

HISTORIC AND DESIGN REVIEW COMMISSION

September 18, 2019

HDRC CASE NO: 2019-426
ADDRESS: 229 W HOLLYWOOD AVE
LEGAL DESCRIPTION: NCB 6459 BLK 10 LOT 7, 8 & W 12.5 FT OF 9
ZONING: R-5,H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Matt Murray/Pella Windows
OWNER: MURRAY KATHRYN A
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: September 11, 2019
60-DAY REVIEW: November 10, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace all existing wood casement windows with new Pella brand fully wood windows to closely match the existing design, dimensions, and installation method.

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:

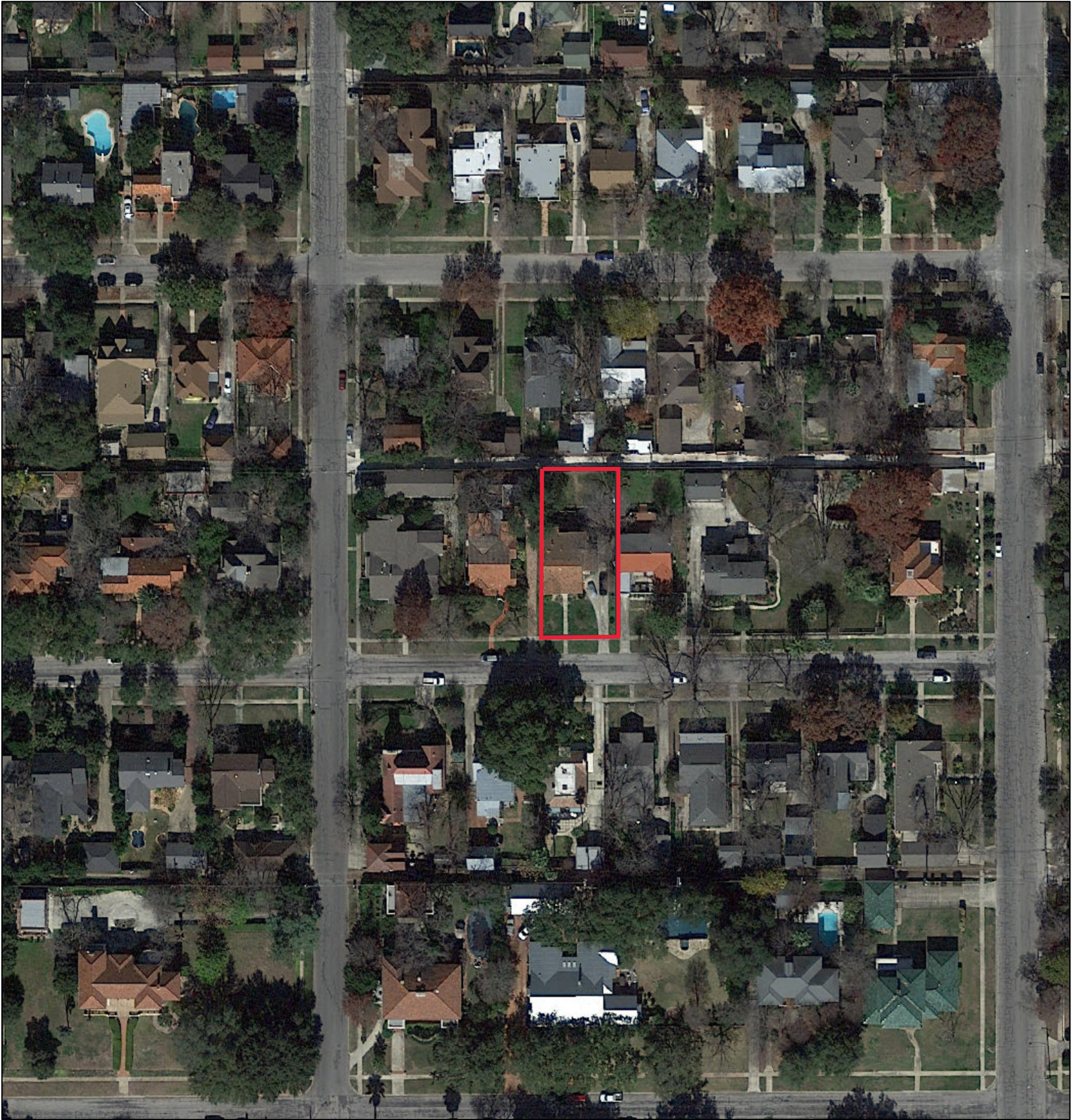
- a. The primary structure located 229 W Hollywood is a 1-story single family home constructed circa 1925 in the Spanish Eclectic style. The home features a cross gable configuration, barrel tile roof, stucco facade, asymmetrical porch with wooden columns, and a prominent side chimney clad in stucco. The structure is contributing to the Monte Vista Historic District.
- b. EXISTING WINDOWS: CONDITON – Staff conducted a site visit with the applicant on August 30, 2019, to assess the existing condition of the windows. Staff observed that nearly half of the existing windows were previous reproductions using off-the-shelf lumber with dimensions and configurations that did not match the remaining original casement windows. The remaining windows exhibited clear signs of incompatible repair methods, including patching with improperly sized and sourced lumber; full stiles or rails constructed of Bondo or a similar quick-dry composite product; and large patches with caulk and other incompatible materials. Overall, staff found the existing windows to be non-original or deteriorated beyond repair and eligible for replacement.
- c. WINDOW REPLACEMENT – The applicant has requested to replace all existing casement windows with new multi-lite fully wood casements to closely match the existing in size, proportion, and configuration. According to the Guidelines for Exterior Maintenance and Alterations 6.A.iii., and 6.B.iv., in kind replacement of windows is only appropriate when the original windows are beyond repair. As noted in finding b, staff finds the windows to be beyond repair and eligible for replacement. Staff finds the proposal consistent with the Guidelines based on this property-specific circumstance.

