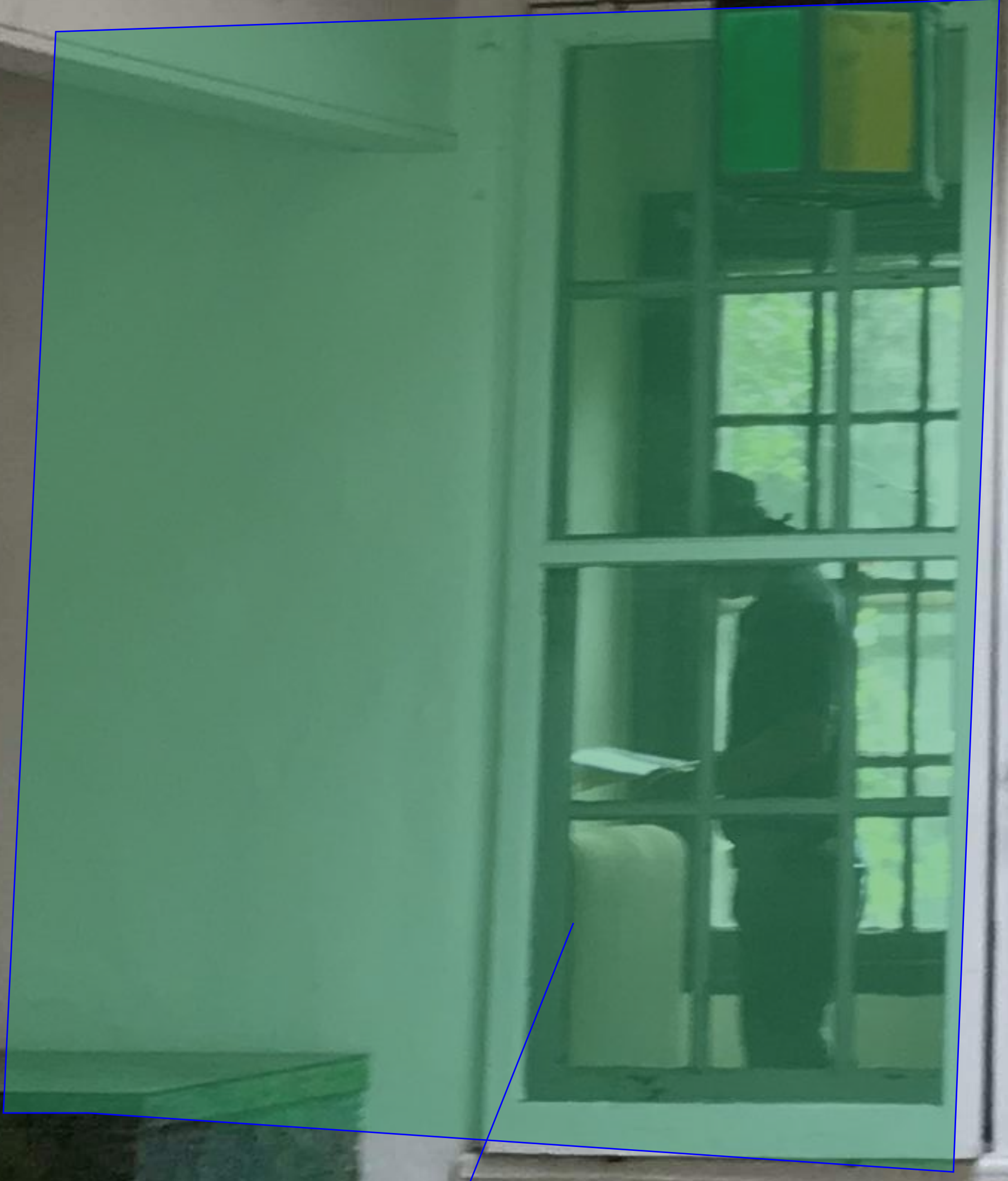
SC. 1/2" = 1'-0"



Item 6: Existing ductwork to be removed.

Item 1: Demolish carport structure.

Item 1: Awning to remain in this area over door.



Item 1: Install salvaged window.

Item 5: Relocate wall. This wall was added on at some point onto patio. It's under carport structure.

