

HISTORIC AND DESIGN REVIEW COMMISSION

November 20, 2019

HDRC CASE NO: 2019-683
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: David Rodriguez/J D ROMI GROUP LLC
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: November 06, 2019
60-DAY REVIEW: January 05, 2020
CASE MANAGER: Huy Pham

REQUEST:

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

1. Replace the six front-most sash windows with new wood windows (two on the north façade, two on the east side, and two on the west side)
2. Installed seven aluminum windows, including removal of two door openings on the side and rear façades.

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.
- 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.

Standard Specifications for Wood Window Replacement

- SCOPE: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement.
- MATERIAL: If replacement is approved, the new windows must feature primed and painted wood exterior finish. Cladded, composition, or non-wood options are not allowed unless explicitly approved by the commission. Where original wood windows are found to be missing or replaced with nonconforming infill product by a previous owner, an alternative material to wood may be considered if the proposed window product is an improvement to the current condition.
- 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 finish. 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 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 curved 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. On August 21, 2019, the Historic and Design Review Commission (HDRC) referred the request to a Design Review Committee (DRC) site visit. On August 28, 2019, the DRC advised the applicant to resubmit the request with an effort to maintain as many original wood windows and openings as possible. The applicant opted to appeal to the Board of Adjustment (BOA) for the original request prior to resubmitting a revised plan. The BOA denied the request and the applicant submitted a revised request to the HDRC thereafter.
- c. WINDOWS – The applicant has proposed to replace the six front-most sash windows with new wood windows (two on the north façade, two on the east side, and two on the west side); a wood window product has not been submitted at this time. The applicant has also proposed to install seven aluminum windows, including removal of two door openings on the side and rear façades. 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 have been restored to their original configuration and location. Given that the windows are permanently discarded, staff finds that all replacement should feature salvaged or reconstructed wood sash windows that meet the Standard Specifications for Window Replacement, rather than any featuring aluminum.
- d. FENESTRATION - The applicant has proposed to remove the two door openings under the Tudor arch trim and

replaced with aluminum sash windows on the east side façade. 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 recommends approval of item 1, the replacement of existing windows with wood windows.

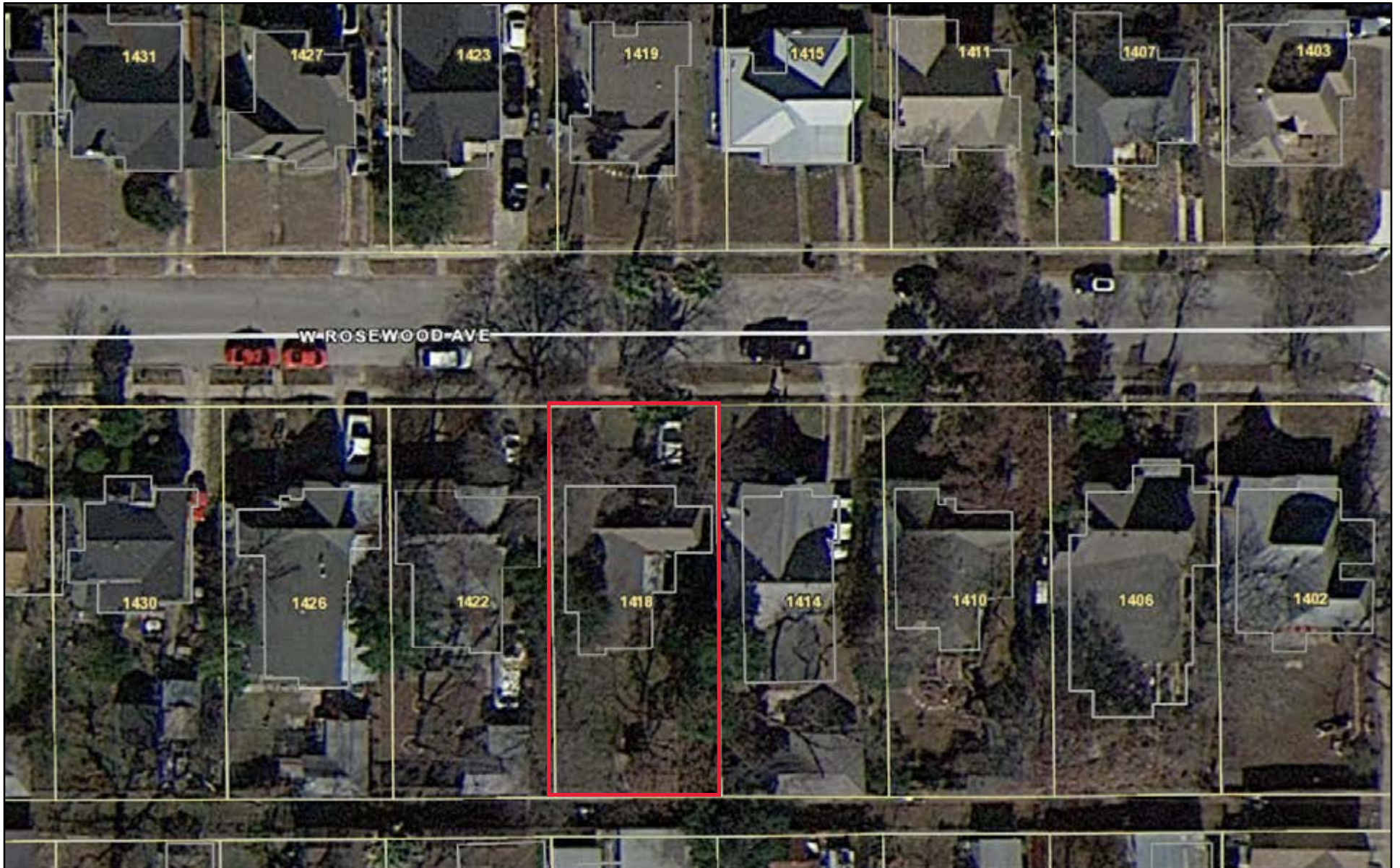
Staff does not recommend approval of item 2, the installation of aluminum windows and fenestration modifications. .

Given that the windows are permanently discarded, staff stipulated that *all* replacement should feature salvaged or reconstructed wood sash windows that meet the Standard Specifications for Window Replacement, rather than *any* featuring aluminum.

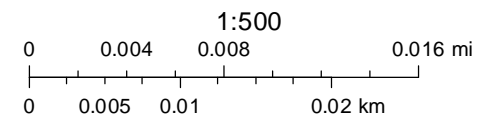
CASE COMMENT:

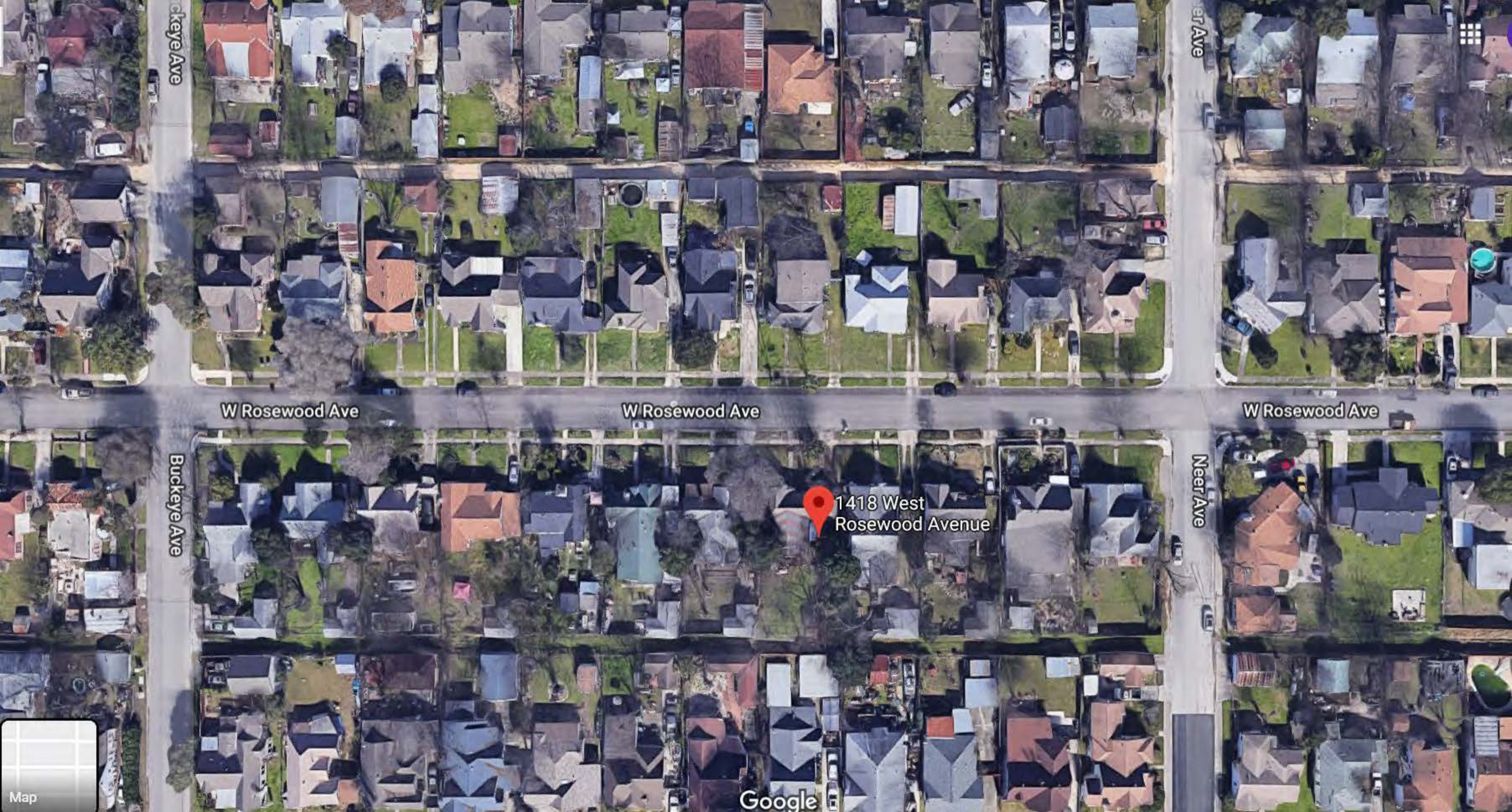
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1418 W Rosewood



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

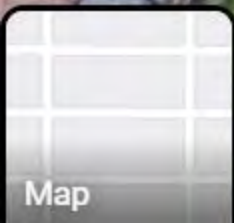


Map



1418 West
Rosewood Avenue

Google



1422 W Rosewood Ave

San Antonio, Texas



Google



Street View - Feb 2019



Lullwood Ave



1418 West
Rosewood Ave

d Ave

W Lynwood Ave

W Elsmere Pl

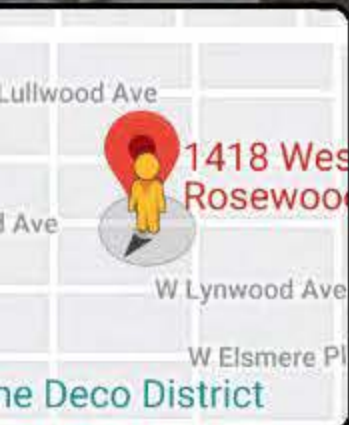
the Deco District

Google

1415 W Rosewood Ave
San Antonio, Texas

Google

Street View - Feb 2019



Google



Board of Adjustment – Case No. 19-10300118

Applicant: David Rodriguez/J D ROMI GROUP LLC

Legal Description: NCB 2763 BLK 68 LOT 8

Address: 1418 W ROSEWOOD AVE

Zoned: “R-4” Residential, Keystone Historic District

Request: An appeal of the Historic Preservation Officer’s decision to deny window replacement and fenestration modifications as proposed for the property at 1418 W Rosewood.

Applicable Code References

Historic Design Guidelines

2. Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

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Background and Interpretation

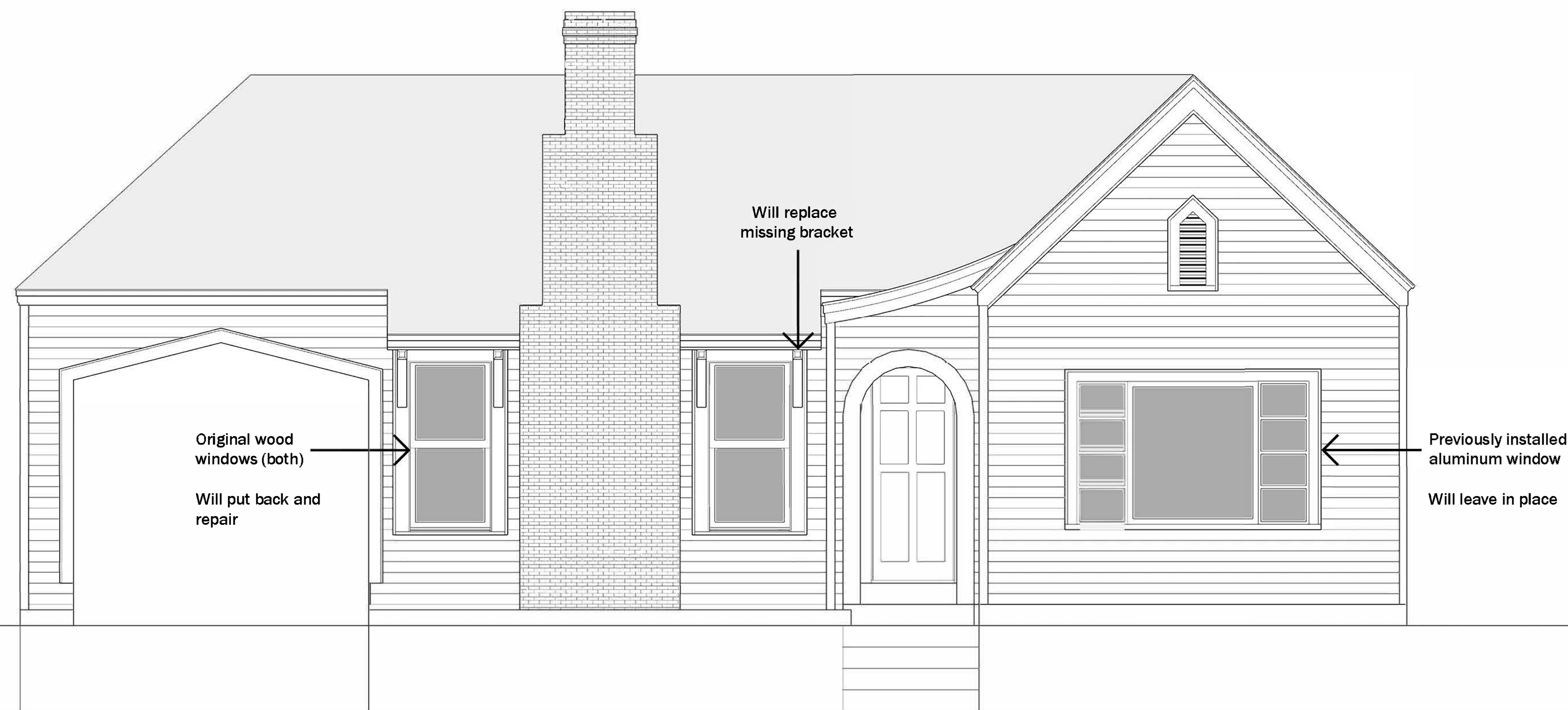
The structure at 1418 W Rosewood was constructed circa 1925 with Tudor influences and first appears on the 1951 Sanborn map. The one story structure features vinyl siding over wood lap siding, steep front-facing and turned gables, a subtle sweeping curve front porch cover, and an original porte-cochere. The property contributes to the Keystone Park Historic District.