RECOMMENDATION:

Item 1, Staff recommends approval of the window replacement based on findings b and c with the following stipulation:

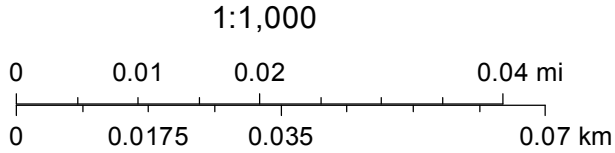
- i. That the applicant installs fully wood casement windows to match the existing configuration as closely as possible. Clad wood products are not appropriate. The final specification should be submitted to staff for review prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop



August 1, 2019

—— User drawn lines





2245 W





secured by ADT



secured by **ADT**









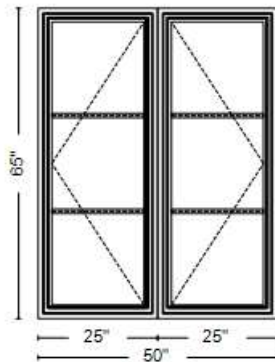






Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 11591789

Line Number: 10

Quote Qty: 1

Scaling: 1/2" = 1'

Description: Architect Reserve, 2-Wide Casement, 50 X 65

Rough Opening: 50.75" X 66.875"

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.

** building owner, architect, contractor, installer and/or consumer



Quote Name: Wood Exterior Windows Phase 1 Project Name: Murray, Kathy

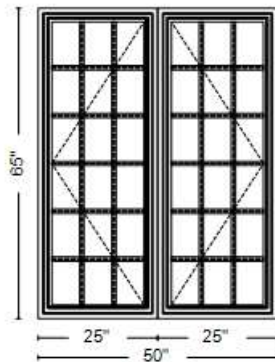
Jobsite Location: ,

Room Location: Front Elevation Left

Sales Branch Location: 37000 Pella South Texas

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 11591789

Line Number: 15

Quote Qty: 1

Scaling: 1/2" = 1'

Description: Architect Reserve, 2-Wide Casement, 50 X 65

Rough Opening: 50.75" X 66.875"

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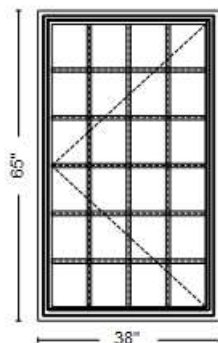
Jobsite Location: ,

