

## HISTORIC AND DESIGN REVIEW COMMISSION

October 16, 2019

**HDRC CASE NO:** 2019-582  
**ADDRESS:** 1120 IOWA ST  
**LEGAL DESCRIPTION:** NCB 3885 BLK 1 LOT 6  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Knob Hill Historic District  
**APPLICANT:** Michael Elizondo  
**OWNER:** ELIZONDO MICHAEL & SANDRA  
**TYPE OF WORK:** Window replacement  
**APPLICATION RECEIVED:** September 27, 2019  
**60-DAY REVIEW:** November 26, 2019  
**CASE MANAGER:** Huy Pham  
**REQUEST:**

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

1. Replace seven existing wood windows with new aluminum clad wood windows.
2. Enclose two window openings on the east side of the house and infill with wood siding.

### APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations
6. Architectural Features: Doors, Windows, and Screens

### A. MAINTENANCE (PRESERVATION)

- 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.
- Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- Screens and shutters*—Preserve historic window screens and shutters.
- 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)

- 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.
- 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.
- Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- 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.
- 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.
- 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.
- Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- Security bars*—Install security bars only on the interior of windows and doors.
- 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.

#### *Standard Specifications for Window Replacement*

- MATERIAL: If replaced is approved, the new windows must feature primed and painted wood exterior finish. Cladded or composition options are not allowed unless explicitly approved by the commission.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25".
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

#### **FINDINGS:**

- a. The primary historic structure 1120 Iowa was constructed in the Craftsman style and is contributing to the Knob Hill Historic District. The single-family, one-story structure features a standing-seam metal roof, asbestos siding, exposed rafter rails, wood brackets with Craftsman detailing, wood sash windows, and non-original, wrought iron columns and security bars.
- b. WINDOW REPLACEMENT – The applicant has proposed to replace seven wood sash windows with new aluminum-clad wood windows (Pella-250).
- c. EXISTING WINDOWS – Per the Guidelines for Exterior Maintenance and Alterations 6.B.iv., new windows should be installed 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. On a site visit on October 3, 2019, staff found that deterioration of the original wood windows have been mitigated by wood screens and security bars. Staff finds that the applicant should exhaust all repair options prior to consideration of replacement.
- d. PROPOSED WINDOWS - Per the Guidelines for Exterior Maintenance and Alterations 6.B.iv., new windows should be installed 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. If the windows are found deteriorated beyond repair, staff finds that matching wood windows should be installed instead of the proposed aluminum-clad wood with the standard stipulations.
- e. WINDOW REMOVAL – The applicant has proposed to remove and infill the set of ganged windows on the side elevation, closest to the front façade. Per the Guidelines for Exterior Maintenance and Alterations 6.A.i., existing window and door openings should be preserved and applicants should avoid filling in historic door or window openings. Staff finds the window openings to be original and should not be infilled.

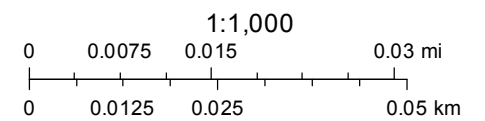
#### **RECOMMENDATION:**

Staff does not recommend approval of item #1, wood window replacement, nor item #2 window removal based on findings b through e. All wood windows should be repaired in-place. If the commission is compelled to approve window replacement, staff stipulates that the new windows should be wood instead of aluminum-clad wood with the standard specifications.