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 of the site visit. Because work was completed without first obtaining a Certificate of Appropriateness, the applicant was prompted to request approval from the Historic and Design Review Commission as an option to remedy the violation.

On August 2, 2019, staff received a Historic and Design Review Commission (HDRC) application from the applicant for the window replacement and fenestration modifications to be heard at the next available hearing. At the hearing on August 21, 2019, the HDRC referred the request to a Design Review Committee (DRC, subcommittee) site visit. At the site visit with the DRC on August 28, 2019, subcommittee members informed the applicant that wholesale wood window replacement with new vinyl or aluminum windows would not be supported by the present subcommittee members and advised the applicant to resubmit a request that maintains the original window sizes, locations, and materials. The applicant indicated to OHP staff that he preferred to appeal to the Board of Adjustment rather than pursuing a remedy through HDRC approval. OHP staff issued a denial letter which cites non-conformance with the Historic Design Guidelines.

Staff Recommendation to the Board of Adjustment

Staff recommends that the Board of Adjustment uphold the decision by the Historic Preservation Officer to deny window replacement and fenestration modifications as proposed for the property at 1418 W Rosewood.

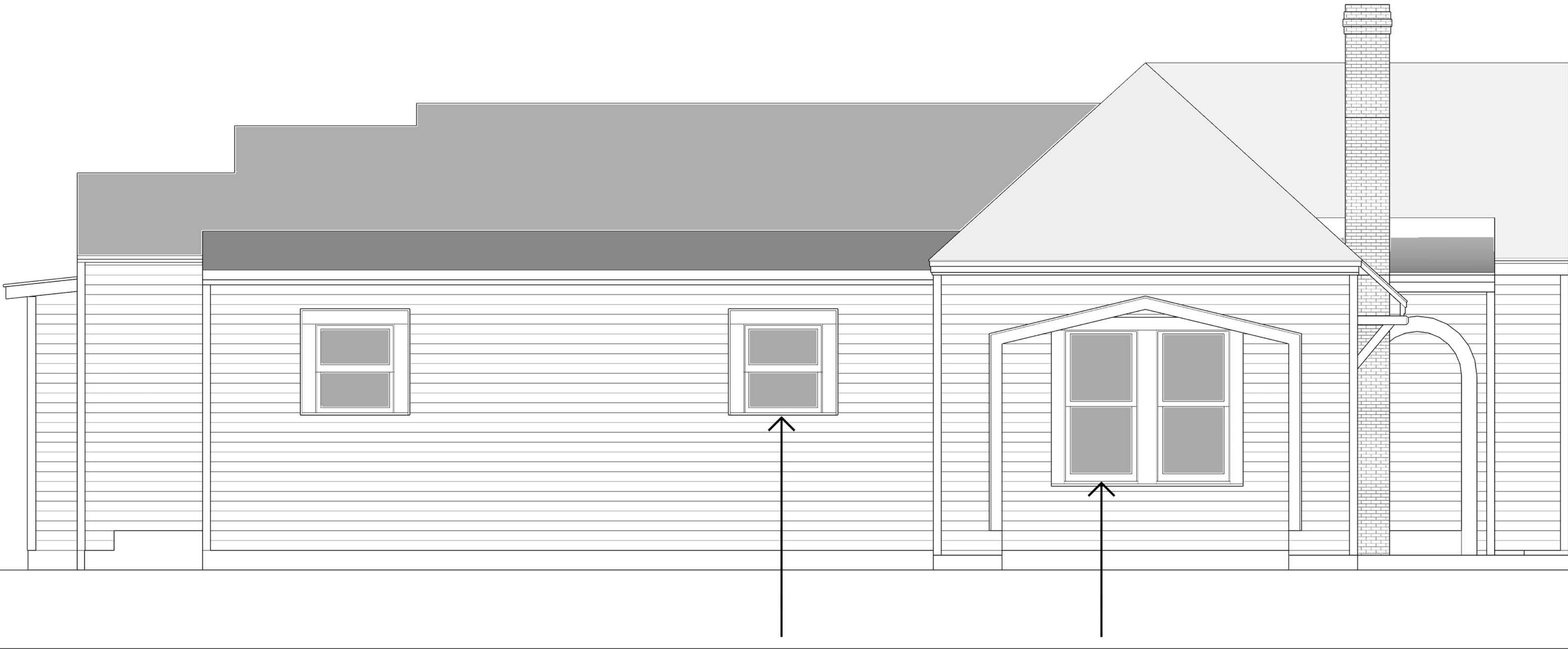


Existing gravel driveway has severe erosion. Driveway to be paved with concrete.

Exterior of house has had damaged original wood siding previously covered with vinyl siding.

The intent is to replace damaged vinyl siding with new vinyl siding and paint.

Existing front steps have shifted and become a hazard. The intent is to adjust the existing steps to be flush with front walkway.



Previously enclosed porch was severely rotted as were the added walls and doors that completed the enclosure.