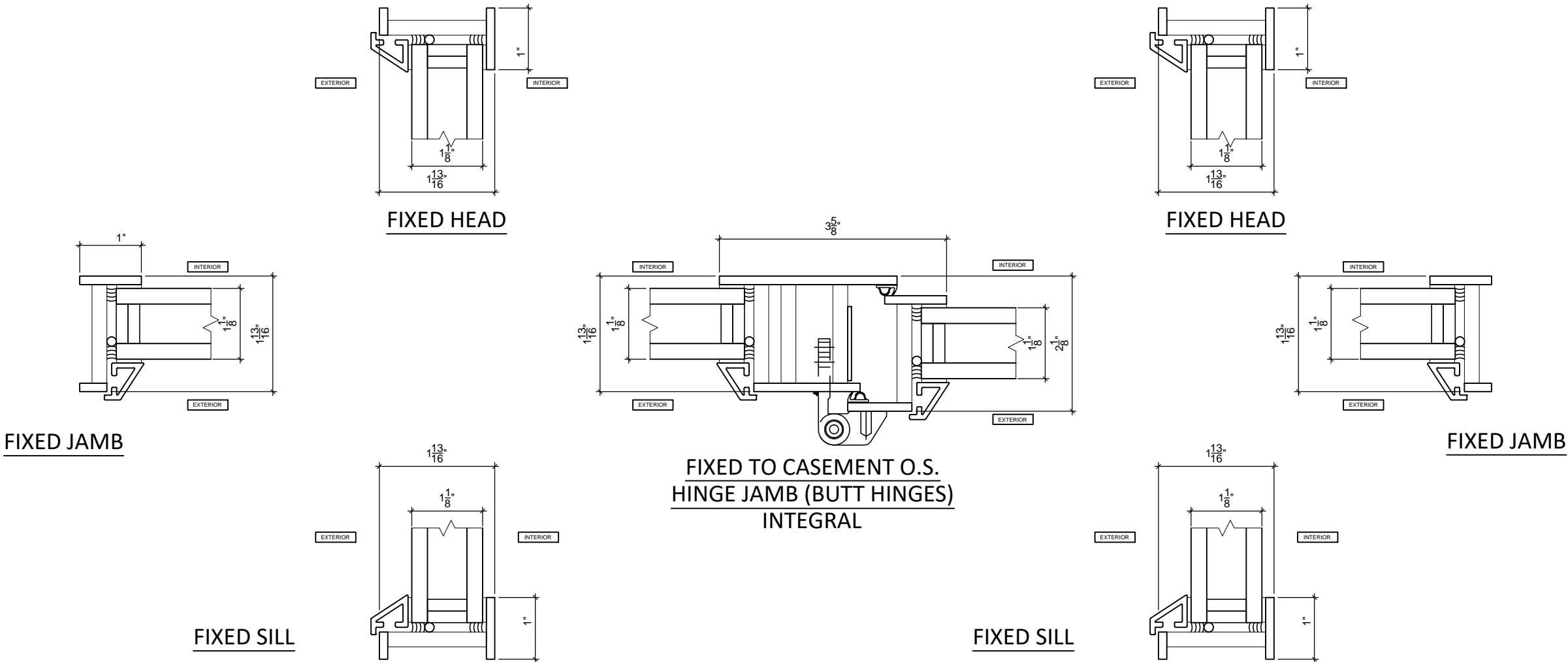


Item 1: Demolish carport structure.



Item 1: Demolish carport structure.

FIXED TO OPERABLE
INTEGRAL MULLION
SHORT LEGS
TSX40



Submittal: 01
Revision: 00
Date: 00/00/00

ORDER #
PROJECT NAME
DEALER NAME

arcadia CUSTOM
WINDOW AND DOOR SOLUTIONS
STEEL • ALUMINUM • WOOD

9280 E. OLD VAIL RD.
TUCSON, AZ 85747
TEL: (520) 284-2070
FAX: (520) 299-1638

DRAWN BY: DRAWN
CHECKED BY: AR
DATE: DATE
SCALE: 6" = 1'
DRAWING NUMBER:

5.01

All dimensions and conditions shown in these Shop Drawings should be verified in the field before fabrication & installation. Substrate details are for reference only and must be verified by Sub-Contractor and Architect.



