

HISTORIC AND DESIGN REVIEW COMMISSION

September 04, 2019

HDRC CASE NO: 2019-481
ADDRESS: 204 W CRAIG PLACE
LEGAL DESCRIPTION: NCB 1862 BLK 4 LOT 11 & E 25 FT OF 10
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: SLOCUM WADE
OWNER: SLOCUM WADE
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: August 20, 2019
60-DAY REVIEW: October 19, 2019
CASE MANAGER: Huy Pham

REQUEST:

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

1. Replace 1 deteriorated wood window with new wood window (JELD-WEN W-2500)
2. Replace 1 aluminum window with new wood window (JELD-WEN W-2500)

APPLICABLE CITATIONS:

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.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.

FINDINGS:

- a. The primary structure at 204 W Craig is located in the Monte Vista Historic District. The two-story single-family structure features traditional architectural elements including first and second floor wraparound porches, a brick masonry façade, shake shingle gables under a standing seam metal roof, dentil moulding, and wood sash windows.
- b. **COMPLIANCE** – Staff conducted a site visit on August 5, 2019, and found that two windows were prepared for replacement prior to approval. The applicant complied with the Stop Work Order and submitted an application on August 20, 2019, to be heard at the next available hearing.
- c. **WOOD WINDOW** – The applicant has proposed to replace an existing wood window with a new wood window (JELD-WEN W-2500). Per the Guidelines for Exterior Maintenance and Alterations 6.B.iv. new windows must match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. Staff finds that the bottom rail had separated from lower sash and that frame was subjected to rot. Staff finds that the window is eligible for in-kind replacement.

- d. ALUMINUM WINDOW – The applicant has proposed to replace an existing aluminum window with a new wood window (JELD-WEN W-2500). Per the Guidelines for Exterior Maintenance and Alterations 6.B.iv. new windows must match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. Staff finds that the window is not original to the structure and may be replaced with a window that is consistent the Guidelines.
- e. PROPOSED WINDOWS – The applicant has proposed to install a JELD-WEN W-2500 series window which a wood window with a variety of specification options. Staff finds that the windows should be fully wood with no cladding, feature a one-over-over traditional sash configuration, in a block frame insert, with no divided lights including the standard specifications for window replacement.

RECOMMENDATION:

Staff recommends approval based on findings b through e with the stipulations that the replacement wood windows match in all ways to the original wood windows of the house noted in finding e including the standard specifications:

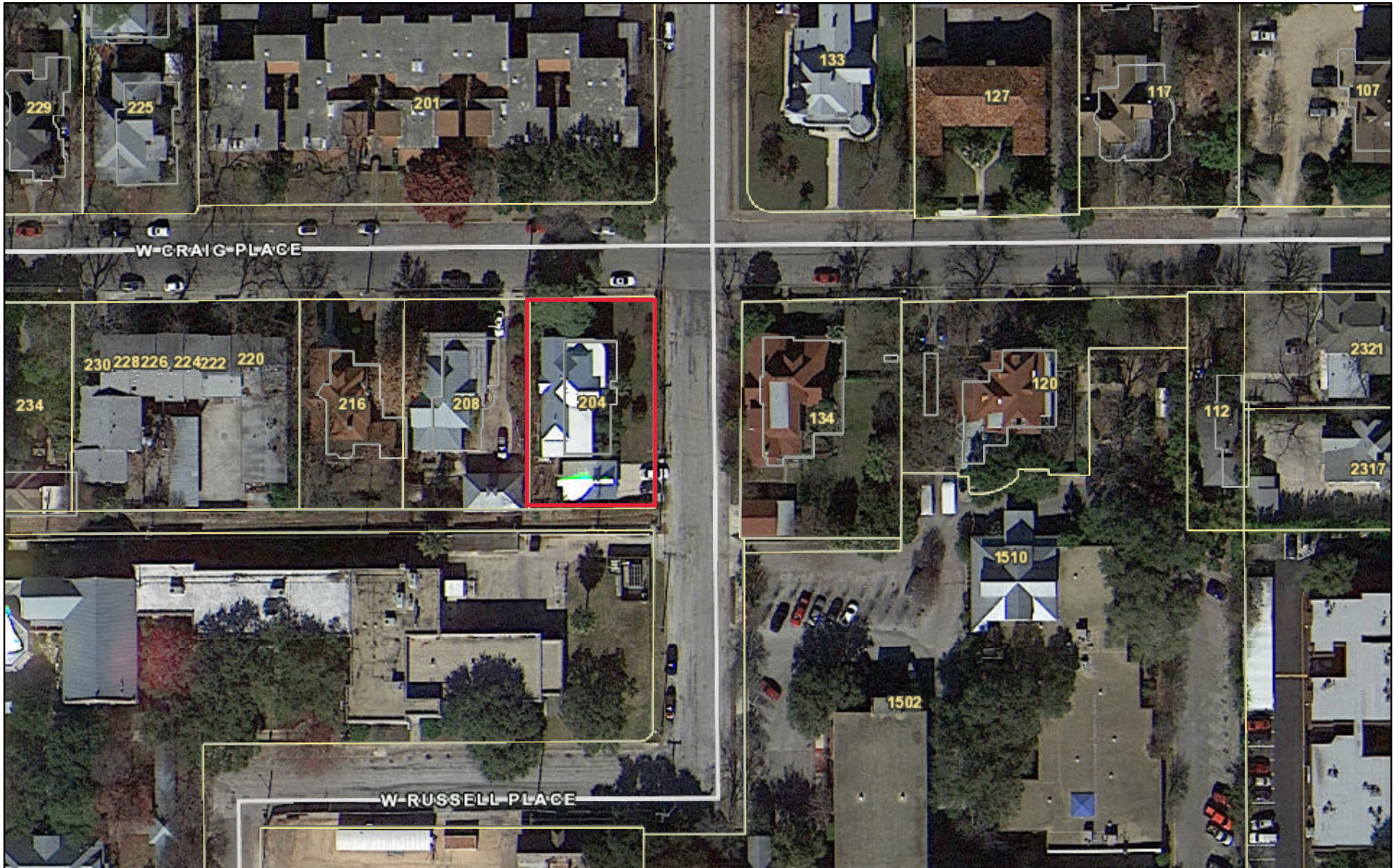
- o SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25".
- o DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- o TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- o GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- o COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- o INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- o FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

** JELD-WEN offers a "Traditional Sash" option, which should be specified before ordering.*

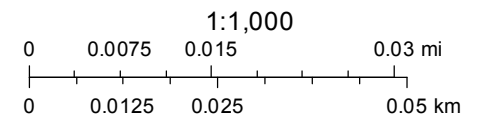
CASE COMMENT:

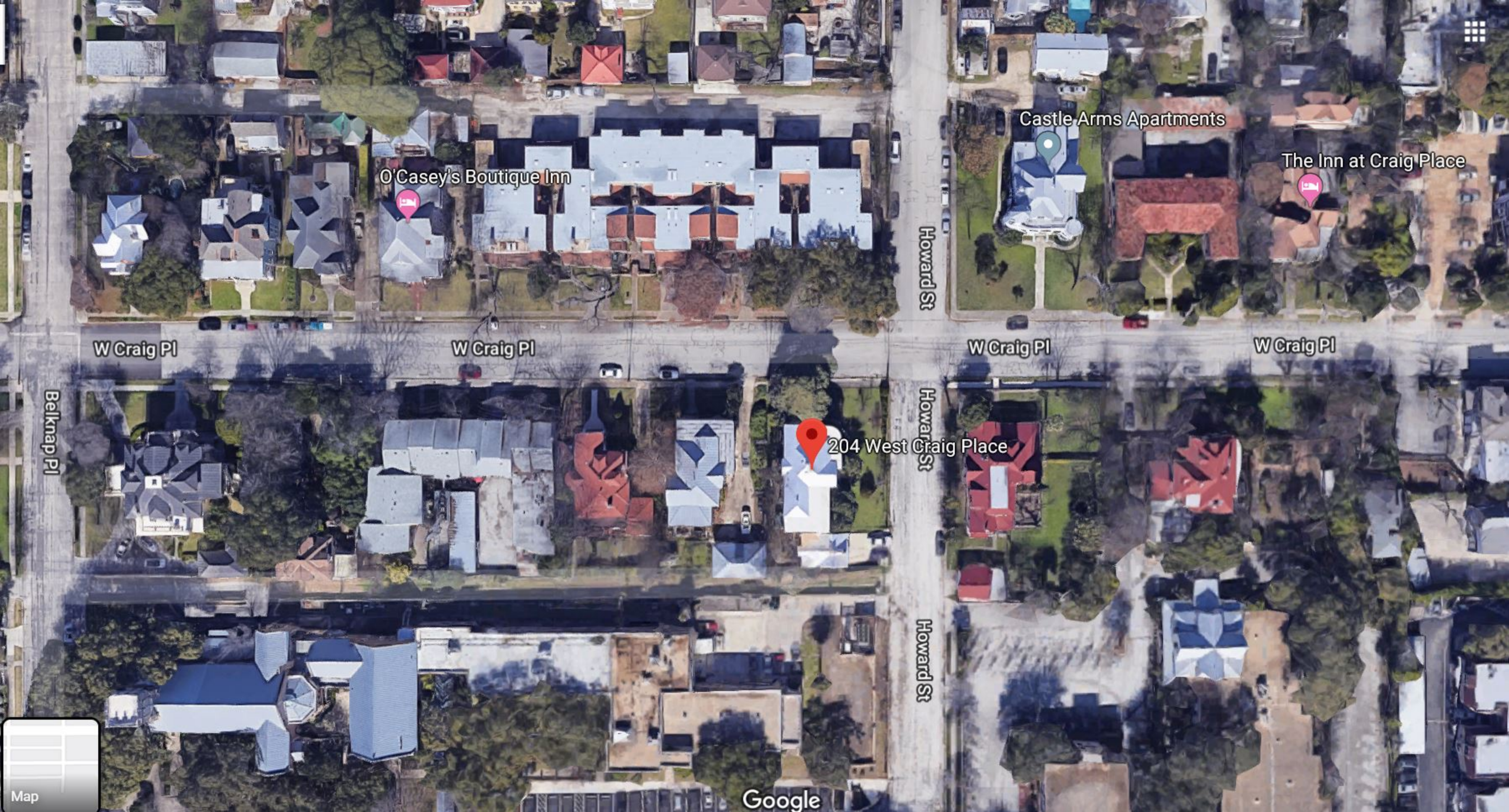
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204 W Craig



August 27, 2019





O'Casey's Boutique Inn

Castle Arms Apartments

The Inn at Craig Place

W Craig Pl

W Craig Pl

W Craig Pl

W Craig Pl

Belknap Pl

Howard St

Howard St

Howard St

204 West Craig Place

Google

Map



204 West Craig Place

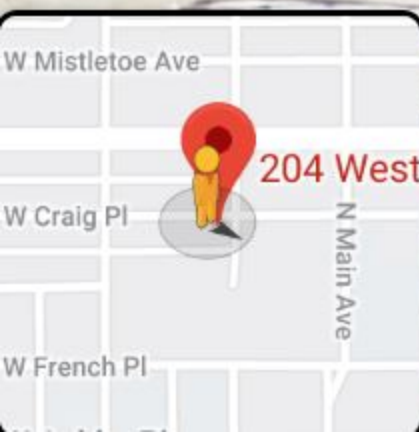


Google

208 W Craig Pl
San Antonio, Texas



Street View - Apr 2011



Google



August 5, 2019 at 11:09 AM
208 W Craig Pl
San Antonio TX 78212
United States



August 5, 2019 at 11:16 AM
204 W Craig Pl
San Antonio TX 78212
United States




[Back to Quote](#)

LOWE'S HOME CENTERS, LLC #1645
 1470 AUSTIN HIGHWAY
 SAN ANTONIO, TX 78209-1338
 USA
 (210) 828-6011



Date: 08/19/2019

Project #: 589842298 Description: window estimate
 Customer Name: ERNEST LEHNHOFF
 Customer Phone: (210) 415-3116
 Customer Address: 3423 STARBEND ST.
 SAN ANTONIO,
 TX 78217
 USA