Room Location: Patio @ Entry

Sales Branch Location: 37000 Pella South Texas

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 11591789

Line Number: 40

Quote Qty: 1

Scaling: 1/2" = 1'

Description: Architect Reserve, Casement Left, 38 X 65

Rough Opening: 38.75" X 66.875"

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Quote Name: Wood Exterior Windows Phase 1 Project Name: Murray, Kathy

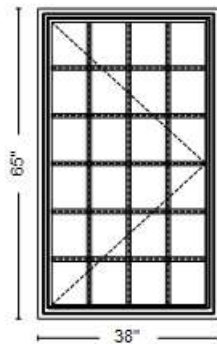
Jobsite Location: ,

Room Location: Patio @ Entry

Sales Branch Location: 37000 Pella South Texas

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 11591789

Line Number: 45

Quote Qty: 1

Scaling: 1/2" = 1'

Description: Architect Reserve, Casement Right, 38 X 65

Rough Opening: 38.75" X 66.875"

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Quote Name: Wood Exterior Windows Phase 1 Project Name: Murray, Kathy

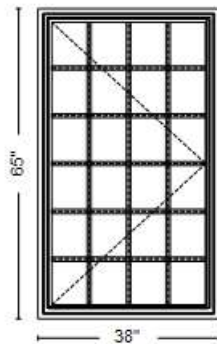
Jobsite Location: ,

Room Location: Patio @ Entry

Sales Branch Location: 37000 Pella South Texas

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 11591789

Line Number: 50

Quote Qty: 1

Scaling: 1/2" = 1'

Description: Architect Reserve, Casement Right, 38 X 65

Rough Opening: 38.75" X 66.875"

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Quote Name: Wood Exterior Windows Phase 1 Project Name: Murray, Kathy