Putty Glazing Frame



Sloped Bevel Glazing Frame



Offset Glazing Frame



Square Glazing Frame

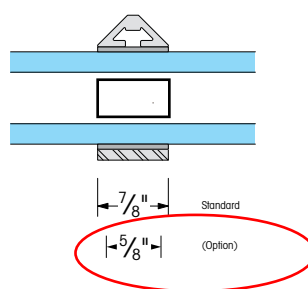
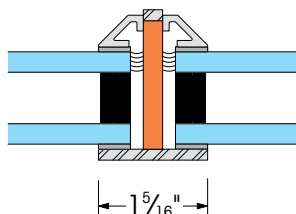
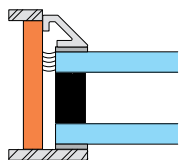
FEATURES:

- Welded one-piece glazing frames
- Glazing frames factory installed
- Four architectural design options

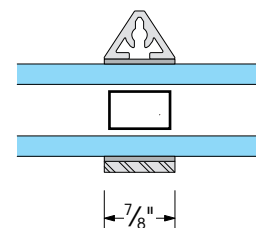
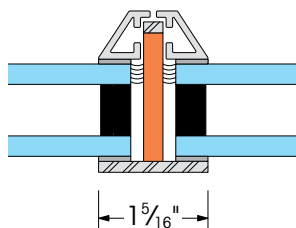
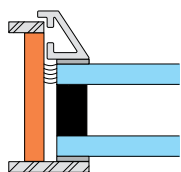
PERIMETER

TDL MUNTIN

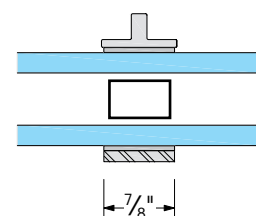
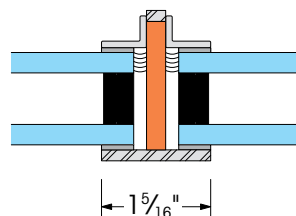
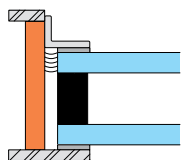
SDL MUNTIN



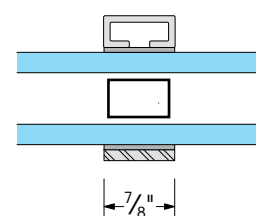
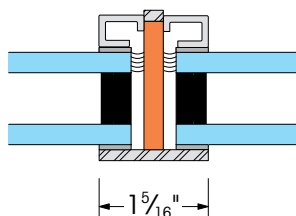
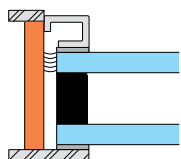
Putty



Sloped Bevel



Offset



Square

Arcadia Custom - Detail Quote Form



QUOTE: 3176491

QUOTE DATE: 07/11/2019

PRINT DATE: 7/11/2019

CUSTOMER: Bob Harris L|F

CELL:

PO #:

SALESREP: Joe Ebert

PROJECT: Bob Harris TS

TERMS:

10% non-refundable deposit for shop drawings.

40% deposit prior to production.

50% balance due at time of shipment.

CREATED BY: Joe Ebert

Billing Information

CONTACT: Bob Harris

PHONE: (210) 679-2317

FAX:

ADDRESS: 311 Third St
San Antonio TX 78205**Shipping Information**

CONTACT: Bob Harris

PHONE: (210) 679-2317

FAX:

ADDRESS: 311 Third St
San Antonio TX 78205**Comments:**

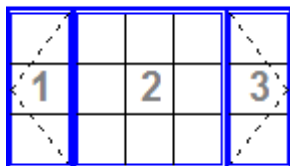
Shop drawing Lead-Time: 2-3 weeks from order approval.

Production Lead-Time: 24-26 weeks from approved shop drawings.

Images are viewed from exterior.

Line Item #: 0001**Location: Window 1**

Unit Size = 86" x 48"

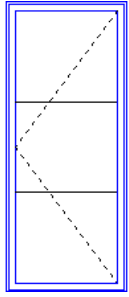


1. TSX-40 Dual Glazed 1 13/16" Casement (Inswing) (TSX-2000)
 2. TSX-40 Dual Glazed 1 13/16" Fixed (TSX-1000)
 3. TSX-40 Dual Glazed 1 13/16" Casement (Inswing) (TSX-2000)
- *** See following units for details.

Comments: Middle unit lites to be 4w3h.