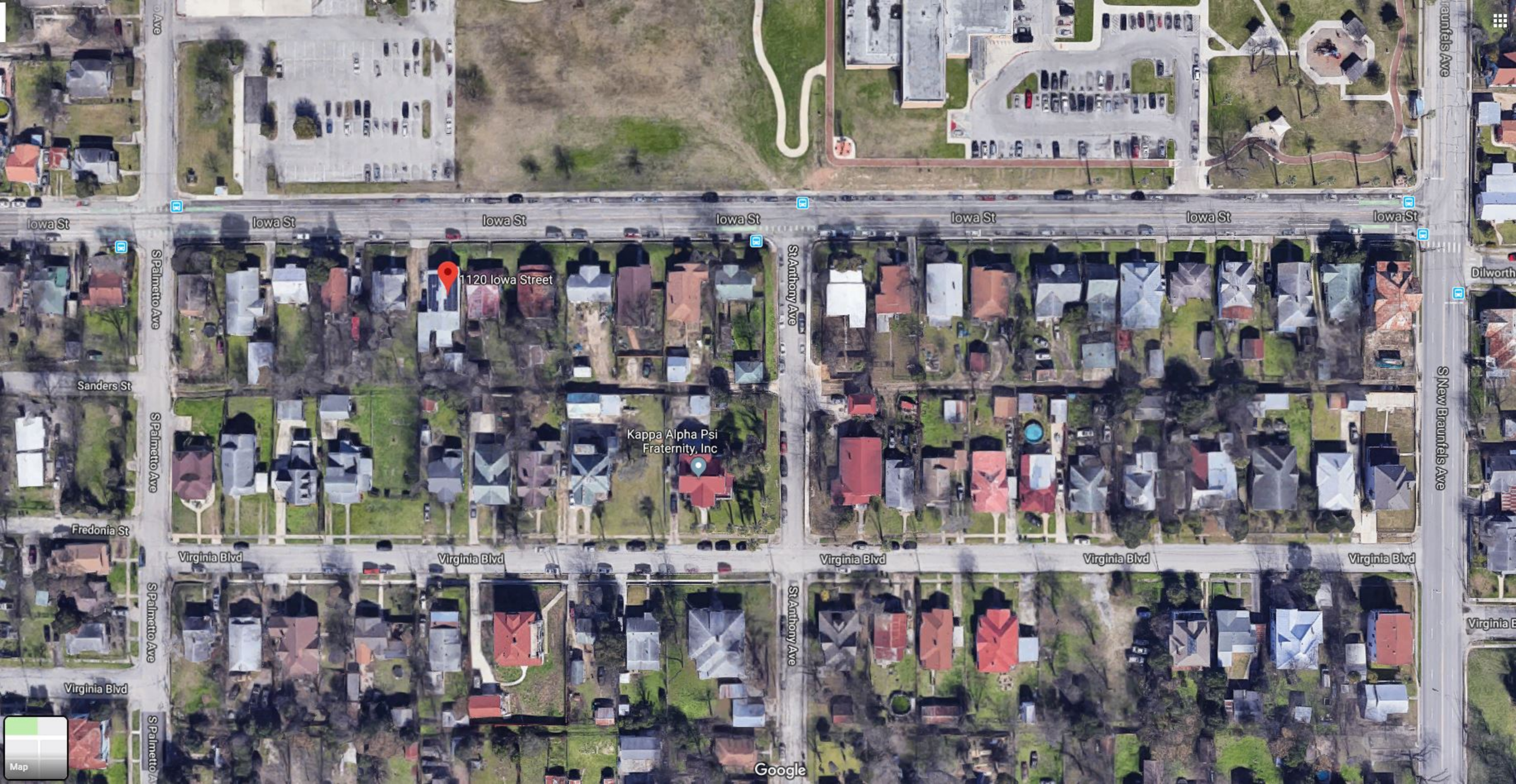
# 1120 Iowa



October 3, 2019







1120 Iowa Street

Kappa Alpha Psi  
Fraternity, Inc

Google







1120 Iowa Street





1120 Iowa St  
San Antonio, Texas  
Google  
Street View - Mar 2019



Google



October 3, 2019 at 9:36 AM  
1120 Iowa St  
San Antonio TX 78203  
United States





October 3, 2019 at 9:34 AM  
1117 Virginia Blvd  
San Antonio TX 78203  
United States





October 3, 2019 at 9:34 AM  
1117 Virginia Blvd  
San Antonio TX 78203  
United States