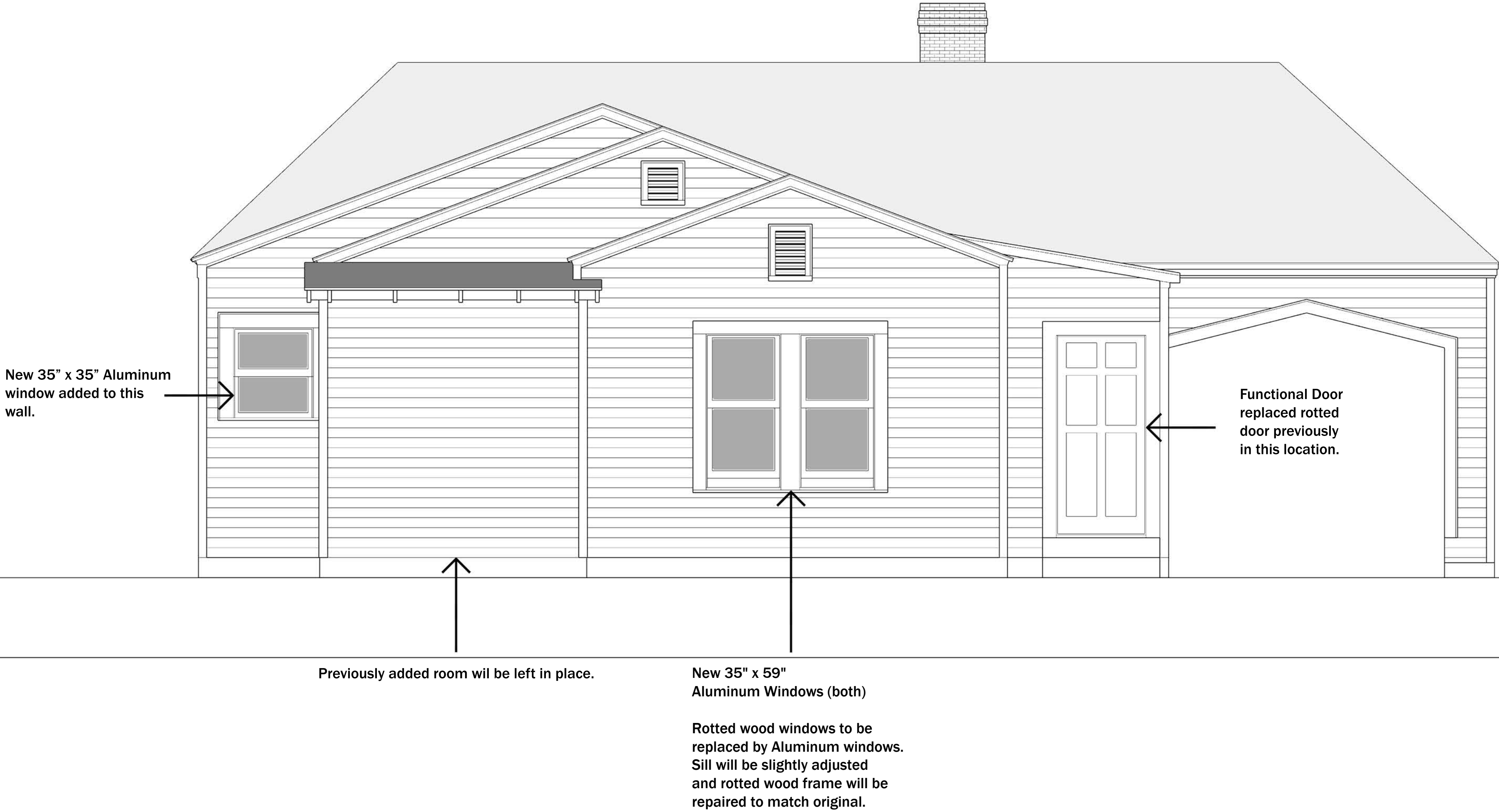
Walls reconstructed.
Matching vinyl siding will be put on this wall to match the rest of the exterior.

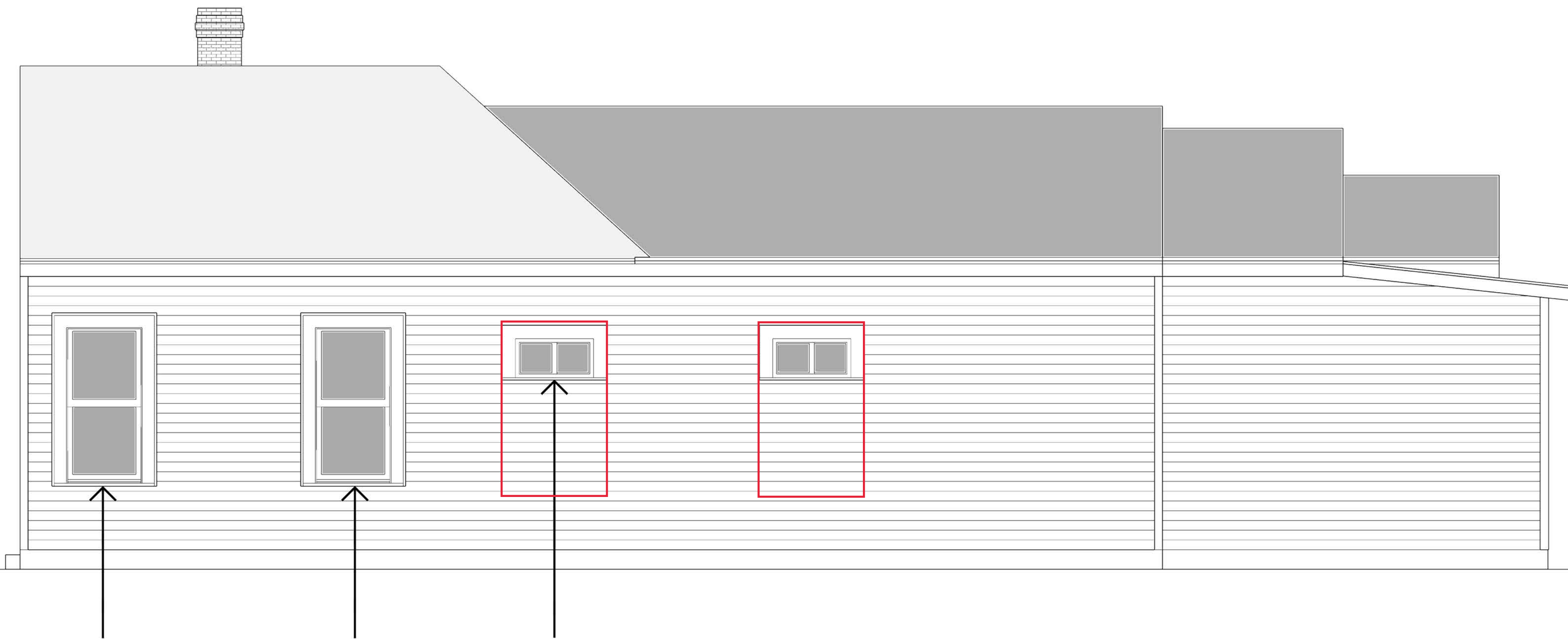
New 35" x 35" Aluminum Windows

Both installed on this wall to make the interior more functional

Original wood windows (both)

Will leave in place





Original wood window to be left in place.

Original wood window to be reinstaled and repaired.

New 18" x 35" Aluminum Windows installed on this wall to correspond with interior (both).

The applicant has withdrawn the request to change these two window opening sizes.

The sizes will be restored with the request to replace with aluminum.

1A	D	1201	1210		1A
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

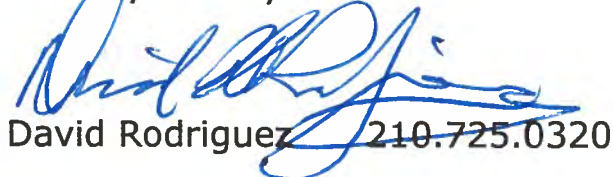
To Whom It May Concern:

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

PREVIOUS
APPLICATION
SUBMISSION

B A C K Y A R D

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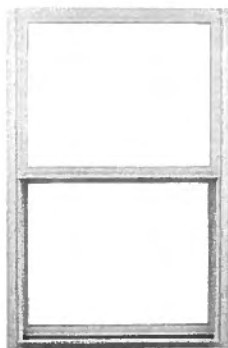
T

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)

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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



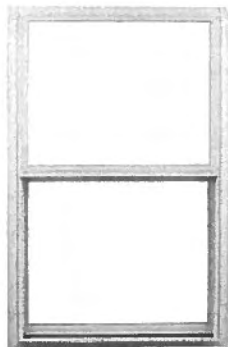
WeatherShield
Hampton 4 in. x 4 in. Pressure-plate
★★★★ (60)



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



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



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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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- 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