Composite Unit 1 of 3

Unit Size = 20" x 48"



- Product: Thermal Steel Windows TSX-40 Dual Glazed 1 13/16" Casement (Inswing) (TSX-2000) Flat Top
- 1 13/16" Long Leg / Long Leg Frame, 3 1/2" Nail Flange with Installation Clip
- Left Handing
- Standard Paint Sift Espresso - Texture
- Glass: Clear Dual 1 1/8" (6mm 5/8" 6mm) Tempered Guardian 70/36
- Super Spacer (Black) Argon Gas Filled
- Muntin: SDL 5/8"
- Muntin Layout: 1W3H
- Glazing Frame: Putty,
- Hardware: Pull-In Operation Butt Hinge (Solid Bronze) w/ Friction Stay
- Lock Type: Multipoint (Solid Bronze)
- Bronze Hardware Finish: Silicon Dark
- Non-Egress Unit
- Screen: Yes
- Screen Type: Fiberglass (Charcoal)

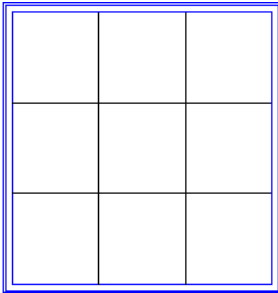
*** Minimum Width 30" and Minimum Height of 37" are Needed to Meet Egress ***

Qty. Description

1 Casement (Inswing) (TSX-2000) TSX-40 Dual Glazed 1 13/16"

Composite Unit 2 of 3

Unit Size = 46" x 48"



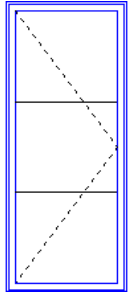
- Product: Thermal Steel Windows TSX-40 Dual Glazed 1 13/16" Fixed (TSX-1000) Flat Top
- 1 13/16" Long Leg / Long Leg Frame, 3 1/2" Nail Flange with Installation Clip
- Sight Line Design: Narrow
- Standard Paint Sift Espresso - Texture
- Glass: Clear Dual 1 1/8" (6mm 5/8" 6mm) Tempered Guardian 70/36
- Super Spacer (Black) Argon Gas Filled
- Muntin: SDL 5/8"
- Muntin Layout: 3W3H
- Glazing Frame: Putty,

Qty. Description

1 Fixed (TSX-1000) TSX-40 Dual Glazed 1 13/16"

Composite Unit 3 of 3

Unit Size = 20" x 48"



- Product: Thermal Steel Windows TSX-40 Dual Glazed 1 13/16" Casement (Inswing) (TSX-2000) Flat Top
- 1 13/16" Long Leg / Long Leg Frame, 3 1/2" Nail Flange with Installation Clip
- Right Handing
- Standard Paint Sift Espresso - Texture
- Glass: Clear Dual 1 1/8" (6mm 5/8" 6mm) Tempered Guardian 70/36
- Super Spacer (Black) Argon Gas Filled
- Muntin: SDL 5/8"
- Muntin Layout: 1W3H
- Glazing Frame: Putty,
- Hardware: Pull-In Operation Butt Hinge (Solid Bronze) w/ Friction Stay
- Lock Type: Multipoint (Solid Bronze)
- Bronze Hardware Finish: Silicon Dark
- Non-Egress Unit
- Screen: Yes
- Screen Type: Fiberglass (Charcoal)

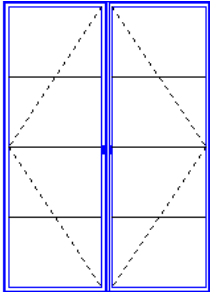
*** Minimum Width 30" and Minimum Height of 37" are Needed to Meet Egress ***

Qty.	Description
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1	Casement (Inswing) (TSX-2000) TSX-40 Dual Glazed 1 13/16"
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Composite Subtotal:**Line Item #: 0002****Location: Door A**

Unit Size = 60" x 84"



- Product: Thermal Steel Swinging Doors TSX-40 Dual Glazed 1 13/16" French Door (Outswing) (TSX-5200) Pair Flat Top
- 1 13/16" Long Leg / Long Leg Frame, 3 1/2" Nail Flange with Installation Clip
- Outswing Solid Bronze - No Thermal Break Sill 2 1/4" Bottom Rail
- Right Active / Left Passive Handing
- Standard Paint Sift Espresso - Texture
- Glass: Clear Dual 1 1/8" (6mm 5/8" 6mm) Tempered Guardian 70/36
- Super Spacer (Black) Argon Gas Filled
- Muntin: SDL 5/8"
- Muntin Layout: 1W4H
- Glazing Frame: Putty,
- Hardware: Butt Hinge (Solid Bronze)
- Lock Type: Mortise/Multipoint (Keyed Exterior / Thumb Turn Interior) Classic Bronze Lever/Escutcheon
- Bronze Hardware Finish: Silicon Dark

