

HISTORIC AND DESIGN REVIEW COMMISSION

August 21, 2019

HDRC CASE NO: 2019-467
ADDRESS: 1418 W ROSEWOOD AVE
LEGAL DESCRIPTION: NCB 2763 BLK 68 LOT 8
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Keystone Park Historic District
APPLICANT: David Rodriguez/J D ROMI GROUP LLC
OWNER: J D ROMI GROUP LLC
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: August 05, 2019
60-DAY REVIEW: October 04, 2019
CASE MANAGER: Huy Pham
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform fenestration modifications primarily featuring the replacement of wood windows with fourteen (14) aluminum windows.

APPLICABLE CITATIONS:

2. Guidelines for 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 structure at 1418 W Rosewood was constructed circa 1925 with Tudor influences and first appears on the 1951 Sanborn map. The one story structure features vinyl siding over wood lap siding, steep front-facing and turned gables, a subtle sweeping curve front porch cover, and an original porte-cochere. The property contributes to the Keystone Park Historic District.
- b. COMPLIANCE – Staff conducted a site visit on July 2, 2019, and found that the property was subjected to a number of fenestration modifications including door removal and window relocation in the rear side bay as well as the installation of aluminum windows throughout the structure. A number of wood windows and an original door were visible on the site at the time. The applicant submitted an application on August 2, 2019, to be heard at the next HDRC hearing.
- c. WINDOWS – The applicant has proposed to install fourteen (14) aluminum windows including relocation and resizing. Per the Guidelines for Exterior Maintenance and Alterations, historic windows should be preserved in-place and only considered for replacement when they have deteriorated beyond repair. Staff finds that the wood windows were in repairable condition at the time of the site visit and should be restored to their original configuration and location.
- d. FENESTRATION - The applicant did not disclose fenestration modifications that were performed without approval on the application. Staff finds that most notably the two door openings under the Tudor arch trim have been removed and replaced with small picture windows. Portions on both the side and rear elevations have had their vinyl and wood siding removed and featured construction wrap at the time of the site visit. Per the February 2019, photograph and the July 2019, site visit including the materials visible on site, staff finds that beside the vinyl siding, the structure has maintained almost all of its original features.

RECOMMENDATION:

Staff does not recommend approval based on findings c through d. If the commission denies any of the items, all work without approval should be reversed or corrected within 90 days unless otherwise stipulated including:

- i. Submitting accurate measured elevation drawings to staff noting the restoration of original fenestration
- ii. Restoring all wood windows and doors to their original configuration and location
- iii. If any windows or doors are found to be permanently discarded, then specifications must be submitted to staff prior to purchase and installation of replacement windows.
- iv. No removed vinyl is allowed to be re-installed. All elevations should feature wood lap siding matching the original siding profile of the structure.

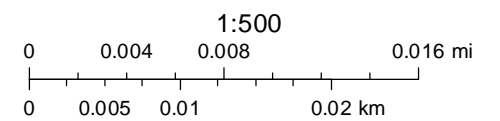
CASE COMMENT:

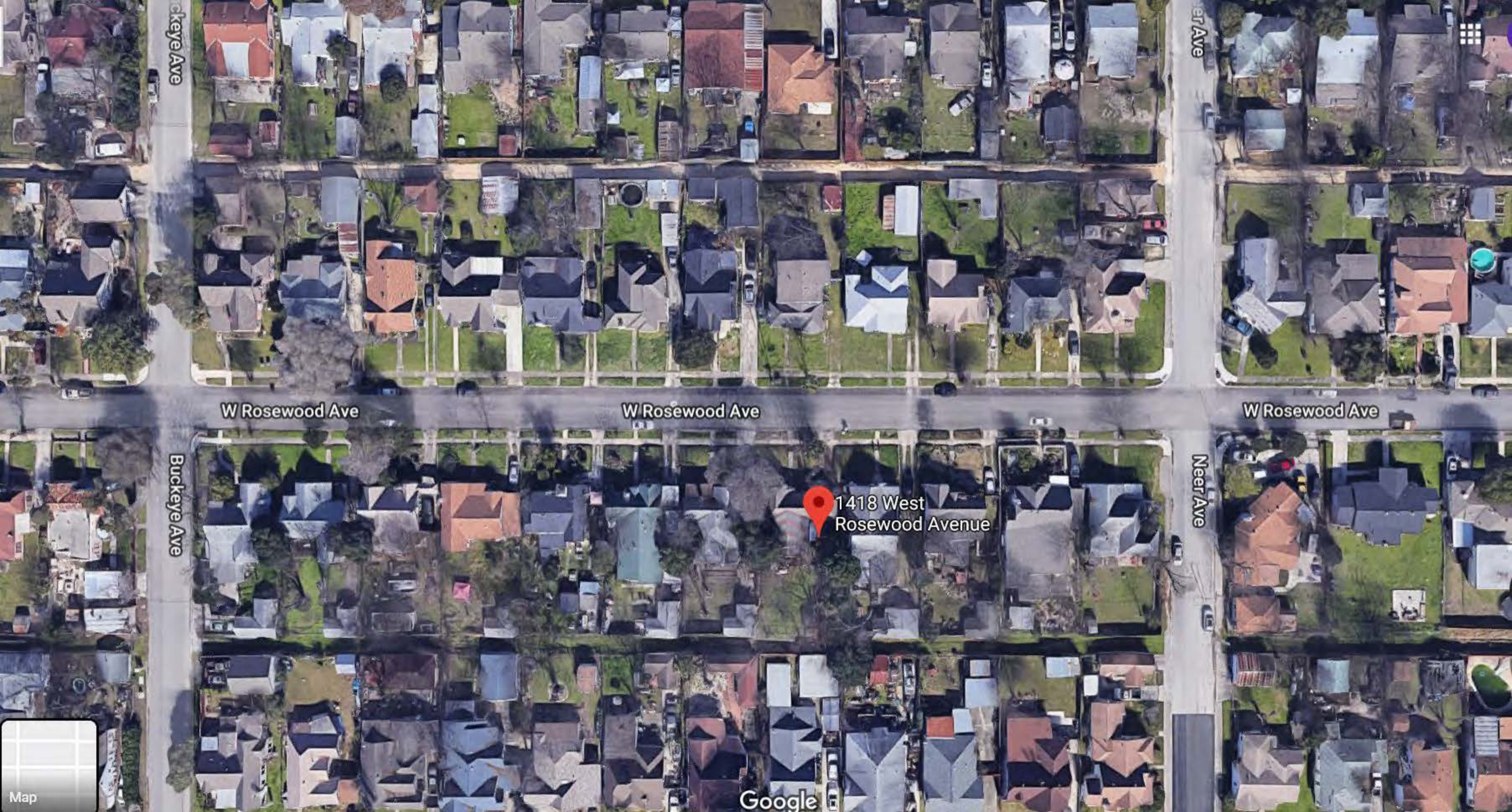
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1418 W Rosewood