Jobsite Location: ,

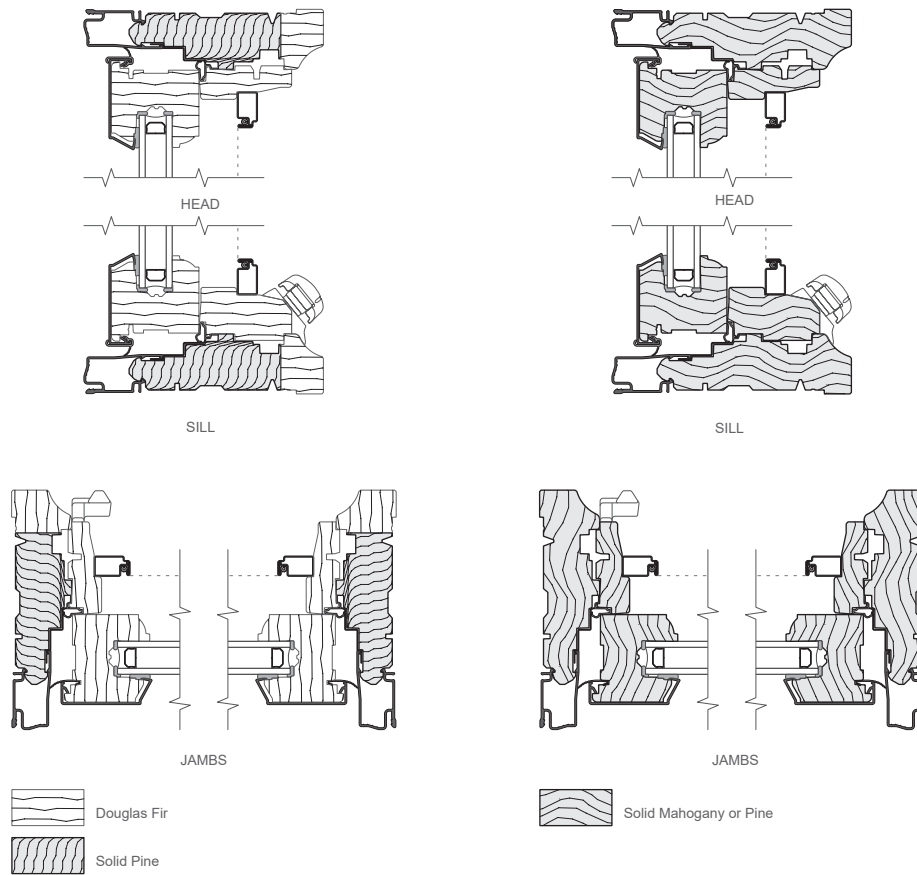
Room Location: Right Elevation

Sales Branch Location: 37000 Pella South Texas



Architect Series® Reserve™ Casement Window

Unit Sections - Aluminum-Clad Exterior - Wood Collection