October 3, 2019 at 9:35 AM  
1117 Virginia Blvd  
San Antonio TX 78203  
United States





October 3, 2019 at 9:35 AM  
1117 Virginia Blvd  
San Antonio TX 78203  
United States

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2  
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## To whom it may Concern

My name is Michael Elizondo, I currently living at 1120 Iowa St. My Area is a Hot Bed for Buyer Who Are Flip Homes Right and Left. Which bring me to mind that the houses getting Remodel in My Area is leave me behind in Appearance. Which I'm requesting to have 7 of my currently window replaces. I have enclose picture with Windows Approve for use. I'm Propose to have 1 of my Double windows encloses, which I will frame and use Siding to Close windows Area. The siding I'm propose to use is install in the back end of the House. Picture are encloses. My Foundation is Off Making my Window Hard to Open and Close. Some of my window have lose the weights on them making it Hard as well to Open Close my Windows. The Windows framing is also off, because of the Foundation, last time Level was back in 1989. Will be Fix my Foundation this Year 2019. The House next to me at 1118 Iowa St, just got remodel with Pella window in which was Approve by the Historic District. I have Pictures to Support my Propose and Request. I also enclosed Pella windows invoice to support the requirement requested by the Historic District. Burglar



Bars will be remove for better Curb Appearance. Thank  
You for Your Time on this Matter.

Michael Elizondo

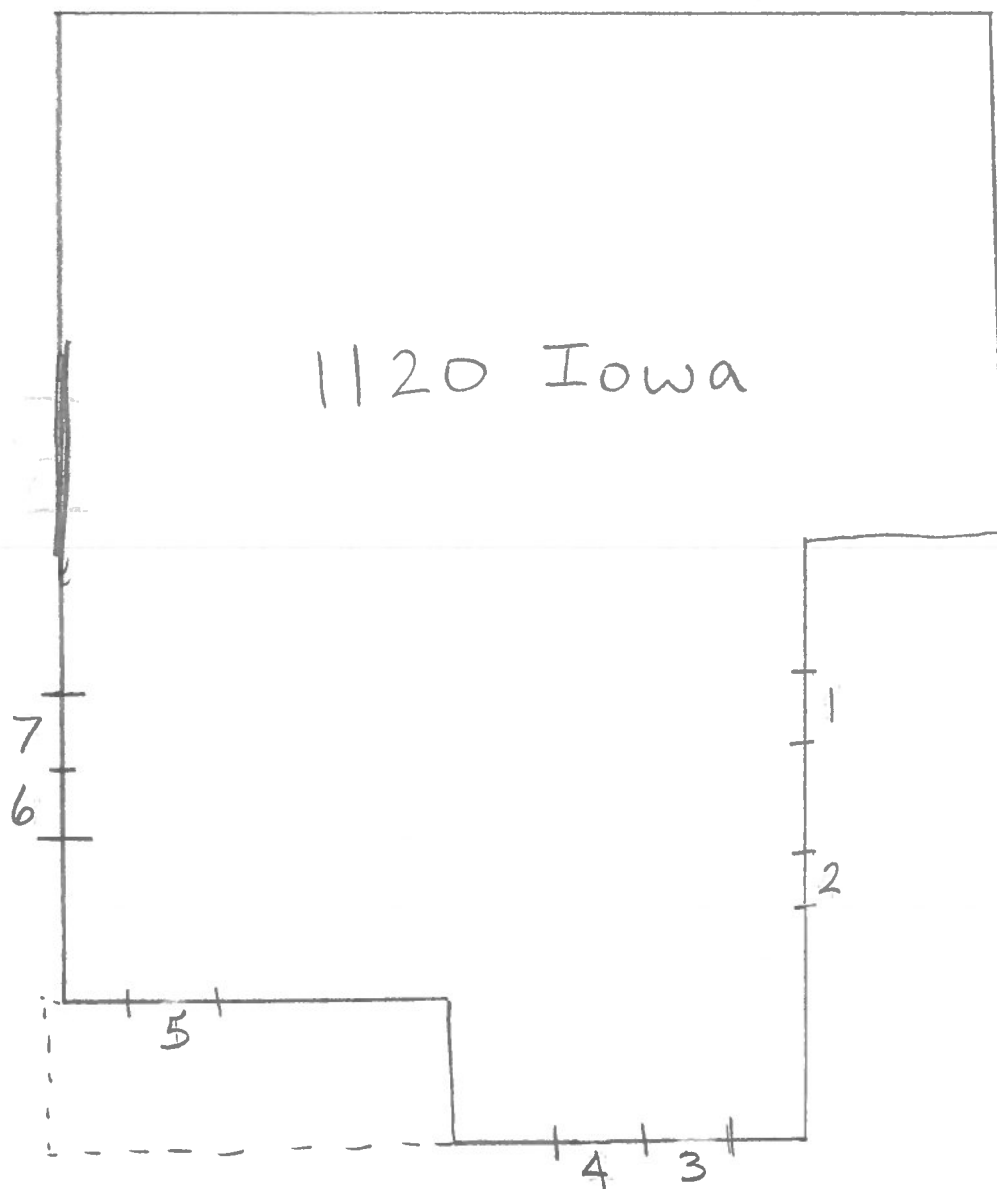
1120 Iowa St.