August 13, 2019





Buckeye Ave

er Ave

W Rosewood Ave

W Rosewood Ave

W Rosewood Ave

Buckeye Ave

Neer Ave

1418 West
Rosewood Avenue

Google



Map



1418 West
Rosewood Avenue

1422 W Rosewood Ave

San Antonio, Texas



Google



Street View - Feb 2019



Lullwood Ave



1418 West
Rosewood Ave

W Rosewood Ave

W Lynwood Ave

W Elsmere Pl

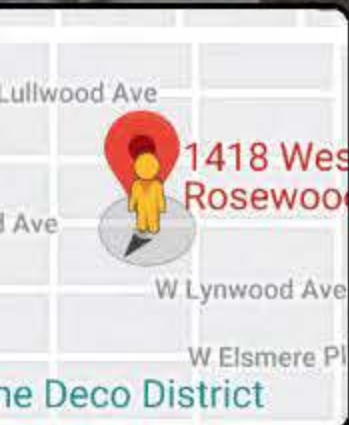
The Deco District

Google

1415 W Rosewood Ave
San Antonio, Texas

Google

Street View - Feb 2019



Google



1A	D	1201	1210		
11	D	5171	1414	D	1A
A	D	5171	1418	D	1A
A	D	5221	1422	D	1A
66	D	1427	1426	D	27
	D	1431	1430	D	63
	D			D	

August 2, 2019

David Rodriguez

P.O. Box 15585

San Antonio, TX 78212

Reference: Historic & Design Review Commission Application _____

Windows

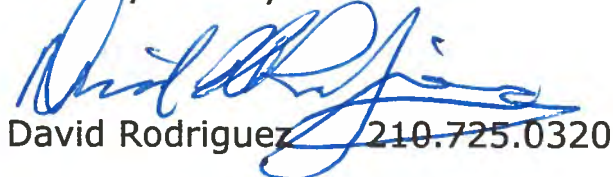
To Whom It May Concern:

Enclosed is the Historic & Design Review Commission Application information that includes required documents, current color photos and a site plan for use of proposed windows.

Also, I visited with my neighbor across the street at 1431 W. Rosewood who in the recent two months you approved a similar aluminum window to be installed. Looks good. And enclosed with this note are five pictures of similar windows proposed to be used at 1418 W. Rosewood taken from the immediate four-block area of the following addresses: #1) 1307 W. Rosewood, #2) 1427 W. Rosewood, #3) 1411 W. Lynwood, #4) 1431 W. Lynwood, and #5-A) & #5-B) 1438 W. Lynwood.

Also, I am including pictures referencing white aluminum windows (specifications included) proposed for 1418 W. Rosewood that I used last year 2018 on a similar style house in the Monte Vista area. Please find these windows to be in keeping with the style of the house on W. Rosewood.

Thank you for your consideration.


David Rodriguez 210.725.0320

A L L E Y

BACK YARD

S O U T H

E

A

S

T

BACK

FRONT

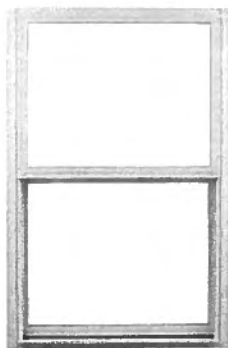
W
E
S
T

N O R T H

F R O N T Y A R D

WINDOWS

1418 W. ROSEWOOD 78201



Share Save to Favorites Print

Ply Gem

35.25 in. x 35.25 in. Single Hung Aluminum Window - White

★★★★★ (2) Write a Review Questions & Answers (1)

\$106⁰⁰

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Overview

310F Aluminum Single Hung Windows are available in singles, twins, triples and stack options with a wide selection of architectural shapes. They are made to fit all standard size openings and ... See Full Description

Quantity

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Product Overview

310F Aluminum Single Hung Windows are available in singles, twins, triples and stack options with a wide selection of architectural shapes. They are made to fit all standard size openings and can be ordered to fit custom sizes. These windows feature color-coordinated sash lock hardware, structural meeting rail for a tighter seal, sloped sill drains and an integral nailing fin.

- Side load removable bottom sash

Info & Guides

- [Instructions / Assembly](#)

You will need Adobe® Acrobat® Reader to view PDF documents.

[Download a free copy from the Adobe Web site.](#)

None

Jamb Depth (in.)

1.0625

Product Depth (in.)

2.4375

Product Height (in.)

35.25

Product Width (in.)

35.25

Rough Opening Height (in.)

36

Rough Opening Width (in.)

36

Width (in.) x Height (in.)

35.25 x 35.25

Details

Exterior Color/ Finish

White

Exterior Color/Finish Family

White

Features

Insect Screen

Frame Material

Aluminum

Frame Type

Nail Fin

Glass Type

Low-E Glass

Glazing Type

Double Pane

Grid Pattern

No Grid

Grille Type

No Grille

Hardware Color/Finish Family

White

Included

Hardware, Screen

Insect screen included

Yes

Interior Color/Finish Family

White


Lock Type
Cam Action
Number of Grids
No Grid
Number of Locks
2
Privacy glass
No
Product Weight (lb.)
27lb
Solar Heat Gain Coefficient
.32
Storm window
No
Tilt-in cleaning
No
Tinted glass
No
U-Factor
.30
Window Type
Single Hung
Window Use Type
New Construction

Warranty / Certifications


Energy Star Qualified
Not Qualified
Manufacturer Warranty
20 yr glass

How can we improve our product information? Provide feedback


Recently Viewed Items



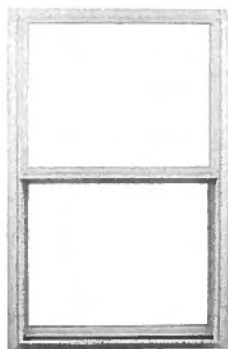
WeatherShield
Hampton 4 in. x 4 in. Pressure-plate
★★★★ (60)



DeckoRail 4 in. x 4 in. Copper Pyramid Post Point
★★★★ (115)



Gibraltar
Mailboxes Elite Medium Black
★★★★ (513)



Share Save to Favorites Print

Ply Gem

35.25 in. x 59.25 in. Single Hung Aluminum Window - White

★★★★★ (1) [Write a Review](#) [Questions & Answers \(1\)](#)

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310F Aluminum Single Hung Windows are available in singles, twins, triples and stack options with a wide selection of architectural shapes. They are made to fit all standard size openings and ... [See Full Description](#)

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- Side load removable bottom sash

Info & Guides

- [Instructions / Assembly](#)

You will need Adobe® Acrobat® Reader to view PDF documents.

