

HISTORIC AND DESIGN REVIEW COMMISSION

August 07, 2019

HDRC CASE NO: 2019-425
ADDRESS: 467 FURR DR
LEGAL DESCRIPTION: NCB 6697 BLK 6 LOT 17
ZONING: R-6,H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Faron Quintero
OWNER: Faron Quintero
TYPE OF WORK: Installation of exterior storm screens
APPLICATION RECEIVED: July 02, 2019
60-DAY REVIEW: August 31, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install exterior vinyl storm screens over the existing wood 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.

FINDINGS:

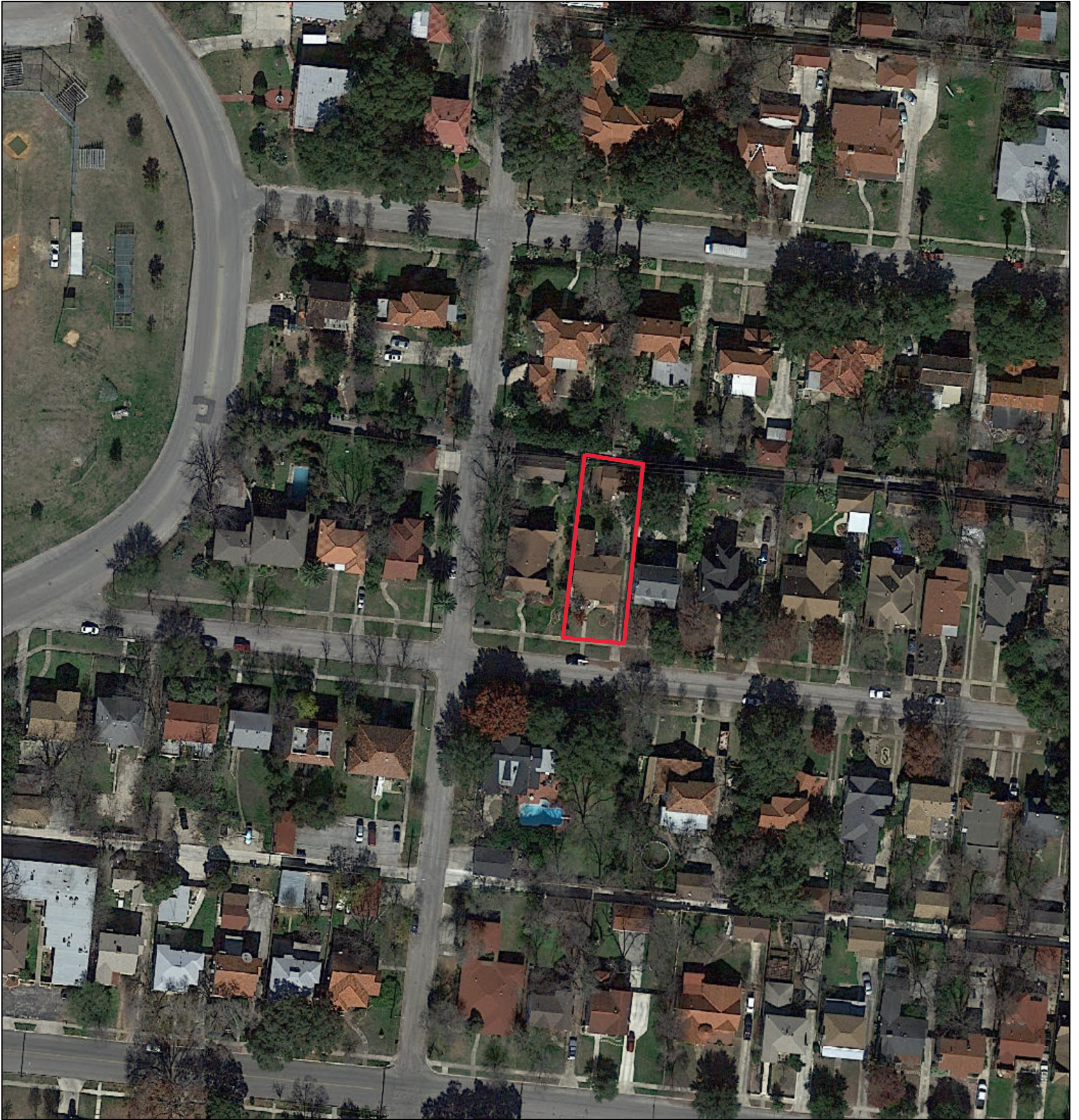
- a. The primary structure located at 467 Furr Dr is a 1-story single family structure constructed circa 1946 in the Minimal Traditional style with Craftsman influences. The home features a cross gable configuration, asymmetrical front porch, asbestos siding, and one over one wood windows. The structure is contributing to the Monticello Park Historic District.
- b. VINYL STORM WINDOWS – The applicant has requested to install exterior storm screens. The screens will be constructed of vinyl. The original one over one wood windows will be retained. According to the Historic Design Guidelines, wood screen window frames matching in profile, size, and design of those historically found in the district should be utilized. Staff finds the installation of storm screens appropriate, but finds that the screens should be constructed of wood to be consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval based on findings a through b with the following stipulation:

- i. That the screens be fully wood in lieu of the proposed vinyl and feature a tint that closely matches those used historically in the district. The applicant is required to submit an updated product specification to staff for review and approval prior to receiving a Certificate of Appropriateness.

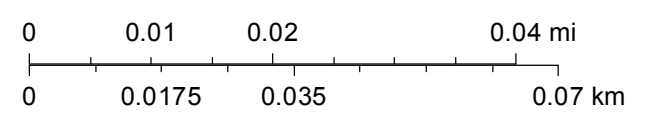
City of San Antonio One Stop



August 1, 2019

—— User drawn lines

1:1,000



467 Furr Drive – Front (4 windows)



467 Furr Drive – East Exterior Wall (5 windows)



467 Furr Drive – West Exterior Wall (4 windows)



467 Furr Drive – Rear (1 window)



July 1, 2019

City of San Antonio
Office of Historic Preservation
1901 S. Alamo
San Antonio, TX 78204

Good Afternoon,

I am seeking approval to install energy efficient storm windows over the existing wooden sash windows in my home. There is no intention of *replacing* the windows as I very much appreciate the interior aesthetics and my preference for the interior is to maintain the architectural integrity of the home. According to BCAD tax rolls, my home was built in 1947 in the post-war ranch style. With that said, it is a relatively new home to the block as my research has found homes dating back to 1919 according to BCAD.

While I've been told that my request to install exterior vinyl storm windows will conflict with OHP guidelines, below is a listing of eight (8) examples (with color photos, a variety of exteriors) of storm windows installed over original windows.

- 342 Furr Drive (Built 1919)
- 350 Furr Drive (Built 1934)
- 354 Furr Drive (Built 1927, stucco home with storm windows facing Lake Blvd)
- 410 Furr Drive (Built 1940)
- 431 Furr Drive (Built 1936)
- 423 Furr Drive (Built 1930)
- 450 Furr Drive (Built 1935)
- 507 Furr Drive (Built 1933, 2 story structure with storm windows only on the bottom floor, thus not complying w/ architectural homogeneity guidelines)

I have further found two examples on a neighboring street.

- 310 Mary Louise (Built 1928, no photo)
- 322 Mary Louise (Built 1925, no photo)

In other parts of Monticello Park, I've encountered examples of *replaced* windows I presume despite OHP objections.