Live Chat

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





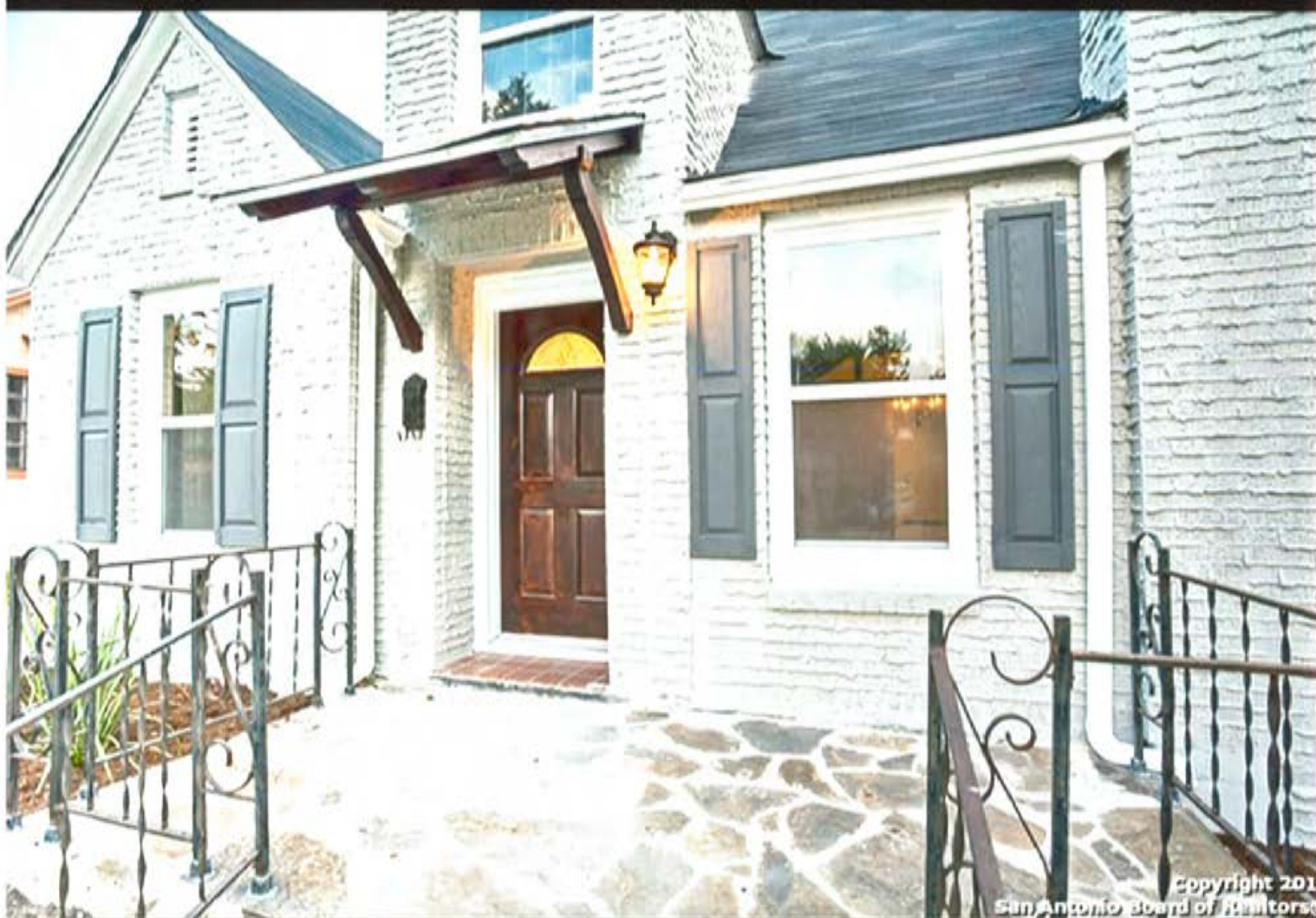
7 W. ROSEWOOD



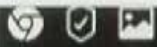
#4 1431 W. LYNWOOD

USED PROPOSED WINDOWS
AT THIS PROPERTY.