[Download a free copy from the Adobe Web site.](#)

Specifications

Dimensions

Grid Width (in.)

None

Jamb Depth (in.)

1 0625

Product Depth (in.)

2 4375

Product Height (in.)

59 25

Product Width (in.)

35 25

Rough Opening Height (in.)

60

Rough Opening Width (in.)

36

Width (in.) x Height (in.)

35 25 x 59 25

Details

Exterior Color/ Finish

White

Exterior Color/Finish Family

White

Features

Insect Screen

Frame Material

Aluminum

Frame Type

Nail Fin

Glass Type

Low-E Glass

Glazing Type

Double-Pane

Grid Pattern

No Grid

Grille Type

No Grille

Hardware Color/Finish Family

White

Included



Hardware, Screen

Insect screen included

Yes

Interior Color/Finish Family

White

Lock Type

Cam Action

Number of Grids

No Grid

Number of Locks

2

Privacy glass

No

Product Weight (lb.)

42lb

Solar Heat Gain Coefficient

.32

Storm window

No

Tilt-in cleaning

No

Tinted glass

No

U-Factor

.30

Window Type

Single Hung

Window Use Type

New Construction

Warranty / Certifications

Energy Star Qualified

Not Qualified

Manufacturer Warranty

20 yr glass

How can we improve our product information? Provide feedback.



EAST

NORTH
CORNER

WEST
CORNER



SOUTH
BACK





SOUTH

BACK

NORTH
FRONT

ORIGINAL WINDOW
UNFINISHED →
ALUMINUM



NORTH

WEST



SOUTH
BACK

EAST
CORNER



#3 1411 W. LYNWOOD -



#5-B
1438 W. LYNWOOD -



7 W. ROSEWOOD



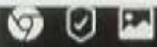
#4 1431 W. LYNWOOD

USED PROPOSED WINDOWS
AT THIS PROPERTY.





Copyright 2011
San Antonio Board of Realtors



76% 10:03 AM



3 of 11





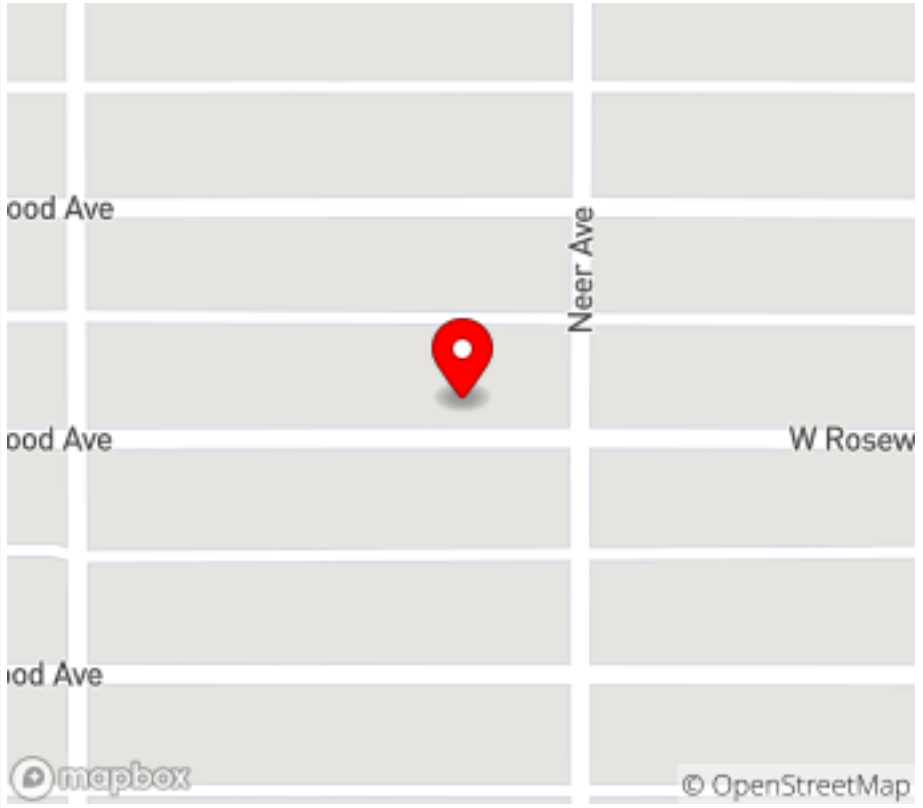
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Investigation Report

Property

Address	1418 W Rosewood
District/Overlay	Keystone Park
Owner Information	J D ROMI GROUP LLC
Location Map	
	Lat: 29.4642166854534 Long: -98.5193646363371

Site Visit

Date	07/02/2019
Time	02:39 PM (-5 GMT)
Context	citizen report
Present Staff	Huy Pham, Edward Hall
Present Individuals	None
Types of Work Observed	Exterior Maintenance and Alterations, Additions
Amount of Work Completed	75%
Description of work	Window replacement with modified size and material. Rear addition. Door replacement. Wood window sashes and door are still on site.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Posted "Notice of Investigation"



Investigation Report

Other field notes	DSD SWO for work without permits also posted.
Will post-work application fee apply?	Yes