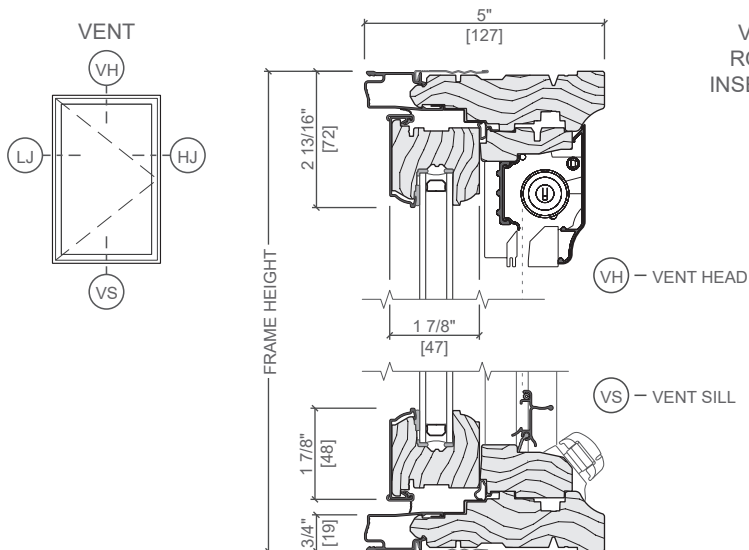
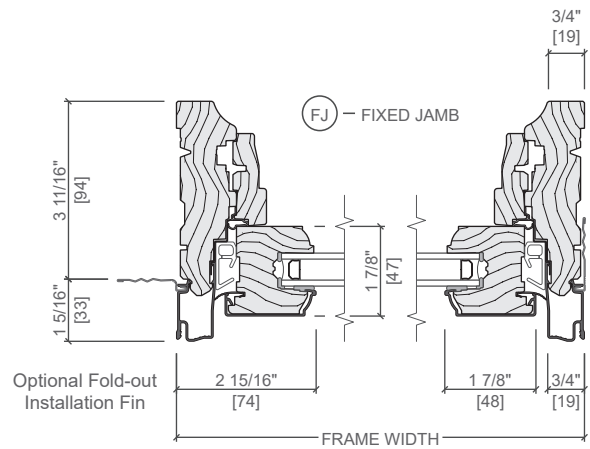
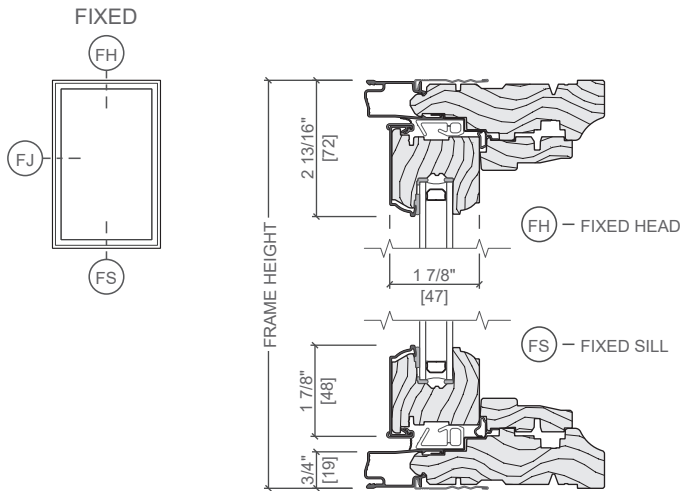
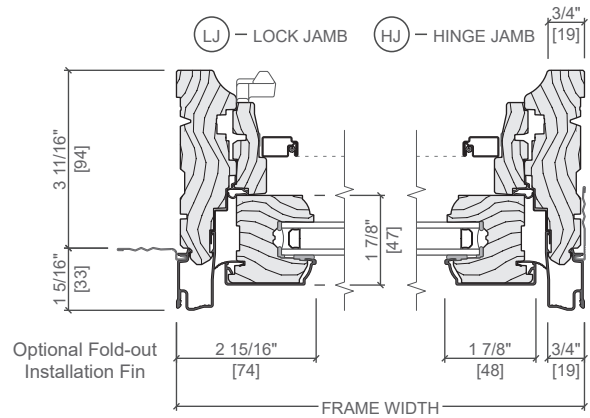
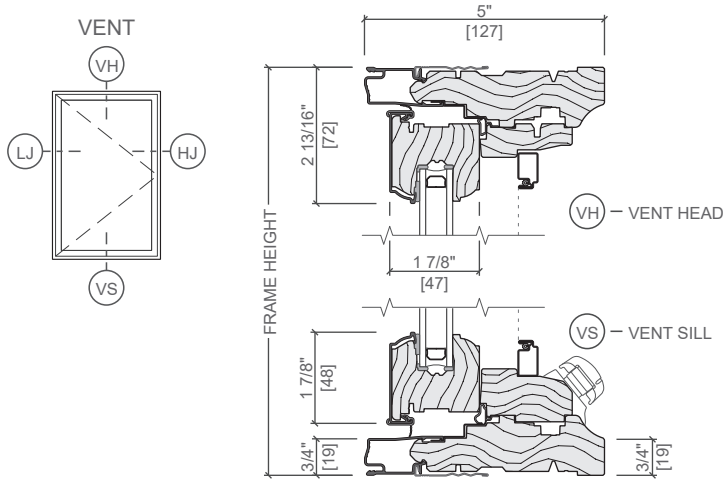
For additional product information, visit PELLAADM.com