San Antonio, TX 78203-1815

210-367-9649

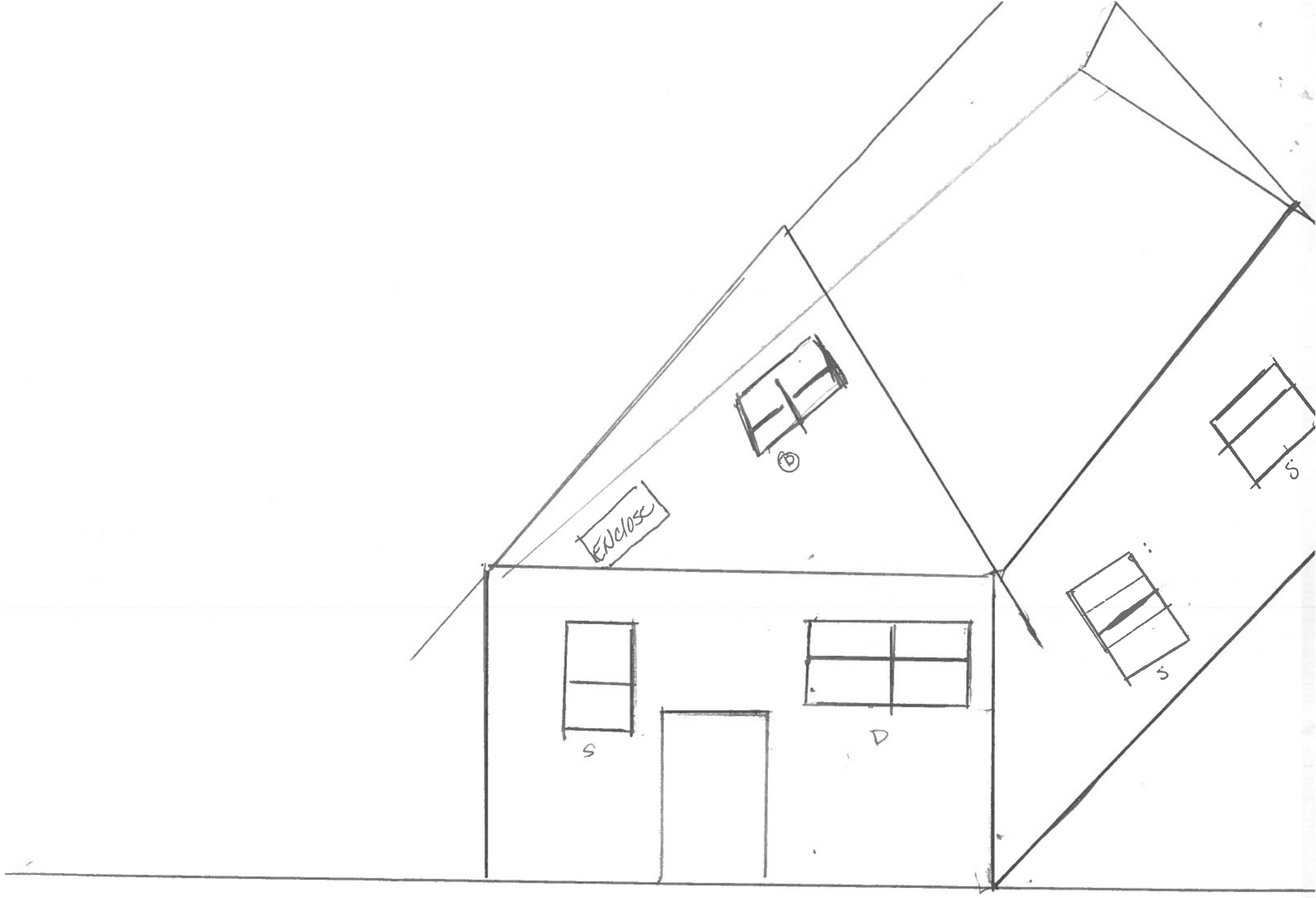


# Window Schedule

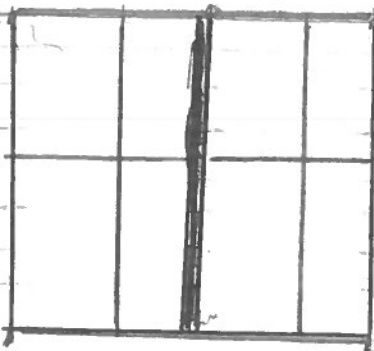


IOWA ST.