Documentation

Photographs



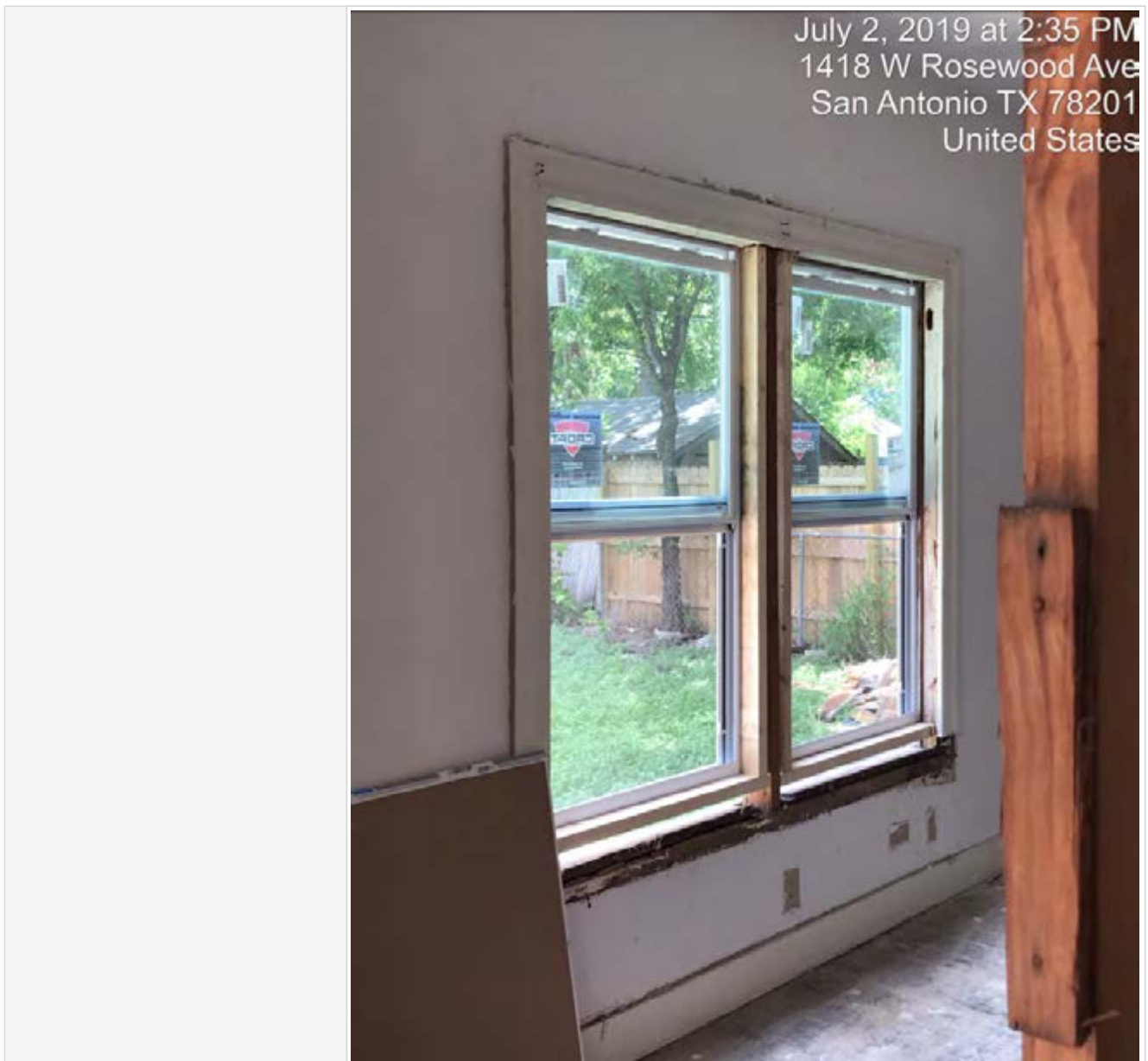


Investigation Report





Investigation Report



July 2, 2019 at 2:35 PM
1418 W Rosewood Ave
San Antonio TX 78201
United States



Investigation Report