Copyright 2011
San Antonio Board of Realtors



76% 10:03 AM



3 of 11





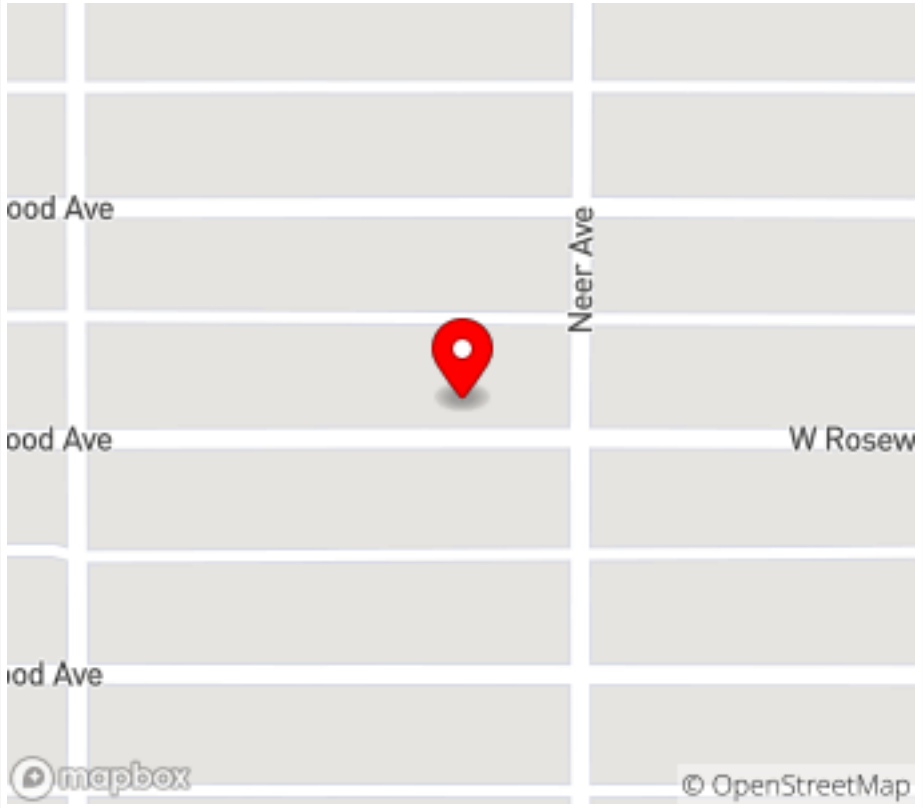
76% 10:04 AM





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





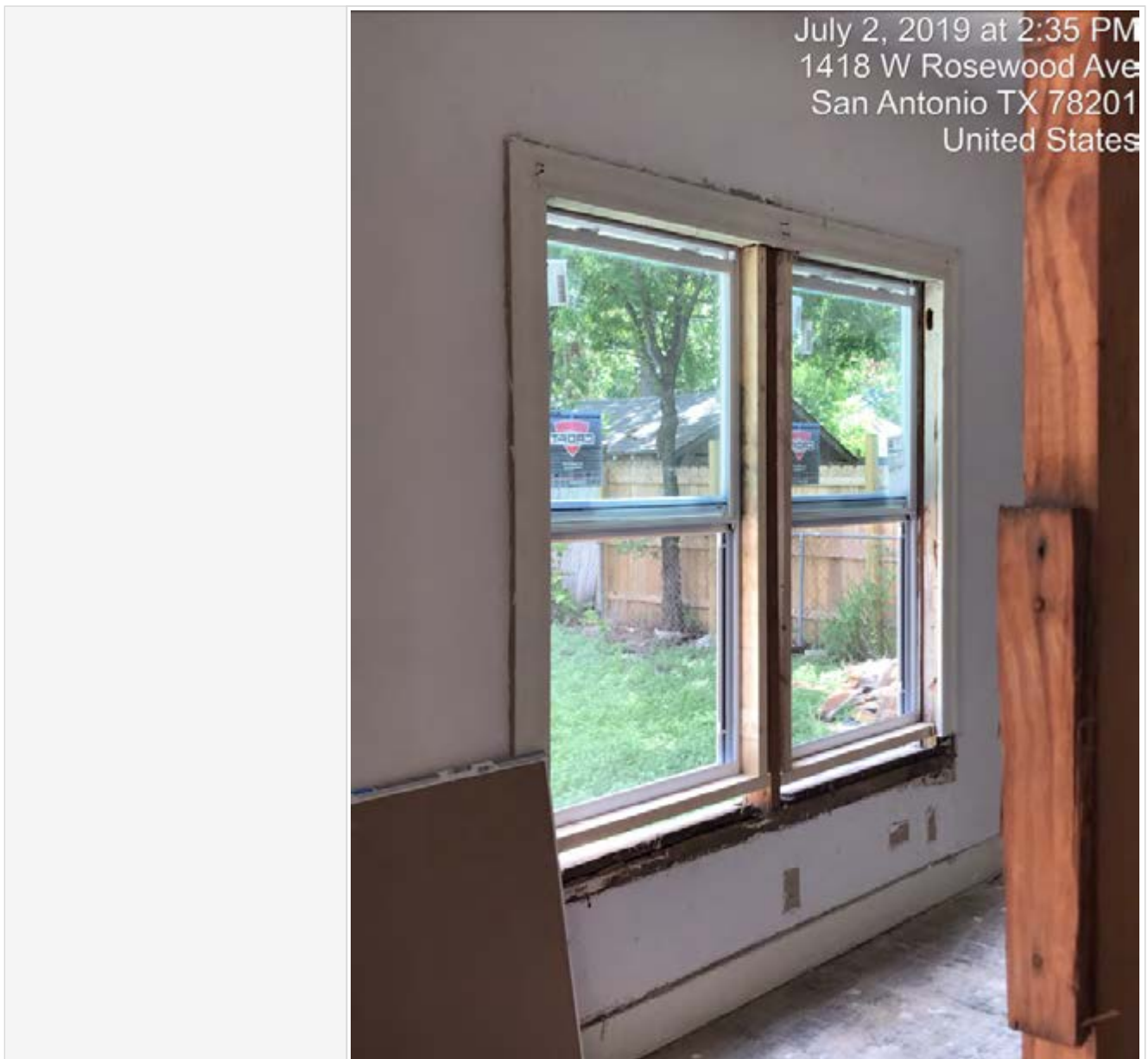
Investigation Report



July 2, 2019 at 2:34 PM
1418 W Rosewood Ave
San Antonio TX 78201
United States



Investigation Report





Investigation Report





