

# HISTORIC AND DESIGN REVIEW COMMISSION

August 07, 2019

**HDRC CASE NO:** 2019-434  
**ADDRESS:** 116 BEVERLY DR  
**LEGAL DESCRIPTION:** NCB 9077 BLK LOT 9 AND E 20 FT OF 8  
**ZONING:** R-6,H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** George Santos  
**OWNER:** George Santos  
**TYPE OF WORK:** Window replacement  
**APPLICATION RECEIVED:** July 16, 2019  
**60-DAY REVIEW:** September 14, 2019  
**CASE MANAGER:** Adam Rajper  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to replace four (4) aluminum windows with composite windows.

## 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.

## 12. Increasing Energy Efficiency

### A. MAINTENANCE (PRESERVATION)

i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.

ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.

iii. *Windows*—Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.

iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.

v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.

vi. *Shutters*—Reinstall functional shutters and awnings with elements similar in size and character where they existed historically.

vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.

viii. *Cool roofs*—Do not install white or —cool roofs when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet.

ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.

x. *Green Roofs*—Install green roofs when they are appropriate for historic commercial structures.

### *OHP Window Policy Document*

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

## **FINDINGS:**

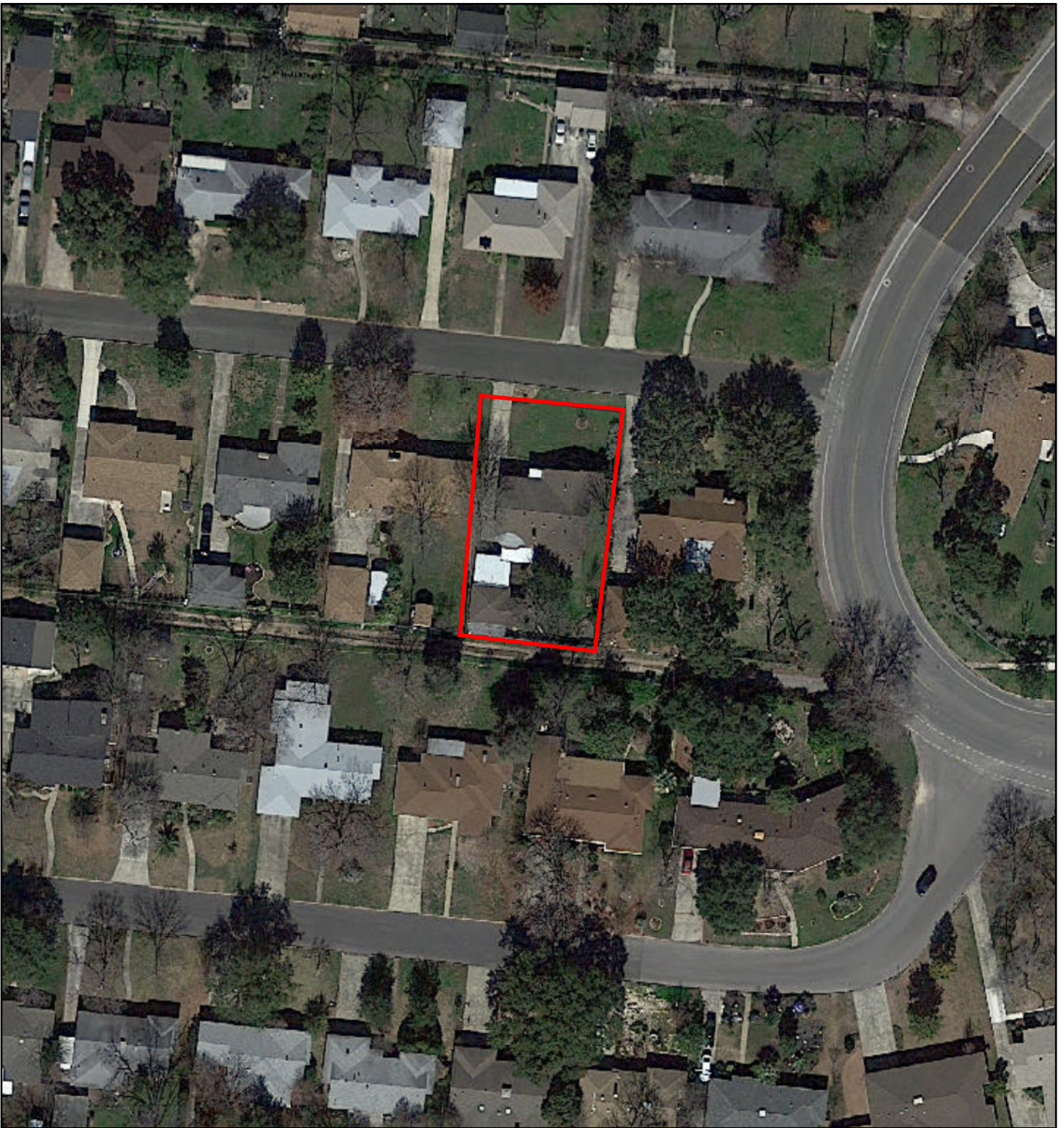
- a. The primary structure located at 116 Beverly is a 1-story, Ranch style single-family residence constructed during the post-World War II period. The home features an asymmetrical front façade composition, aluminum windows, and a cross gable roof. The home is contributing to the Monticello Park Historic District.
- b. **WINDOW REPLACEMENTS** – The applicant has proposed to replace four (4) aluminum windows on the primary structure with composite windows. According to the Historic Design Guidelines, replacement windows should match the historic windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. Replacement windows should also feature an exterior muntin pattern, profile, and size that is appropriate for the historic structure. Staff finds that the proposal is generally consistent with the Guidelines but that the replacement windows should retain the existing window opening sizes and configuration, including muntin patterns, which are character-defining features.