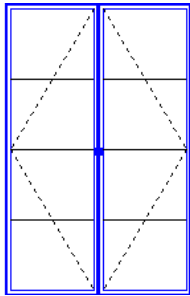
Qty.	Description
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1	French Door (Outswing) (TSX-5200) TSX-40 Dual Glazed 1 13/16"
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Line Item #: 0003

Location: Door B

Unit Size = 59 1/2" x 92 7/8"



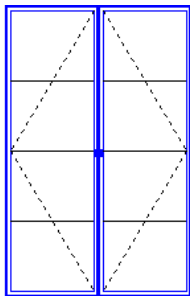
- Product: Thermal Steel Swinging Doors TSX-40 Dual Glazed 1 13/16" French Door (Outswing) (TSX-5200) Pair Flat Top
- 1 13/16" Long Leg / Long Leg Frame, 3 1/2" Nail Flange with Installation Clip
- Outswing Solid Bronze - No Thermal Break Sill 2 1/4" Bottom Rail
- Right Active / Left Passive Handing
- Standard Paint Sift Espresso - Texture
- Glass: Clear Dual 1 1/8" (6mm 5/8" 6mm) Tempered Guardian 70/36
- Super Spacer (Black) Argon Gas Filled
- Muntin: SDL 5/8"
- Muntin Layout: 1W4H
- Glazing Frame: Putty,
- Hardware: Butt Hinge (Solid Bronze)
- Lock Type: Mortise/Multipoint (Keyed Exterior / Thumb Turn Interior) Classic Bronze Lever/Escutcheon
- Bronze Hardware Finish: Silicon Dark

Qty.	Description
1	French Door (Outswing) (TSX-5200) TSX-40 Dual Glazed 1 13/16"

Line Item #: 0004

Location: Door C

Unit Size = 59 1/2" x 92 7/8"