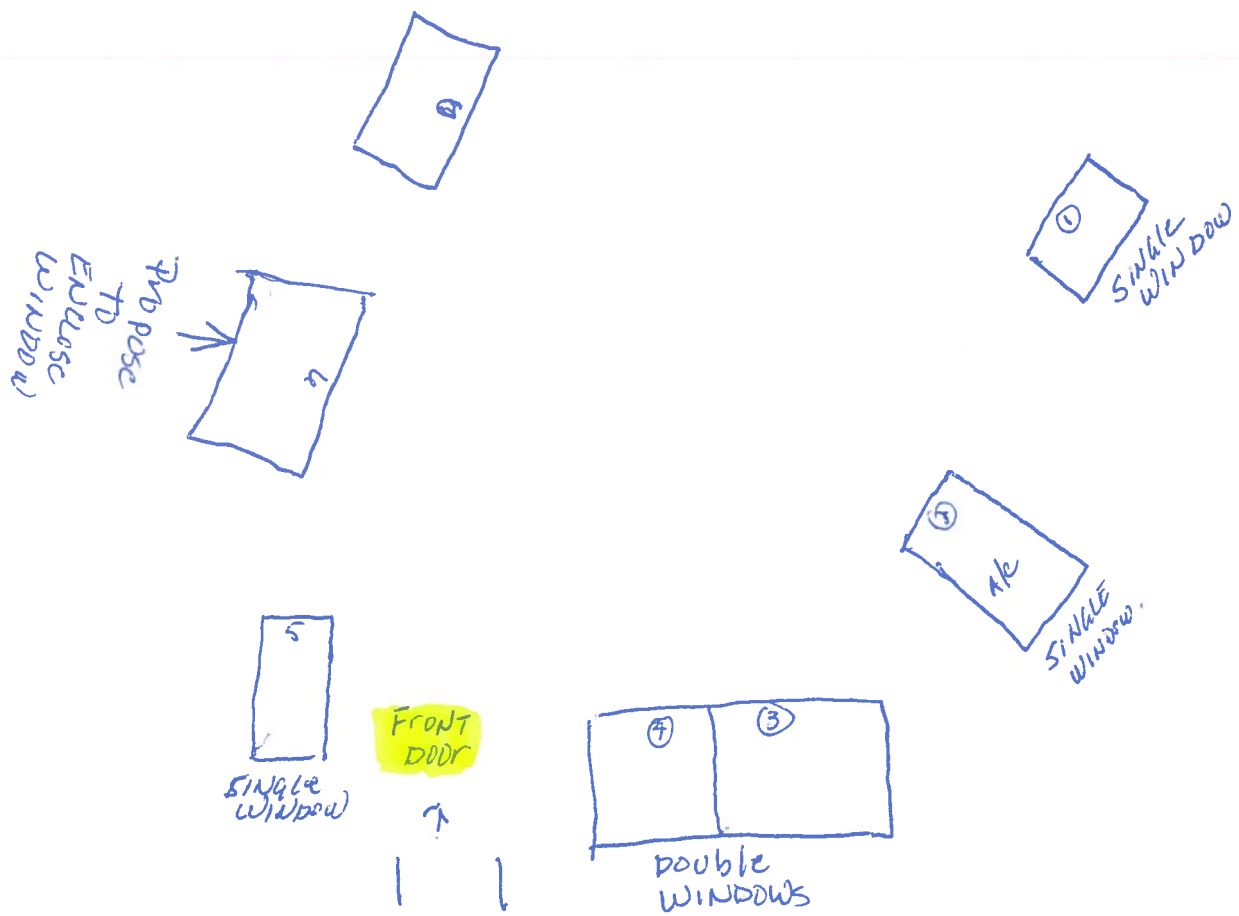




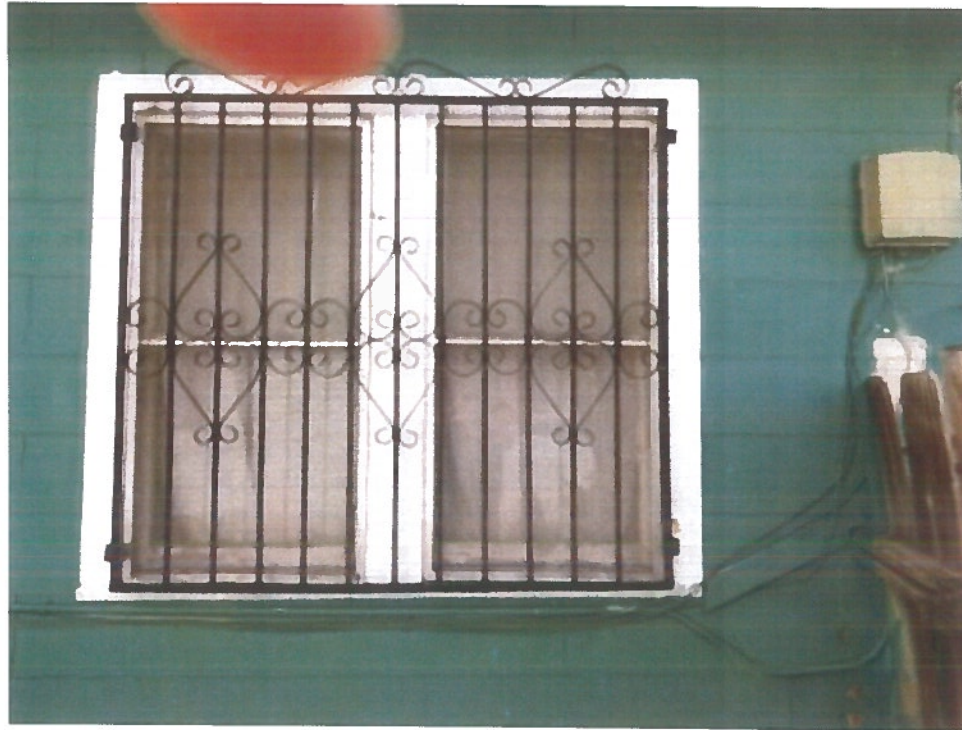
DOUBLE WINDOW

ENCLOSE









Propose to ENCLOSE WINDOW  
FRAME AND HAVE SIDING PUT  
UP.