Investigation Report





Investigation Report





Investigation Report



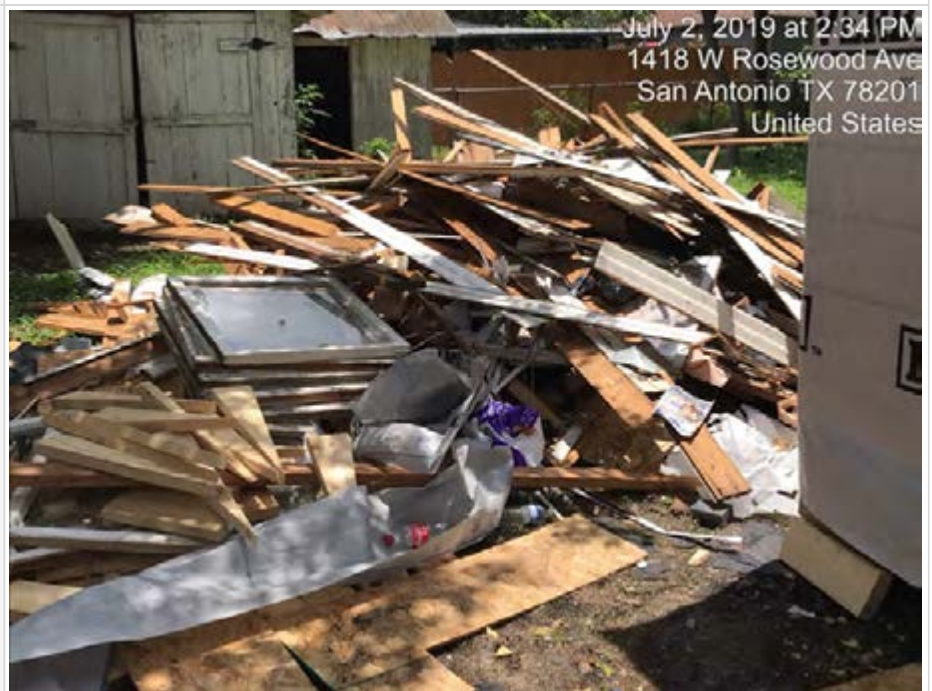


Investigation Report



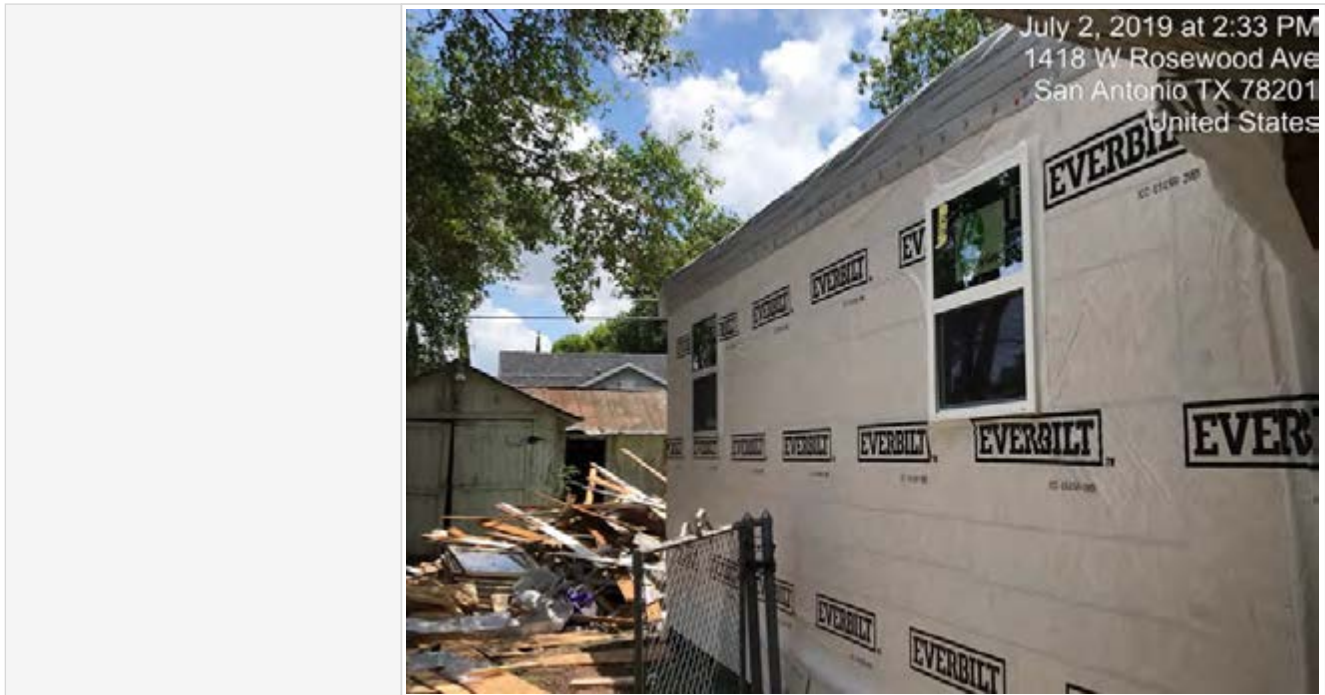


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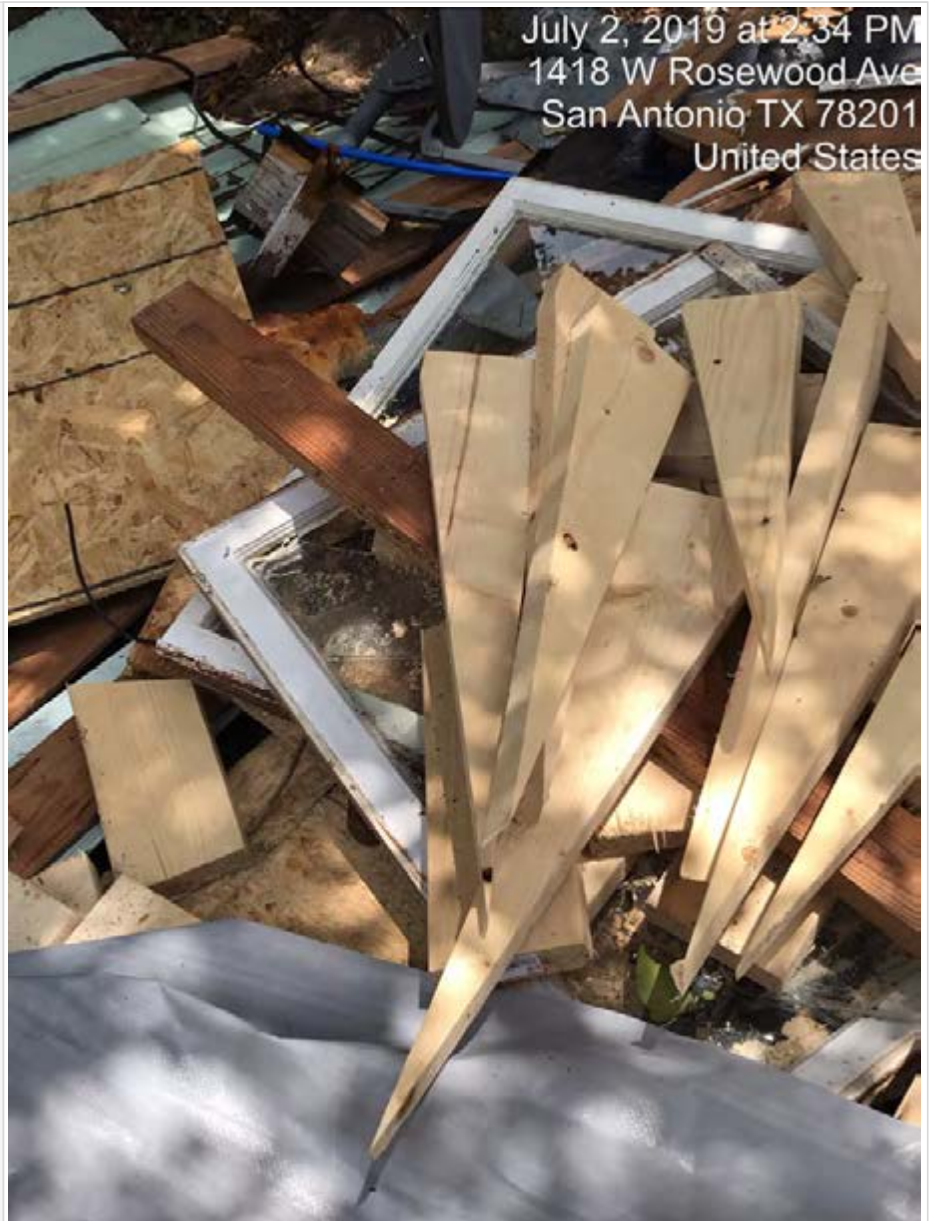


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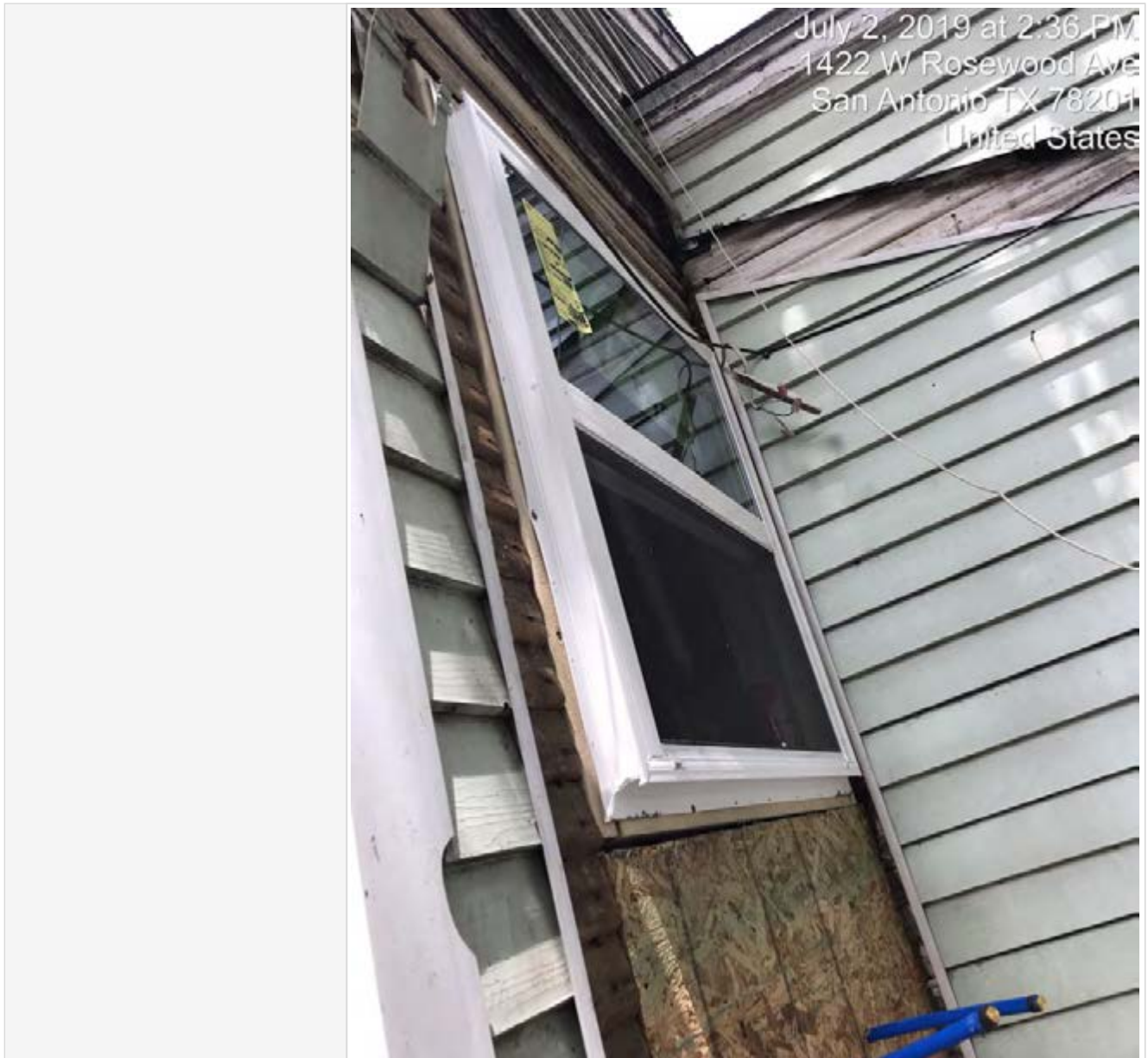