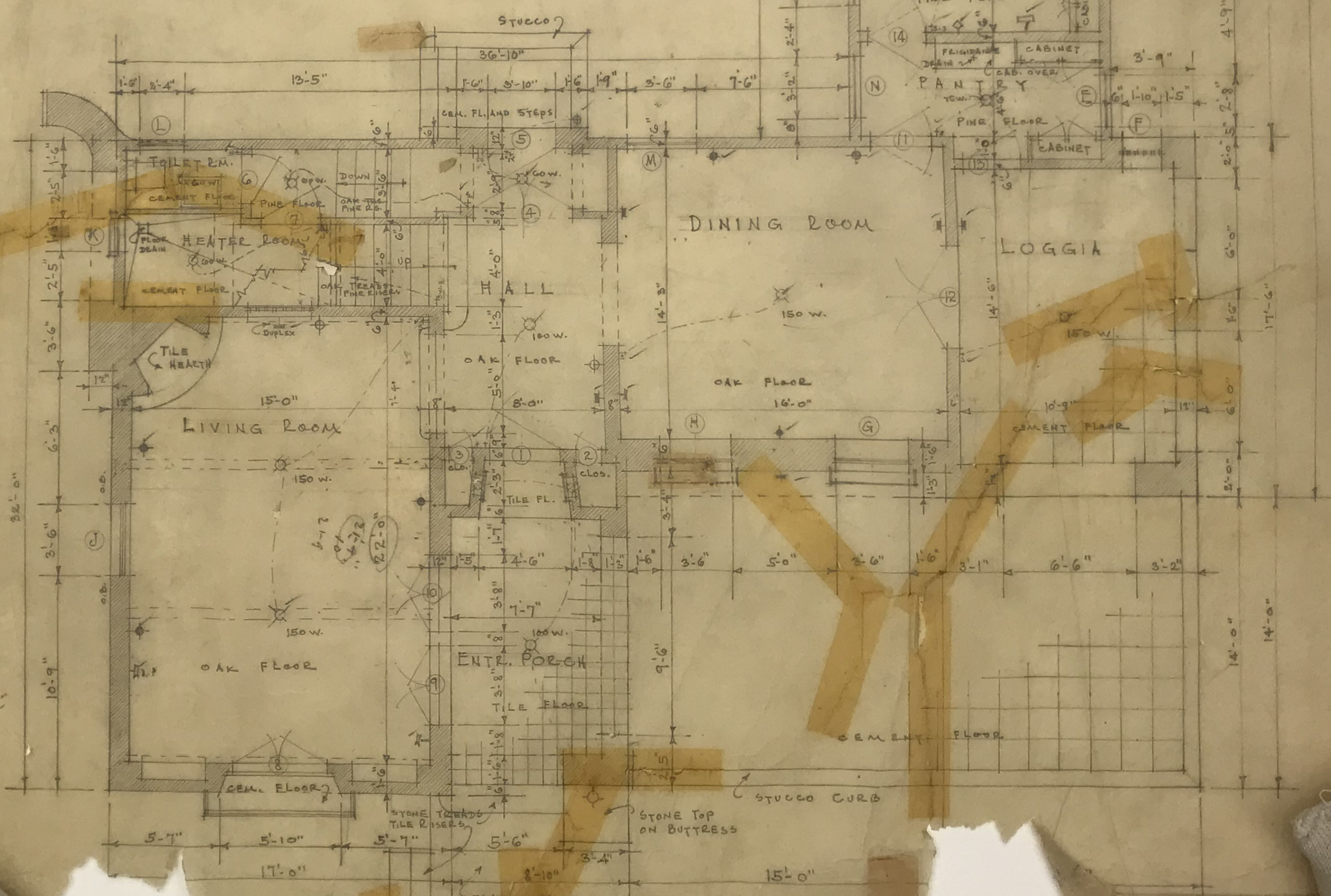
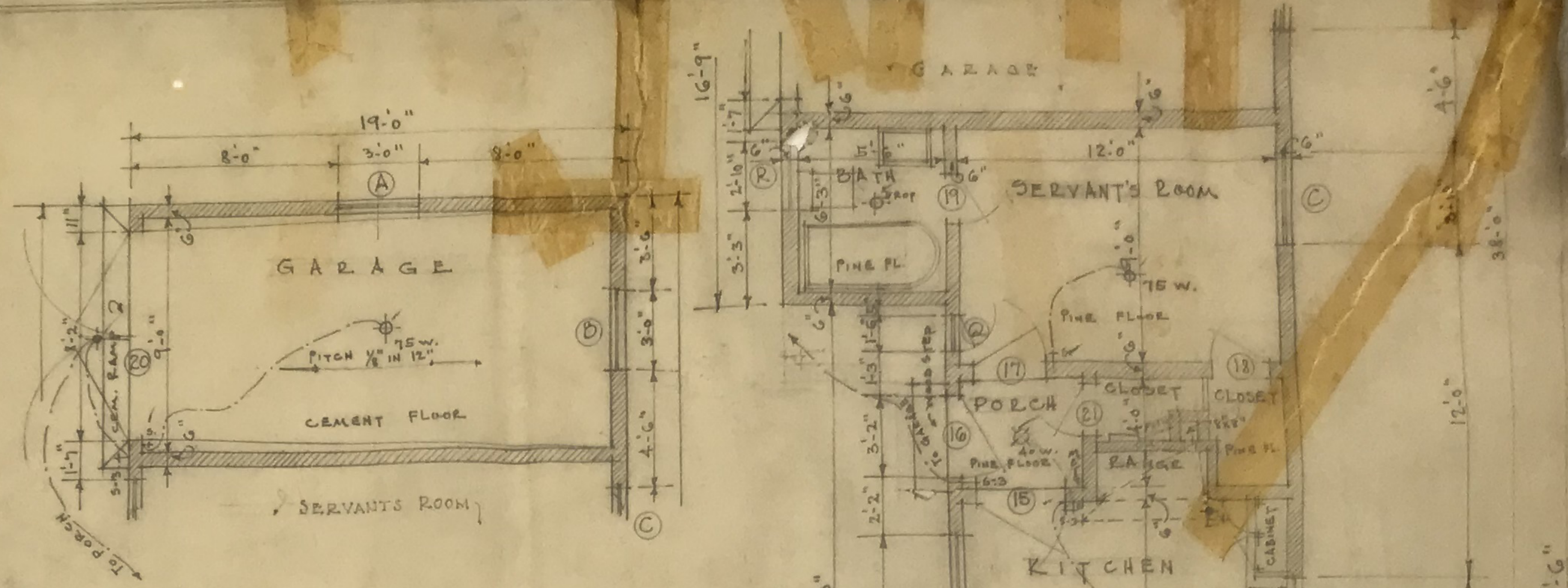