SINGLE WINDOW.





2

Download

Full screen

Show email

X

SINGLE WINDOW





3 & 4

Download

Full screen

Show email



DOUBLE WINDOW





#5

SINGLE WINDOW





6-1-7

Download

Full screen

Show email

X

Double window.



>









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(No subject)

1

+12103679649@tmomail.net

Thu 9/26/2019 11:37 PM

You ∨

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↩ Reply   ▾   🗑 Delete   🚫 Junk   Block   ⋮

(No subject)

1

+12103679649@tmomail.net

Fri 9/27/2019 1:31 PM

You ▾

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**T-Mobile**

This message was sent to you by a T-Mobile wireless phone.





USING THIS TYPE OF SIDING  
TO COVER WINDOW VIA FRAMING.





DOUBLE WINDOWS.

1118 IOWA ST  
WINDOWS APPROVE BY HISTORIC  
DISTRICT.



Search Mail and People



New

Reply

Delete (No subject)

Try the beta



SM WINDOW

Filter +12103679649@imail.net

Today, 10:52 PM

18 You

+12103679649

Our \$5 Wines Are Better Than Most \$50 Wines

Today, 10:52 PM

Forward



Upgrade to Premium







# Proposal - Detailed

Pella Window and Door Showroom of San Antonio  
6510 Blanco Road  
San Antonio, TX 78216

Sales Rep Name: Owens, Marcus  
Sales Rep Phone: 210-735-2030  
Sales Rep E-Mail: mowens@pellasouthtexas.com  
Sales Rep Fax:

total = 3,918.08

Customer Information	Project/Delivery Address	Order Information
<b>MARCUS OWENS</b> 7940 Pipers creek 7940 Pipers creek San Antonio, TX 78251 <b>Primary Phone:</b> (210) 7791744 <b>Mobile Phone:</b> <b>Fax Number:</b> <b>E-Mail:</b> <b>Contact Name:</b>  <b>Great Plains #:</b> 1004891802 <b>Customer Number:</b> 1008871912 <b>Customer Account:</b> 1004891802	<b>Quote Purposes</b>  <b>Lot #</b>  <b>County:</b> <b>Owner Name:</b>  <b>Owner Phone:</b>	<b>Quote Name:</b> Quote Purposes  <b>Order Number:</b> 370 <b>Quote Number:</b> 10556228 <b>Order Type:</b> Non-Installed Sales <b>Wall Depth:</b> <b>Payment Terms:</b> <b>Tax Code:</b> SATGROUPTX <b>Cust Delivery Date:</b> None <b>Quoted Date:</b> 8/31/2018 <b>Contracted Date:</b> <b>Booked Date:</b> <b>Customer PO #:</b>

Customer Notes: Pella 250 Series Window Quote

Line #	Location:	Attributes
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10 33 x 65



Viewed From Exterior

Rough Opening: 33 - 3/4" X 65 - 3/4"

PK #  
2045

## Lifestyle, Double Hung, 33 X 65, Brown

1: 3365 Double Hung, Equal  
Frame Size: 33 X 65

**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

**Exterior Color / Finish:** Standard Enduraclad, Brown

**Interior Color / Finish:** Primed Interior

**Glass:** Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude

**Hardware Options:** Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

**Screen:** No Screen

**Performance Information:** U-Factor 0.30, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00386-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, TDI WIN-694, Year Rated 08/11, Egress Meets Typical 5.7 sqft (E) (United States Only)

**Grille:** No Grille,

**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 196".

Item Price	Qty	Ext'd Price
\$421.55	8	\$3,372.40

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

Printed on 9/14/2019

Detailed Proposal

Page 1 of 5



Line #	Location:	Attributes		
15	23.5 x 35.5	<div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> 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