- Downloadable CAD files.

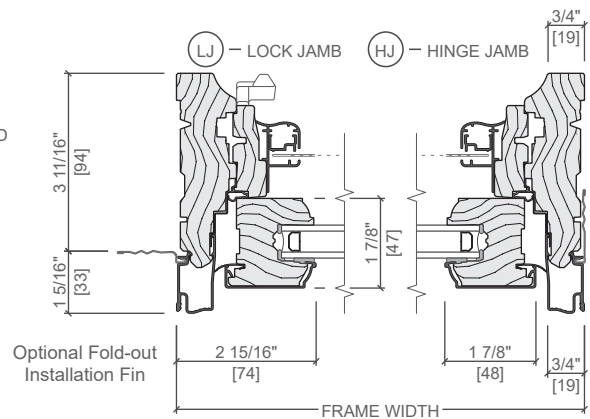


Architect Series® Reserve™ Casement Window

Unit Sections - Aluminum-Clad Exterior, Ogee Exterior Profile



VENT WITH ROLSCREEN® INSECT SCREEN

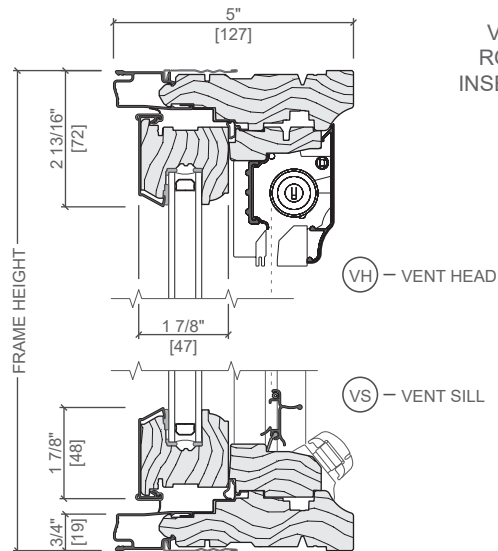
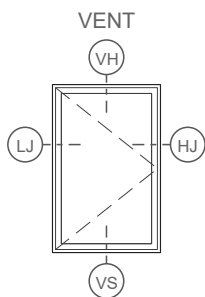
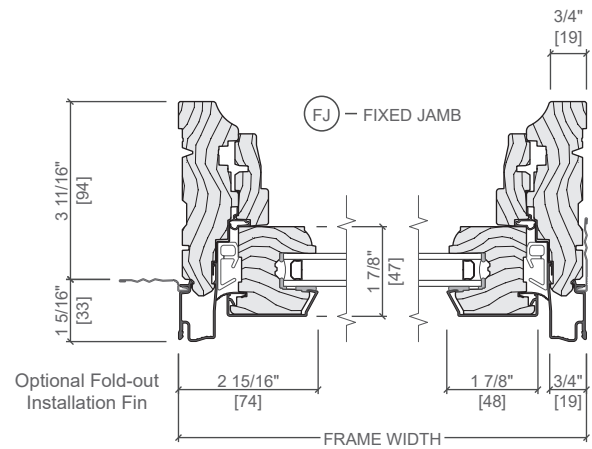
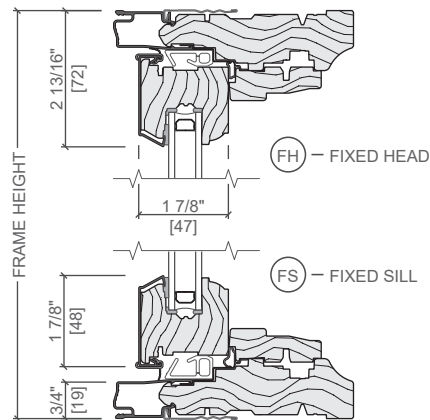
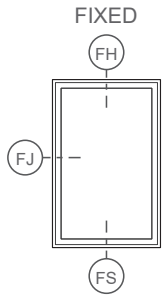
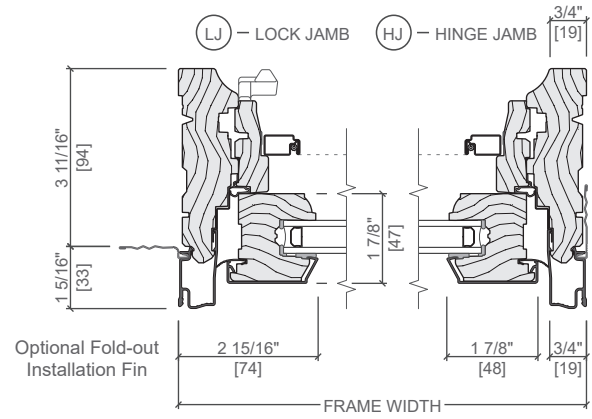
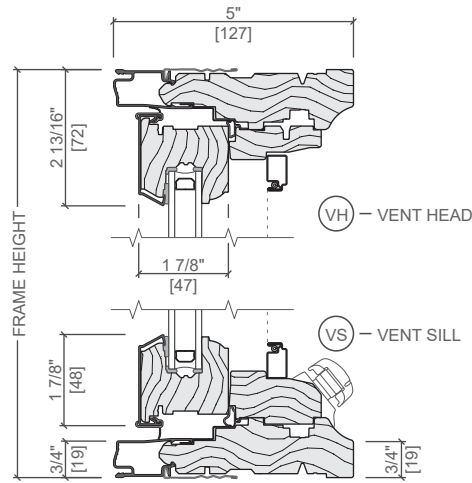
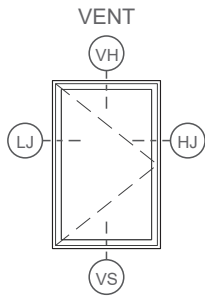


Scale 3" = 1' 0"
All dimensions are approximate.