Line Item	Product Code	Unit Price	Quantity	Total Price
Frame Size	Description			
0001	Manufacturer: JELD-WEN - Wood Windows & Patio			
Actual Frame Size = 32 1/4 in W x 77 1/2 in H	Doors			
	Division: Millwork Product: Windows Type: Double Hungs Product Type: Double Hung Product line: W-2500 Exterior Type: Wood Assembly: Full Unit Exterior Trim Type: No Exterior Trim Exterior Trim Options: No Testing or Performance Standards: US National WDMA/ASTM Vent Division: Even Divide Order By: Net Frame Size Actual Frame Width: 32 1/4 in Actual Frame Height: 77 1/2 in Species: Auralast Pine Finish - Interior: Primed Finish - Exterior: Primed Sash to Match Exterior Finish: Yes Finish - Sash Exterior: Primed Jamb Width: 4 9/16-in Ship Jamb Extension Loose: Jamb Extension Applied Energy Efficiency: Energy Star South STC OITC Rating: Standard	\$490.84	1	\$490.84

Glazing: Insulated
 Glass Color: Low-E 366
 Glass Type: Annealed
 Neat Glass: Neat
 Glass Thickness: Standard Default Thickness
 Preserve: No Preserve
 Glass Options: Argon
 Grid Type: No Grids
 Hardware Finish - Interior: White
 number of locks: 1
 Screen Options: No Screen
 Rating: PG 15
 Sill Nosing: No Sill Nosing
 Prep for Stool: No
 Certification: None
 Jambliner: White Jambliner
 Jamb Liner Options: Compression Jambliner
 Sill Stop: Sill Stop Applied
 Sash Limiter: No Sash Limiter
 Finger Plows: Plow in Bot Rail/None in Top
 Lead Time: 21 Days
 Item Number: 275493
 *** 15% Off All US Windows (7/18/19 - 7/31/19) ***

0003

Actual Frame Size = 28-in

W x 77 1/2-in H

**Manufacturer:** JELD-WEN - Wood Windows & Patio

Doors

Division: Millwork
 Product: Windows
 Type: Double Hungs
 Product Type: Double Hung
 Product line: W-2500
 Exterior Type: Wood
 Assembly: Full Unit
 Exterior Trim Type: No Exterior Trim
 Exterior Trim Options: No
 Testing or Performance Standards: US National
 WDMA/ASTM
 Vent Division: Even Divide
 Order By: Net Frame Size
 Actual Frame Width: 28-in
 Actual Frame Height: 77 1/2-in
 Species: Auralast Pine
 Finish - Interior: Primed
 Finish - Exterior: Primed
 Sash to Match Exterior Finish: Yes
 Finish - Sash Exterior: Primed
 Jamb Width: 4 9/16-in
 Ship Jamb Extension Loose: Jamb Extension Applied
 Energy Efficiency: Energy Star South
 STC OTC Rating: Standard

\$507.08

1

\$507.08

Glazing.: Insulated
Glass Color: Low-E 366
Glass Type: Annealed
Neat Glass: Neat
Glass Thickness: Standard Default Thickness
Preserve.: No Preserve
Glass Options: Argon
Grid Type: No Grids
Hardware Finish - Interior: Polished Brass
number of locks: 1
Screen Options: No Screen
Rating: PG 15
Sill Nosing: No Sill Nosing
Prep for Stool: No
Certification: None
Jambliner: White Jambliner
Jamb Liner Options: Compression Jambliner
Sill Stop: Sill Stop Applied
Sash Limiter: No Sash Limiter
Finger Plows: Plow in Bot Rail/None in Top
Lead Time: 21 Days
Item Number: 275493
*** 15% Off All US Windows (7/18/19 - 7/31/19) ***

Project Total: \$997.92

Salesperson: ALFONSO RODRIGUEZ (S1615AR3)

Accepted by: _____

Date: 08/19/2019

[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.