Investigation Report





Investigation Report





Investigation Report





Investigation Report





Investigation Report



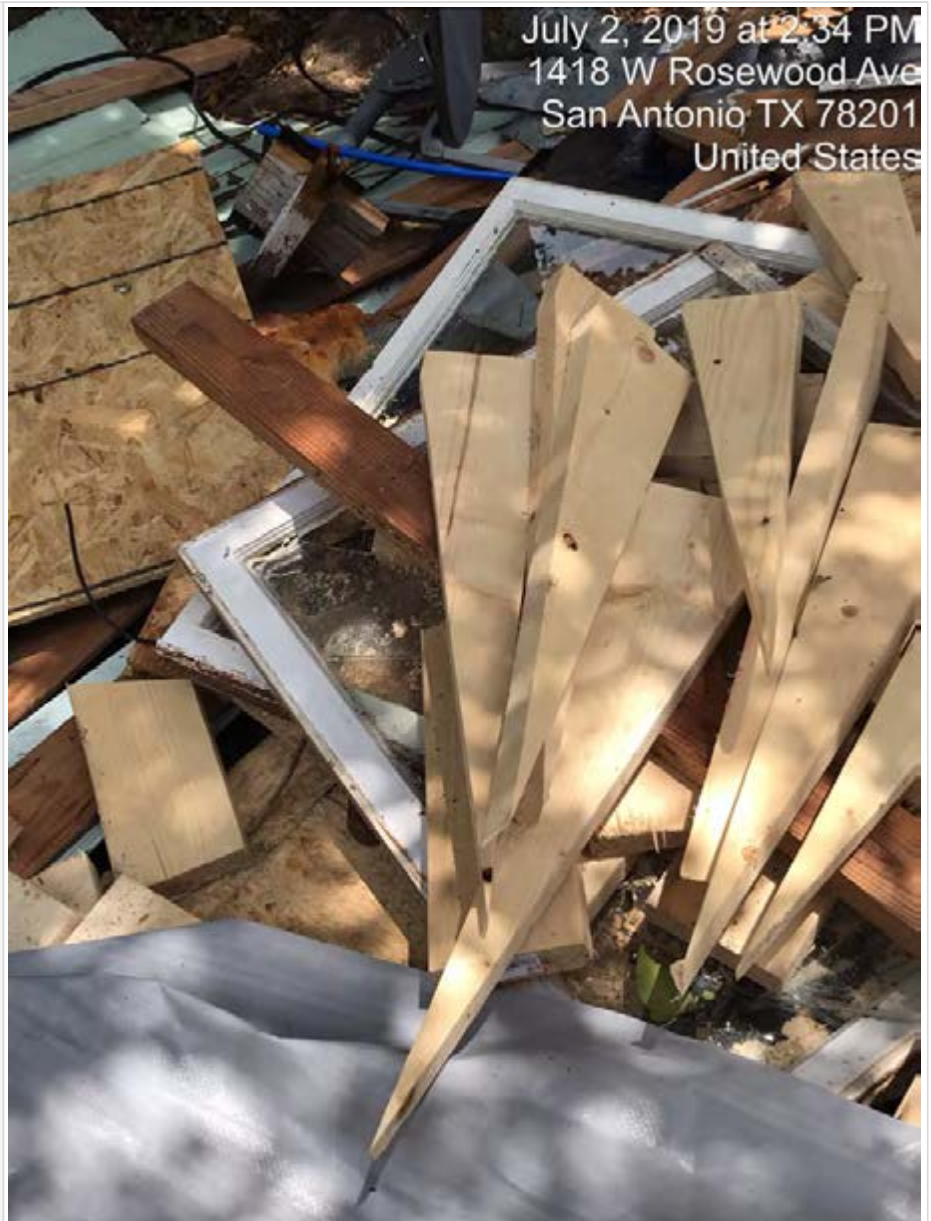


Investigation Report





Investigation Report





Investigation Report