- Product: Thermal Steel Swinging Doors TSX-40 Dual Glazed 1 13/16" French Door (Outswing) (TSX-5200) Pair Flat Top
- 1 13/16" Long Leg / Long Leg Frame, 3 1/2" Nail Flange with Installation Clip
- Outswing Solid Bronze - No Thermal Break Sill 2 1/4" Bottom Rail
- Right Active / Left Passive Handing
- Standard Paint Sift Espresso - Texture
- Glass: Clear Dual 1 1/8" (6mm 5/8" 6mm) Tempered Guardian 70/36
- Super Spacer (Black) Argon Gas Filled
- Muntin: SDL 5/8"
- Muntin Layout: 1W4H
- Glazing Frame: Putty,
- Hardware: Butt Hinge (Solid Bronze)
- Lock Type: Mortise/Multipoint (Keyed Exterior / Thumb Turn Interior) Classic Bronze Lever/Escutcheon
- Bronze Hardware Finish: Silicon Dark

Qty.	Description
1	French Door (Outswing) (TSX-5200) TSX-40 Dual Glazed 1 13/16"

Project Adjustments
Crating Charge [2 Crates]
Freight
Architectural Discount

Project Weighted Average U-Value
0.000



FIRST FLOOR PLAN

1-0' X 6' X 1 1/2" 5 LTS. TEAM HINGED AT BOTTOM
 1-0' X 5' 6" X 1 1/2" 12 LTS. DM.
 1-0' X 3' 6" X 1 1/2" 6 LYS. DM.
 1-0' X 3' 0" X 1 1/2" 6 "
 1-10' WIDE OPENING FOR TURNED WOOD BRUNNLE - SEE ELEV.
 3-3' X 5' 6" X 1 1/2" 12 LBS. DR. BEHIND WILGILLS.
 3-3' X 4' 6" X 1 1/2" 12 LBS. DM. OUTSIDE. NOT USED.
 3-3' X 4' 6" X 1 1/2" 4 LBS. TEAM HINGED AT SWING IN. SEGMENT HEAD WILGILLS.
 2-0' X 6' X 1 1/2" 4 LBS. DM. BEHIND WILGILLS.
 2-0' X 5' 6" X 1 1/2" 6 LYS. DM.
 4-3' X 3' 6" X 1 1/2" DML DR. SASH 6 LYS. EA. 7" MIN.
 1-0' X 3' 6" X 1 1/2" 6 LBS. HINGED TEAM TO SWING IN.
 2-0' X 6' X 1 1/2" 4 LBS. DM.
 2-0' DIA. X 1 1/2" ALTS. PIVOTTED CIRCULAR SASH
 6-4' X 5' 6" X 1 1/2" 3 DML CASEMENTS 4 LBS. EA.
 1-6' X 5' 6" X 1 1/2" SLIP HEAD 1 1/2" TOP SQUARE. NOT CIRCULAR.
 3-4' X 5' 6" X 1 1/2" 12 LYS. DM.
 2-6' X 3' 6" X 1 1/2" 4 LBS. DM. BEHIND PLASTER WILGILLS.
 2-4' X 3' 6" X 1 1/2" 12 LYS. DM. OUTSIDE. SHUTTERS.
 2-4' X 1' 0" X 1 1/2" 4 LBS. TEAM HINGED AT BOT TO SWING IN PROVIDE LATCH & CHAIN.
 2-6' X 3' 0" X 1 1/2" CIRCLE HEAD DML CASEMENT SASH. 6 LBS. EA. GL.
 1-6' X 1' 6" X 1 1/2" 1 1/2" SLIP HEAD SASH DM AT HEAD END AT TOP. WILGILLS.
 1-6' X 4' 6" X 1 1/2" 4 LBS. CASEMENT SASH 1 STATIONARY 1 HINGED 2 STATIONARY

[illegible]