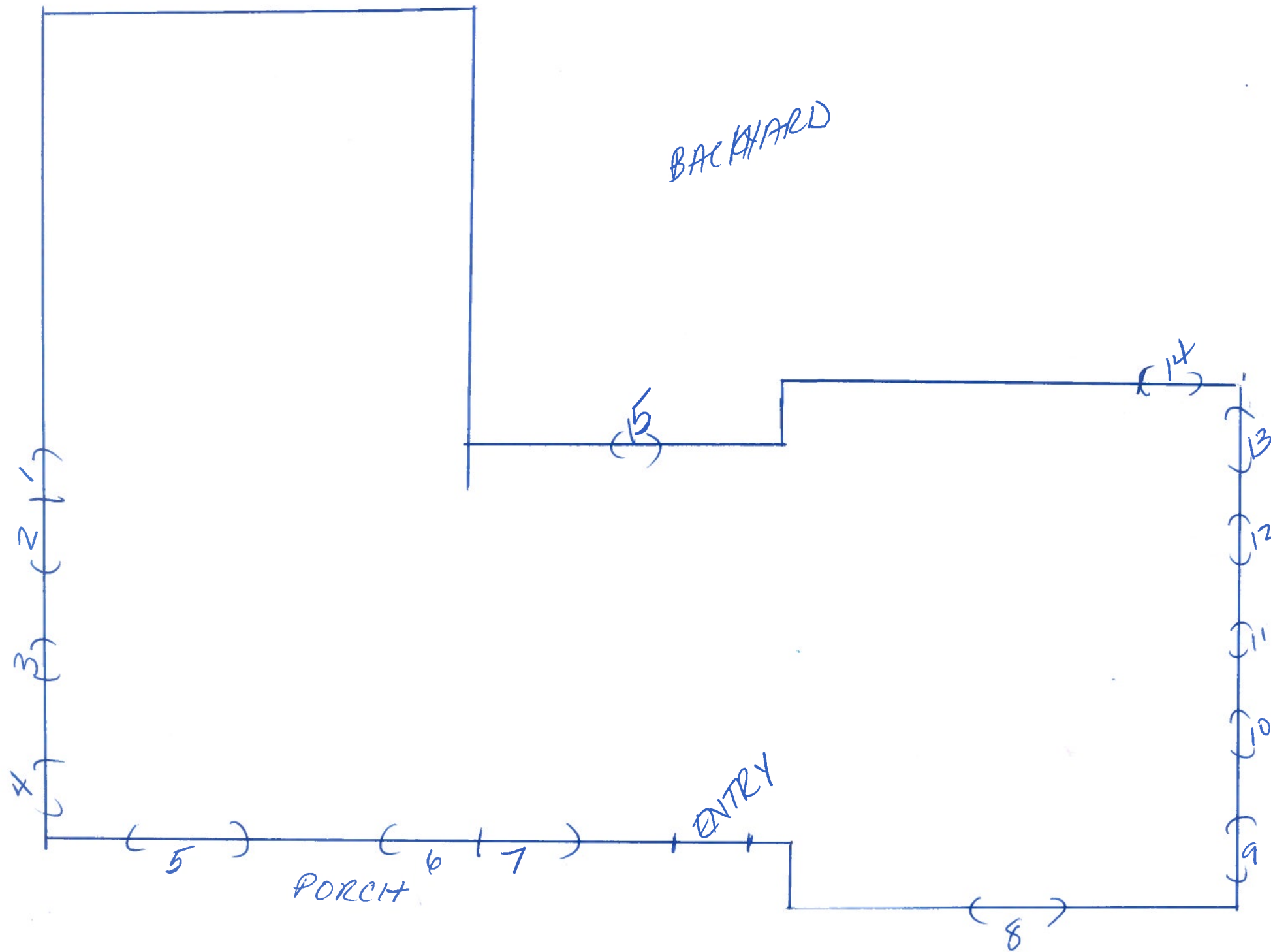
- 228 Quentin
- 307 Quentin
- 324 Quentin
- 423 Quentin

During recent storms, my home suffered damage to one of the wooden windows facing west. Hail broke the bottom pane and huge shards of glass crashed onto my living room floor. Even this incident however possibly dangerous to my family has not changed my mind about the value of preserving as much of my home's original charm as possible. I whole-heartedly appreciate the guidance your office provides and have never initiated a project without first consulting you and securing necessary approval. I can assure you that my goal is to achieve an added measure of safety as well as energy efficiency while maintaining an aesthetically pleasing home that will not be offensive to my neighbors. I thank you in advance for your consideration and again invite you to consider the permanent examples (8 on my street, alone) of what I am trying to get approved.

Sincerely,



Faron L. Quintero
210-683-4049



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IMPROVING

Date: 06/25/2019


LOWE'S HOME CENTERS, LLC #1155
7901 CALLAGHAN ROAD
SAN ANTONIO, TX 78229-2324
USA
(210) 979-7990



Project #: 585859287
Customer Name: FARON QUINTERO
Customer Phone: (210) 683-4049
Customer Address: 467 FURR DR.
SAN ANTONIO,
TX 78201
USA

Description: Larson Bronze series low-e

Quote
21340¹³

Line Item	Product Code	Unit Price	Quantity	Total Price
Frame Size	Description			
0001	Manufacturer: Larson			
Size = 32-in W x 60-in H	L201ES			
	Division: Millwork			
	Product: Windows			
	Type: Storm			
	Manufacturer: Larson			
	Installed on: Outside the home			
	Product Category: Double Hung			
	Style: Two-Track			
	Climate Zone: Southern / South-Central Zone			
	Energy Star(R) Certified: No			
	Model: L201ES			
	Item Number: 89069			
	Custom or Standard Size: Custom			
	Measurements based on: Opening Size			
	Actual Width: 33-in			
	Actual Height: 60 3/4-in			
	Fits Opening Width: 32-in			
	Fits Opening Height: 60-in			
	Color: White			
	Series: Performance Bronze			
	Product Type: Standard			
	Glass Option: Low E			
	Screen: 1/2 Screen			
	Screen Color: Charcoal			
	Type of Installation: Overlap			
		\$125.67	7	\$879.69