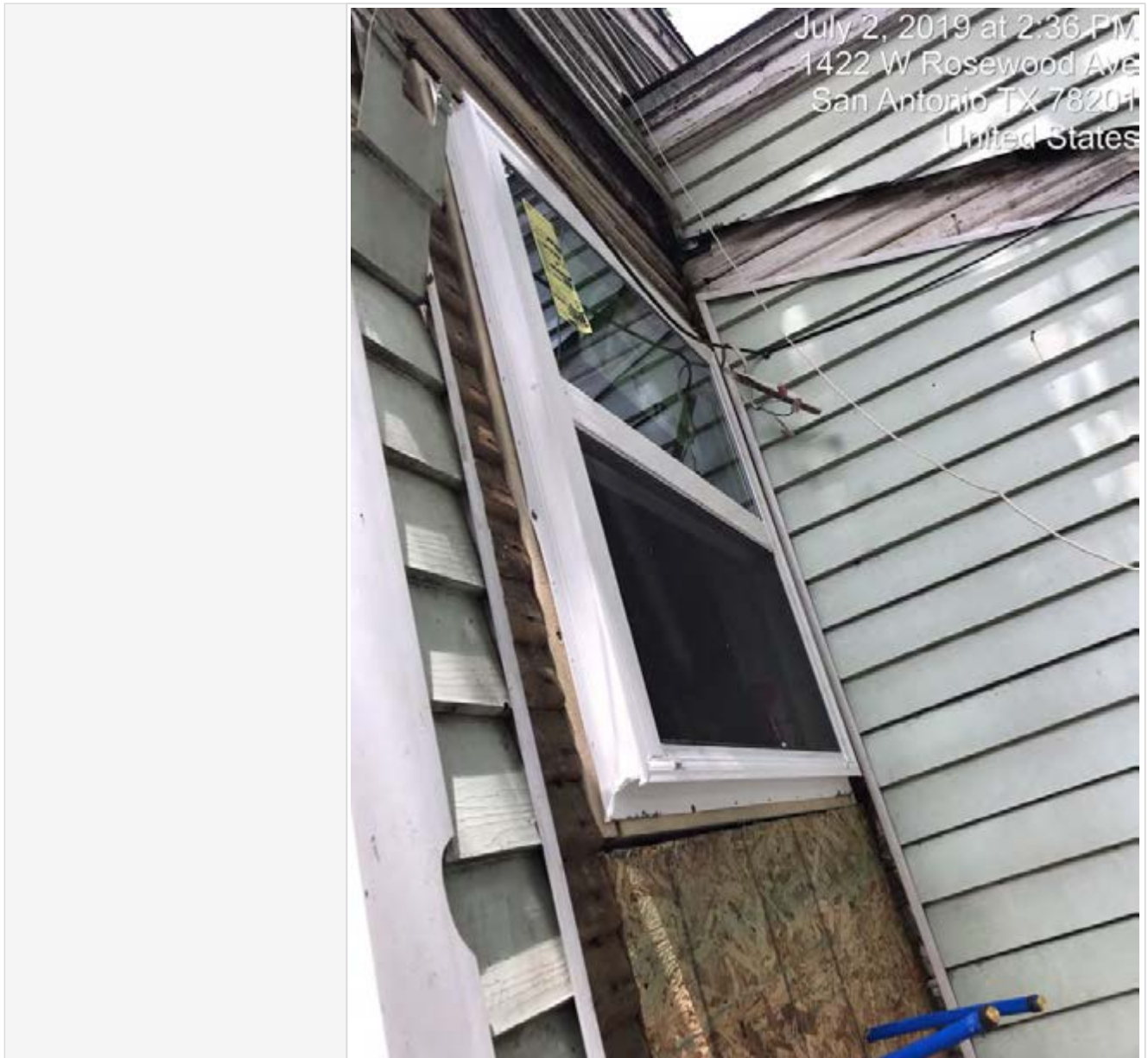


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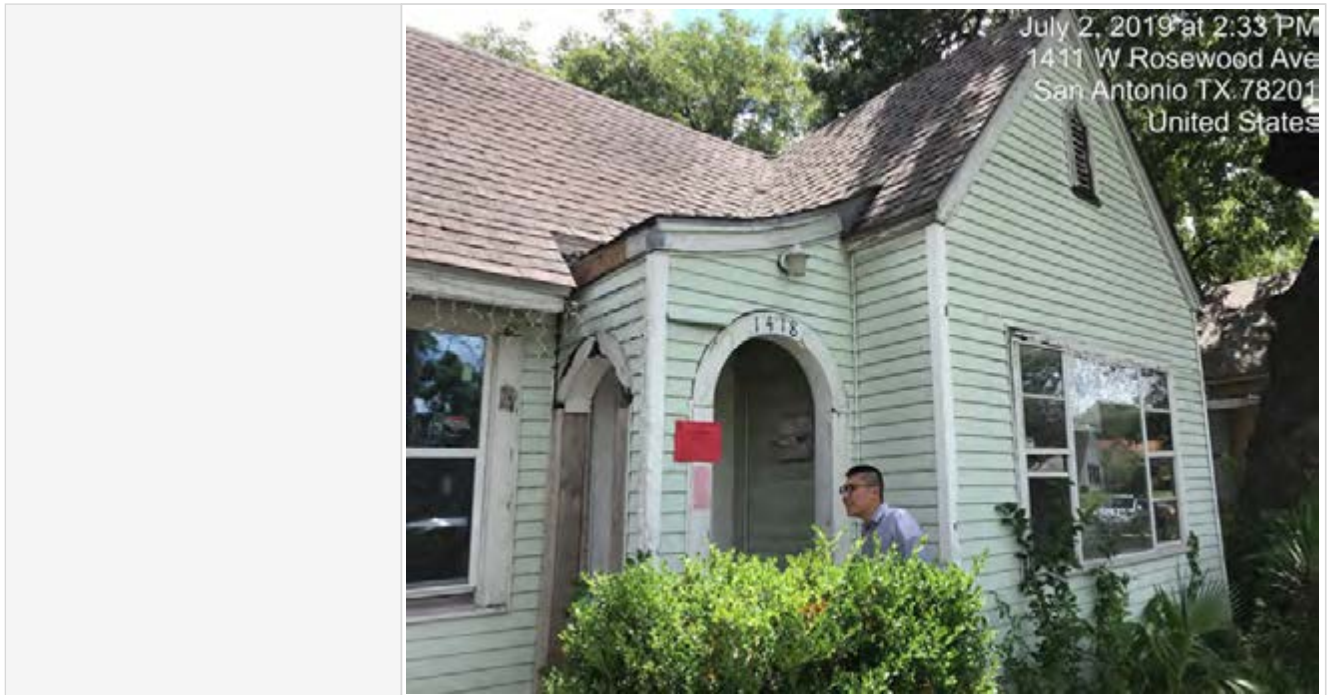


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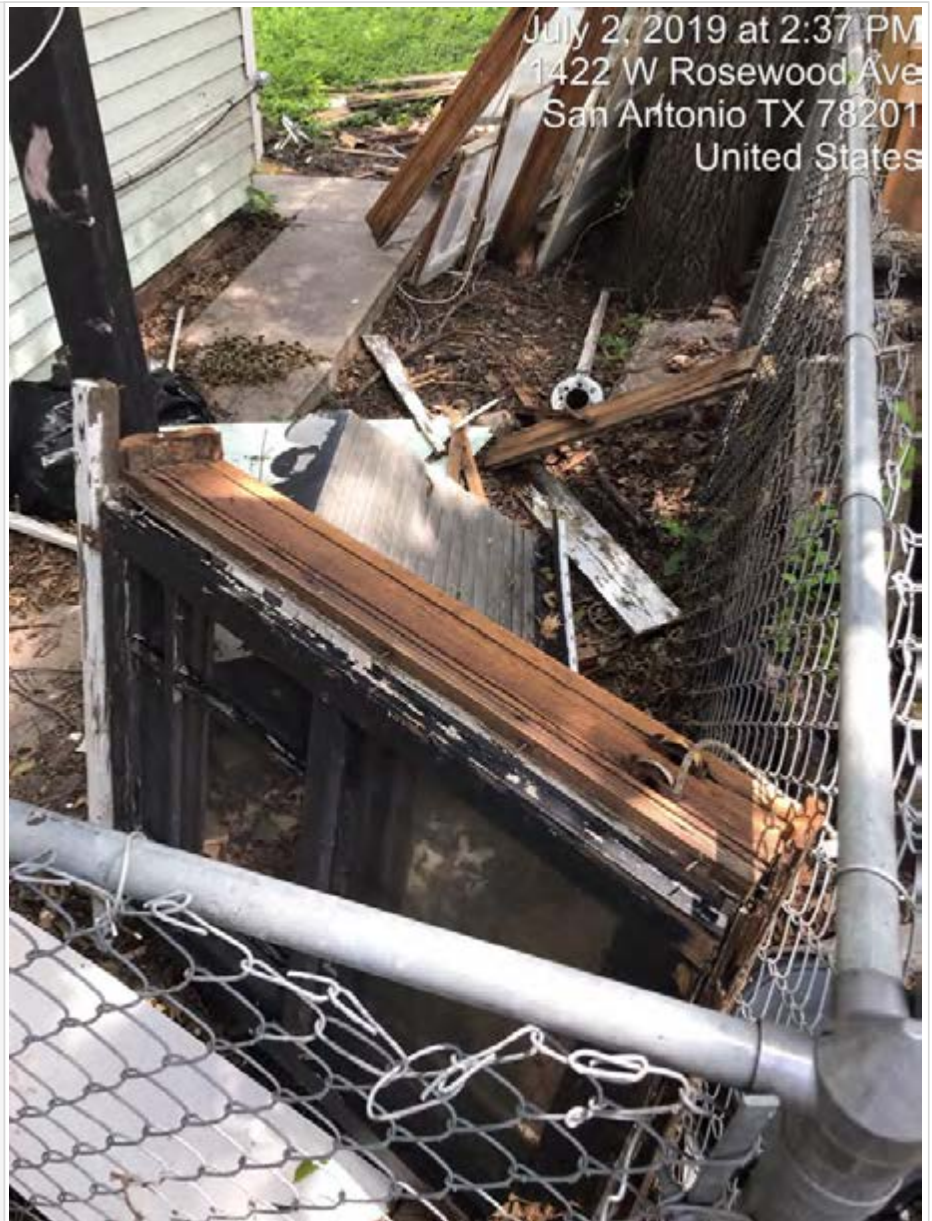