## **RECOMMENDATION:**

Staff recommends approval of the window replacements based on finding a and b, with the following stipulation:

- i. That the applicant submit updated window specifications to staff for review and approval prior to receiving a Certificate of Appropriateness that clearly illustrate that the replacement windows will retain the existing window opening sizes and configuration, including muntin patterns.

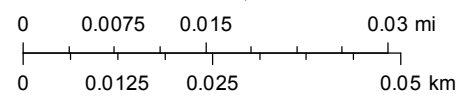
# 116 Beverly



July 31, 2019

— User drawn lines

1:1,000









































# Sliding WINDOWS

Whether you're creating a new look or matching the original window style of your home, maximize your view with slim, easy-to-slide, contemporary gliding windows.

## USEFUL

Low, contoured frames maximize more glass viewing area.

## DURABLE

Extruded material tracks are shaped for easier sliding and will not rust, or corrode.<sup>1</sup>

## VERSATILE

Both sashes slide, so you can open either the left side, the right side, or a portion of both.<sup>5</sup>

## UNIQUE

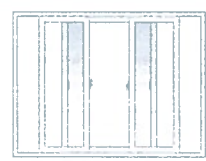
A great solution when a projecting window may interfere with walkways, patios, decks, or landscaping.



Gliding Window



Gliding Fractional Vent Window



Gliding Triple Window

A great way  
for your room  
to bask in  
natural light



Gliding Triple Window and Gliding Window / White Interior

"Best investment in our home that we have made."

STEVEN E.

**Renewal  
by Andersen.**  
WINDOW REPLACEMENT




Picture Window left, Gliding Window center and Specialty Window right / Oak Interior



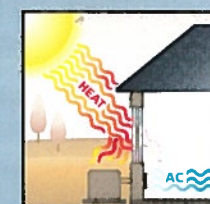
## How Window Performance is Rated

### Energy Efficiency Rating

To help homeowners, in 1992 the National Fenestration Rating Council (NFRC) established an independent third-party rating, certification, and labeling program for windows, doors, and skylights (fenestration products).

 <b>Renewal by Andersen.</b> WINDOW REPLACEMENT Casement Picture Window Dual-Pane Low-E4® SmartSun Glazing with Argon Product Type: Fixed	
ENERGY PERFORMANCE RATINGS	
U-Factor <b>0.26</b> (U.S.A.-P)	Solar Heat Gain Coefficient <b>1.48</b> (Metric/SI)
ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance <b>0.53</b>	Air Infiltration <b>0.00</b>

Manufacturers acknowledge that these ratings are based on NFRC procedures for determining window product performance. NFRC ratings are determined by a third party under controlled conditions and do not represent the actual performance of any individual window unit. Actual performance may vary due to installation and use. See our Energy Efficiency brochure for additional information. [www.renewalbyandersen.com](http://www.renewalbyandersen.com)



Warm Weather Performance



Cool Weather Performance

Renewal by Andersen displays the NFRC label on all of its windows. This label means that the entire window unit has been rated and certified, not just the center of the glass or individual components. See our Energy Efficiency brochure for additional information.





## Itemized Order Receipt

dba: **Renewal by Andersen of San Antonio**  
Legal Name: CL Cashion Enterprises, LLC  
10564 Sentinel Street | San Antonio, TX 78217  
Phone: 210-876-3540 | Fax: | SalesSA@thebestwindow.com

**George Santos**  
116 Beverly  
San Antonio, TX 78201  
H: (210)836-6480

ID#:	ROOM:	SIZE:	DETAILS:
#	Room Field	0 W 0 H	<b>Misc:</b> Misc - Permitting, Trim outside dining room windows
#	Room Field	0 W 0 H	<b>Misc:</b> Misc - Lead Testing (Pre 1978),
101	dining room	52 W 62 H	<b>Window:</b> Double-Hung, 1:1, Flat Sill Insert, Exterior Dark Bronze, Interior Dark Bronze, <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern, <b>Hardware:</b> White, Standard Color Extra Lock, <b>Screen:</b> Fiberglass, <b>Grille Style:</b> No Grille, <b>Misc:</b> None
102	dining room	17 W 62 H	<b>Window:</b> Picture, Insert Frame, Exterior Dark Bronze, Interior Dark Bronze, <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern, <b>Grille Style:</b> No Grille, <b>Misc:</b> None
103	dining room	17 W 62 H	<b>Window:</b> Picture, Insert Frame, Exterior Dark Bronze, Interior Dark Bronze, <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern, <b>Grille Style:</b> No Grille, <b>Misc:</b> None
104	living room	109 W 62 H	<b>Window:</b> Gliding, Triple, 1:2:1, Insert Frame, Exterior Dark Bronze, Interior Dark Bronze, <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern, <b>Hardware:</b> Dark Bronze, <b>Screen:</b> TruScene, <b>Grille Style:</b> Simulated Divided Light (FDL w/o spacer), <b>Grille Pattern:</b> All Sash: No Grille, <b>Misc:</b> None

ID#:	ROOM:	SIZE:	DETAILS:
105	maddie's room	71 W 62 H	<b>Window:</b> Gliding, Double, 1:1, Active / Passive, Insert Frame, Exterior Dark Bronze, Interior Dark Bronze, <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern, <b>Hardware:</b> Dark Bronze, <b>Screen:</b> Fiberglass, <b>Grille Style:</b> No Grille, <b>Misc:</b> None