Lead Time: 21 Days

Performance Data

Cool Climate Rating: 69 out of 110

Warm Climate Rating: 24 out of 55

U_Factor Rating (BTU/hr x sq.ft x F): 0.26

Solar Heat Gain Coefficient: 0.42

Visible Transmittance: 0.48

Air Leakage Rating (cfm/sq.ft.): 1.19

AERC CPD Number: WP-L-MYQ6W

Thank you for ordering Larson Products

0002

Size = 40-in W x 50-in H



Manufacturer: Larson

L201ES

Division: Millwork

Product: Windows

Type: Storm

Manufacturer: Larson

Installed on: Outside the home

Product Category: Double Hung

Style: Two-Track

Climate Zone: Southern / South-Central Zone

Energy Star(R) Certified: No

Model: L201ES

Item Number: 89069

Custom or Standard Size: Custom

Measurements based on: Opening Size

Actual Width: 41-in

Actual Height: 50 3/4-in

Fits Opening Width: 40-in

Fits Opening Height: 50-in

Color: White

Series: Performance Bronze

Product Type: Standard

Glass Option: Low E

Screen: 1/2 Screen

Screen Color: Charcoal

Type of Installation: Overlap

Lead Time: 21 Days

Performance Data

Cool Climate Rating: 69 out of 110

Warm Climate Rating: 24 out of 55

U_Factor Rating (BTU/hr x sq.ft x F): 0.26

Solar Heat Gain Coefficient: 0.42


Visible Transmittance: 0.48

Air Leakage Rating (cfm/sq.ft.): 1.19

\$125.67

2

\$251.34

AERC CPD Number: WP-L-MYQ6W	
Thank you for ordering Larson Products	
0003 Size = 25-in W x 33-in H	Manufacturer: Larson  <p> L201ES Division: Millwork Product: Windows Type: Storm Manufacturer: Larson Installed on: Outside the home Product Category: Double Hung Style: Two-Track Climate Zone: Southern / South-Central Zone Energy Star(R) Certified: No Model: L201ES Item Number: 89069 Custom or Standard Size: Custom Measurements based on: Opening Size Actual Width: 26-in Actual Height: 33 3/4-in Fits Opening Width: 25-in Fits Opening Height: 33-in Color: White Series: Performance Bronze Product Type: Standard Glass Option: Low E Screen: 1/2 Screen Screen Color: Charcoal Type of Installation: Overlap Lead Time: 21 Days </p> <p> Performance Data Cool Climate Rating: 69 out of 110 Warm Climate Rating: 24 out of 55 U_Factor Rating (BTU/hr x sq.ft x F): 0.26 Solar Heat Gain Coefficient: 0.42 Visible Transmittance: 0.48 Air Leakage Rating (cfm/sq.ft.): 1.19 AERC CPD Number: WP-L-MYQ6W </p>
	Thank you for ordering Larson Products <div>\$104.551\$104.55</div>
0004 Size = 32-in W x 37-in H	Manufacturer: Larson <p> L201ES Division: Millwork Product: Windows Type: Storm Manufacturer: Larson Installed on: Outside the home </p>
	<div>\$104.551\$104.55</div>



Product Category: Double Hung
Style: Two-Track
Climate Zone: Southern / South-Central Zone
Energy Star(R) Certified: No
Model: L201ES
Item Number: 89069
Custom or Standard Size: Custom
Measurements based on: Opening Size
Actual Width: 33-in
Actual Height: 37 3/4-in
Fits Opening Width: 32-in
Fits Opening Height: 37-in
Color: White
Series: Performance Bronze
Product Type: Standard
Glass Option: Low E
Screen: 1/2 Screen
Screen Color: Charcoal
Type of Installation: Overlap
Lead Time: 21 Days

Performance Data
Cool Climate Rating: 69 out of 110
Warm Climate Rating: 24 out of 55
U_Factor Rating (BTU/hr x sq.ft x F): 0.26
Solar Heat Gain Coefficient: 0.42
Visible Transmittance: 0.48
Air Leakage Rating (cfm/sq.ft.): 1.19
AERC CPD Number: WP-L-MYQ6W

Thank you for ordering Larson Products

Project Total: **\$1,340.13**

Salesperson: DARYL SORRELLS (S1155DS1)

Accepted by: _____

Date: 06/25/2019

[Print Detailed Quote](#)

This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above. This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

Address: 342 Furr Drive

Year Built: 1919



Address: 350 Furr Drive

Year Built: 1934



Address: 354 Furr Drive

Year Built: 1927



Address: 431 Furr Drive

Year Built: 1936



Address: 410 Furr Drive

Year Built: 1940



Address: 423 Furr Drive

Year Built: 1930



Address: 450 Furr Drive

Year Built: 1935



Address: 507 Furr Drive

Year Built: 1933