Investigation Report





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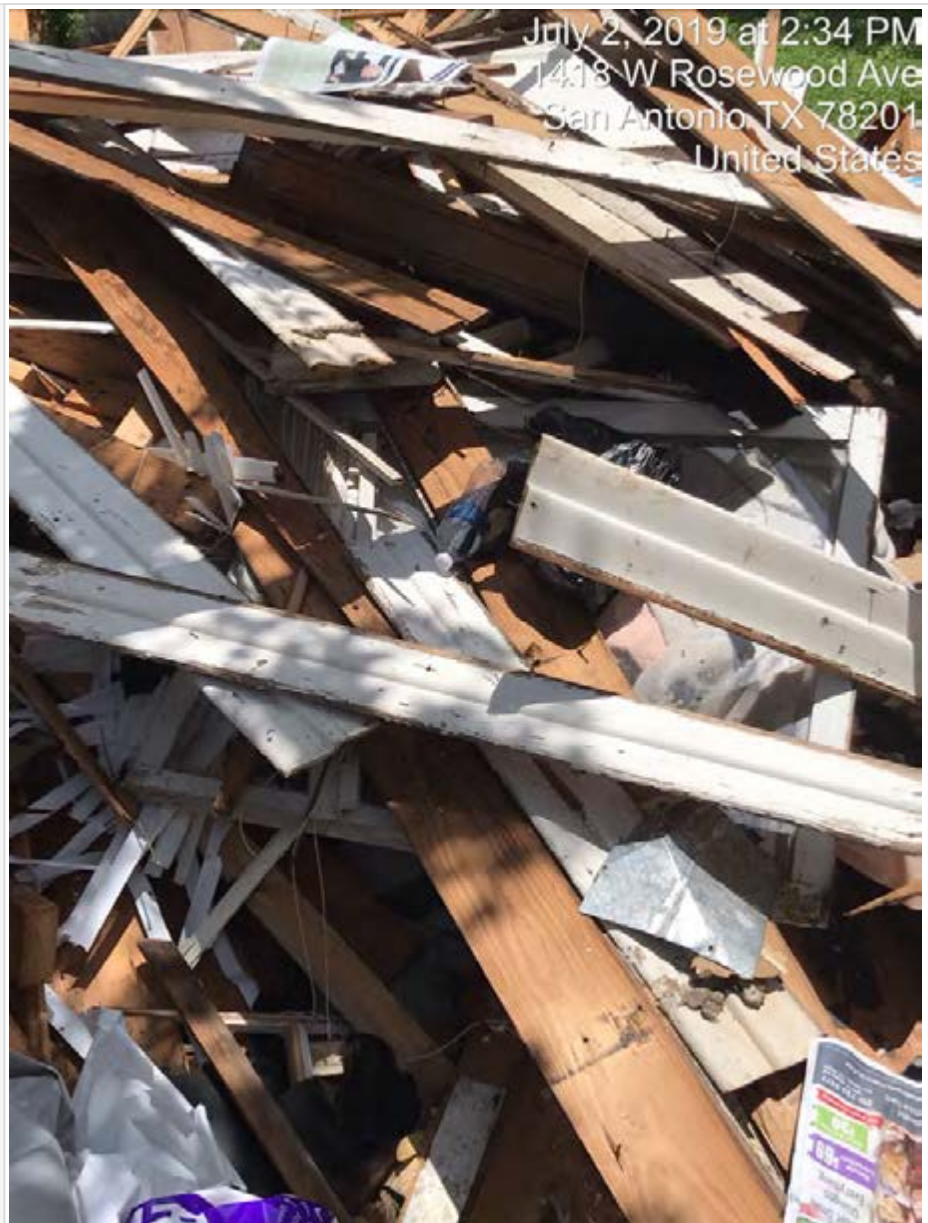


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Investigation Report





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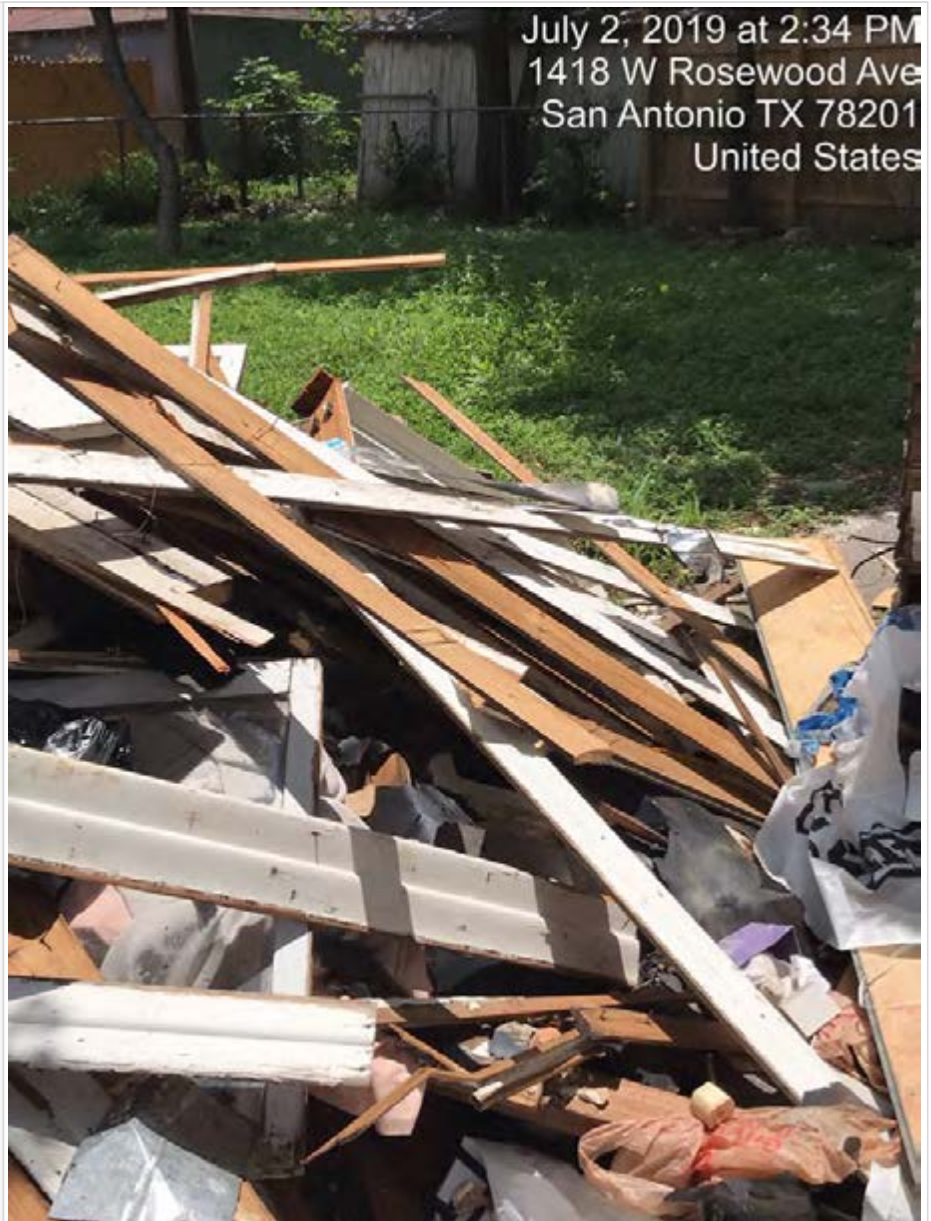