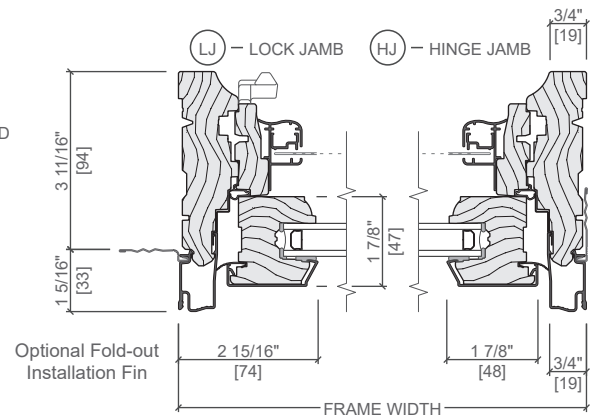


Architect Series® Reserve™ Casement Window

Unit Sections - Aluminum-Clad Exterior, Putty Glaze Exterior Profile



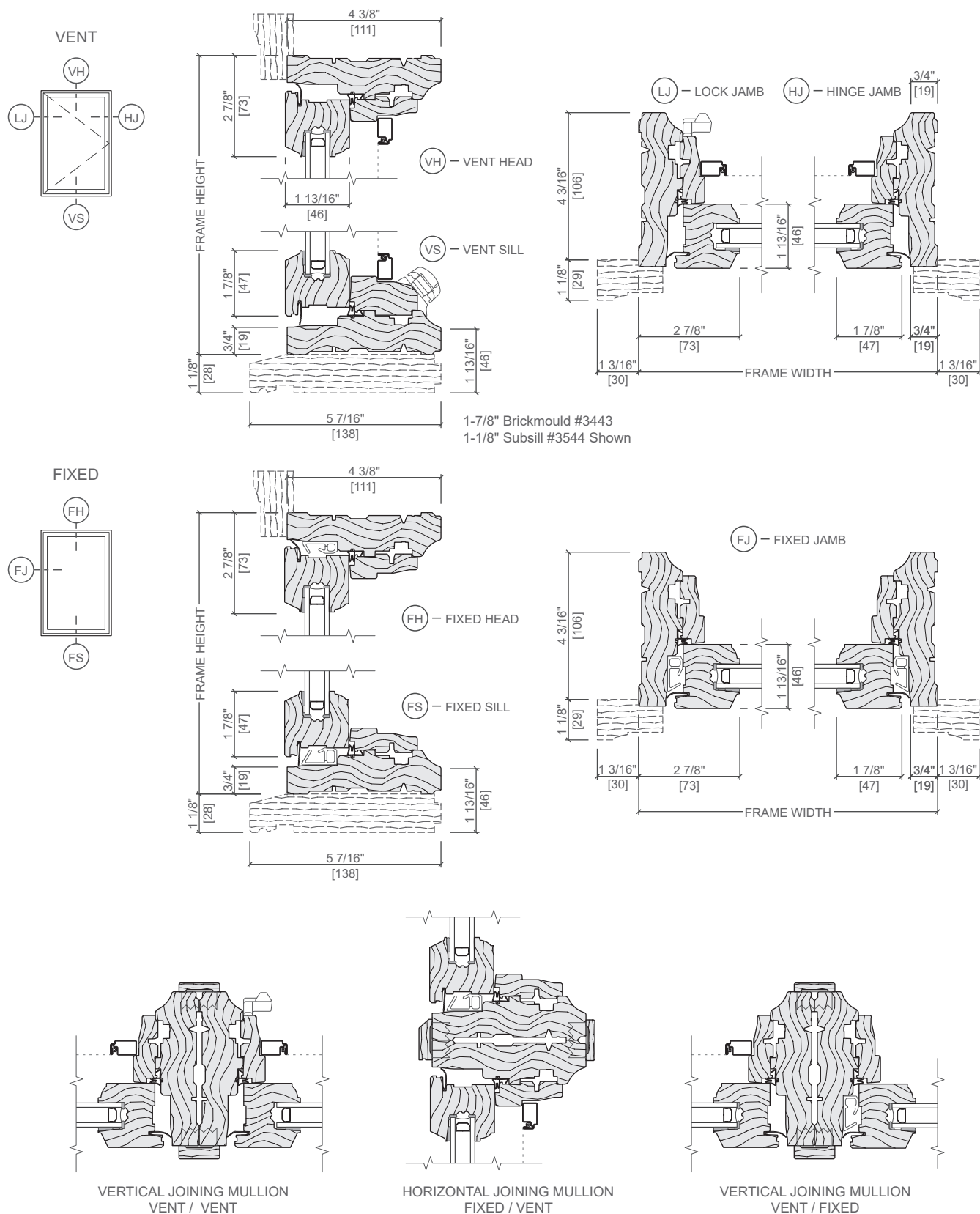
VENT WITH ROLSCREEN® INSECT SCREEN



Scale 3" = 1' 0"
All dimensions are approximate.

Architect Series® Reserve™ Casement Window

Unit Sections - Wood Exterior, Putty Glaze Exterior Profile



Scale 3" = 1' 0"
All dimensions are approximate.