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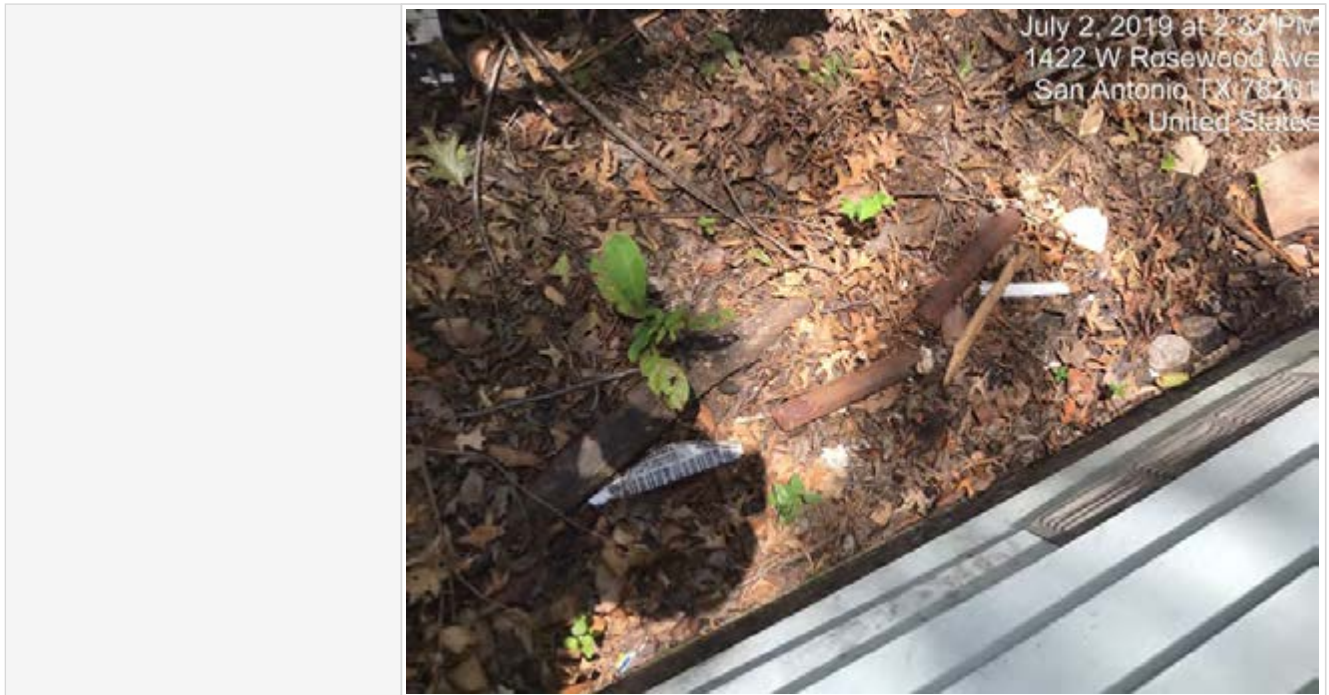


Investigation Report





Investigation Report





Investigation Report

July 2, 2019 at 2:38 PM
1418 W Rosewood Ave
San Antonio TX 78201
United States

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION
1000 N. Nueces St., Suite 1000
San Antonio, TX 78201
(210) 207-4000

NOTICE OF INVESTIGATION

ADDRESS: 1418 W Rosewood Ave. RE: 1418 W Rosewood Ave.
All investigations of work performed on historic properties are conducted by the Office of Historic Preservation and may require additional work beyond the scope of the original permit. The City of San Antonio is committed to the preservation of historic resources and the integrity of the historic district. The City of San Antonio is committed to the preservation of historic resources and the integrity of the historic district. The City of San Antonio is committed to the preservation of historic resources and the integrity of the historic district.

☒ Case of alleged work without permit. ☐ Case of alleged work without permit. ☐ Case of alleged work without permit.

☐ Case of alleged work without permit. ☐ Case of alleged work without permit. ☐ Case of alleged work without permit.

☐ Case of alleged work without permit. ☐ Case of alleged work without permit. ☐ Case of alleged work without permit.

STOP WORK (Yes) Not Applicable

Please indicate the City of San Antonio's response to the investigation. If the investigation is still under review, please indicate the status of the investigation. If the investigation is still under review, please indicate the status of the investigation.

CITY OF SAN ANTONIO
Development Services Department
Code Enforcement Section
1000 N. Nueces St., Suite 1000
San Antonio, Texas 78201

STOP WORK ORDER

WHEREAS, THE ABOVE LISTED BELOW, WHEN PLACED ON THESE PREMISES, IT IS HEREBY ORDERED THAT ALL WORKING, DEMOLITION, AND STOP WORK, AT ONCE BEING STOPPED IN A TOTAL OF TEN (10) DAYS OR REPairs ON THESE PREMISES SHALL BE STOPPED.

1418 W Rosewood

(UNITS, PERIODS, PERMITS, ETC. HAVE BEEN OBTAINED FOR THE ABOVE LISTED PROPERTY)

IDENTIFIED VIOLATIONS:

☒ WORK DESCRIBED BEING COMPLETED WITHIN A PERIOD: LEAVE ALL WORK

☐ WORK DESCRIBED CREATING UNSAFE CONDITIONS

Failure to comply may result in a summons to appear in Municipal Court. Each day that any violation continues may result in a fine of a separate offense. A violation of any of the provisions of this article constitutes a Class C misdemeanor that may, upon conviction, result in a fine of not less than one hundred dollars (\$100.00) or more than two hundred dollars (\$200.00).

CHECK ENFORCEMENT SUPERVISOR OFFICIAL: R. Lopez

DATE RE-RELEASED AT: 210 207-4000 BETWEEN 8:00 AM AND 5:00 PM

07/02/2019 02:43 PM