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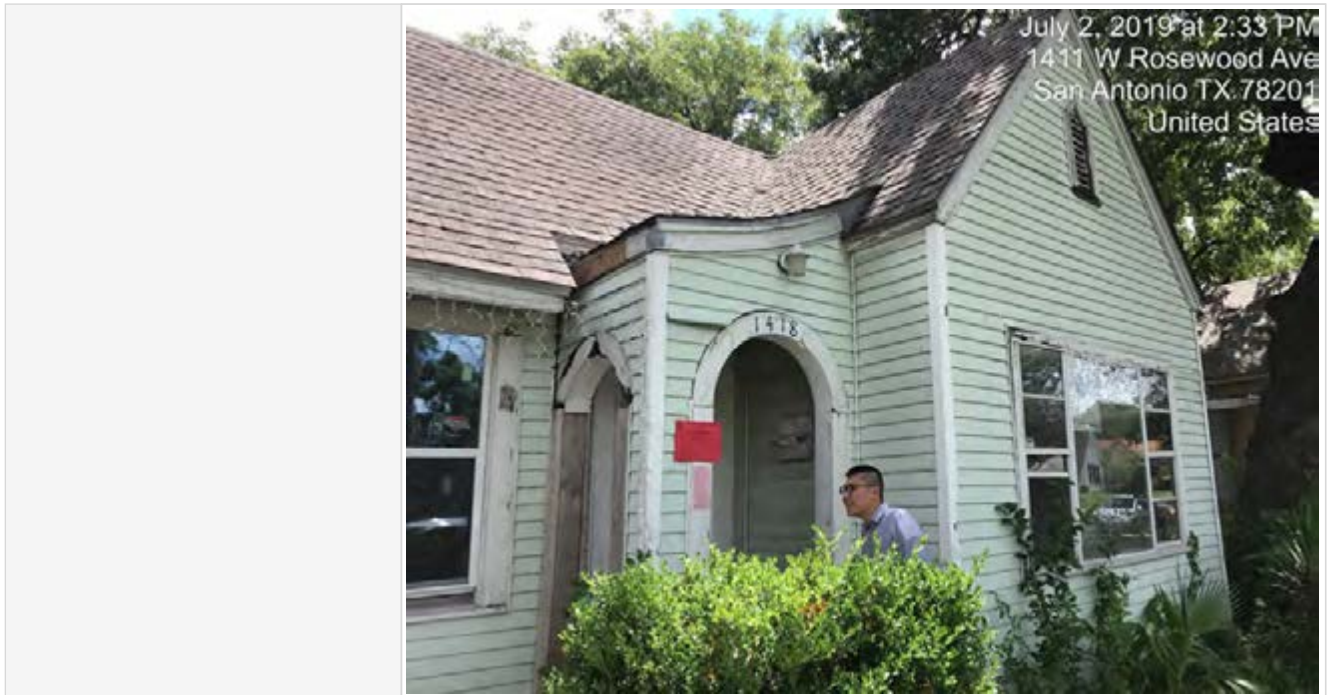


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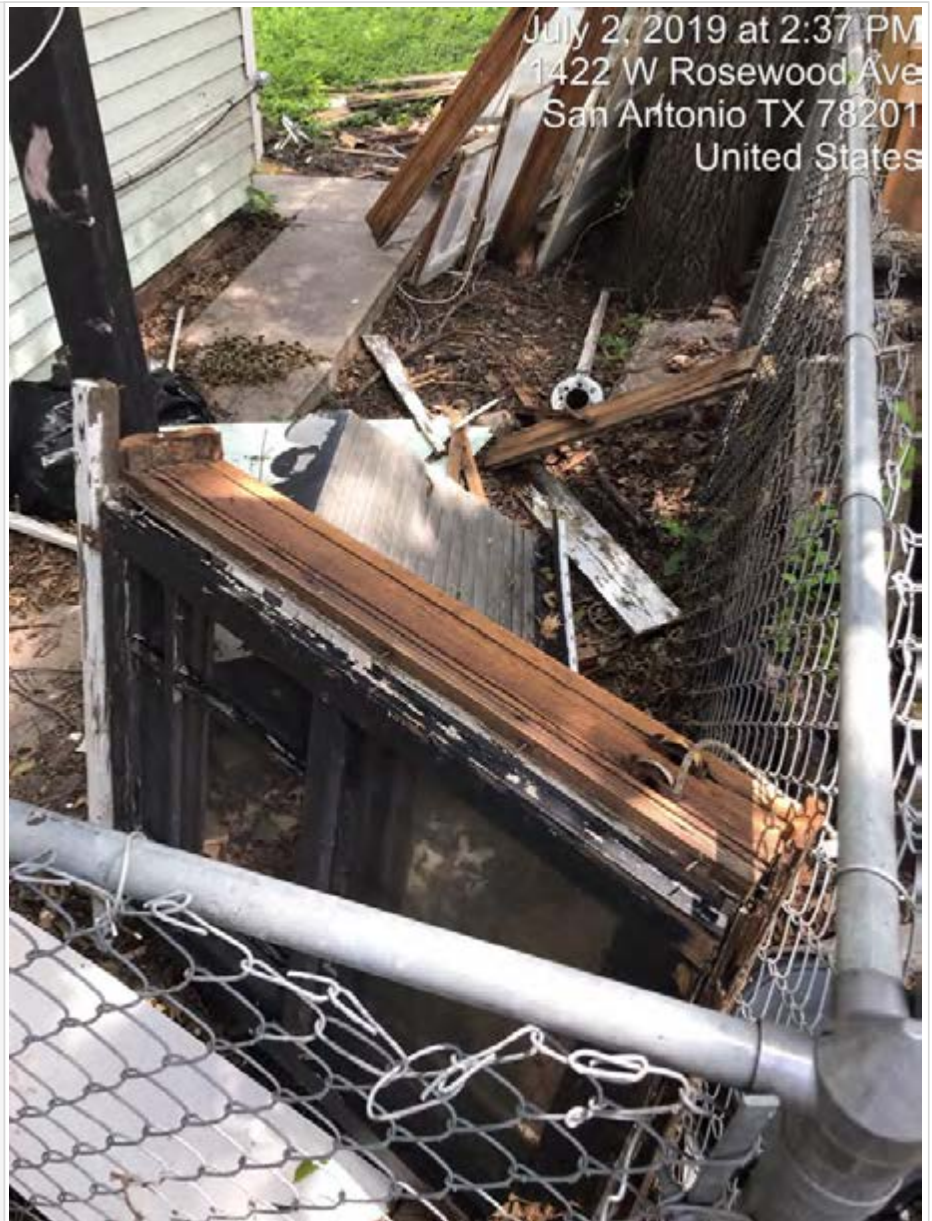


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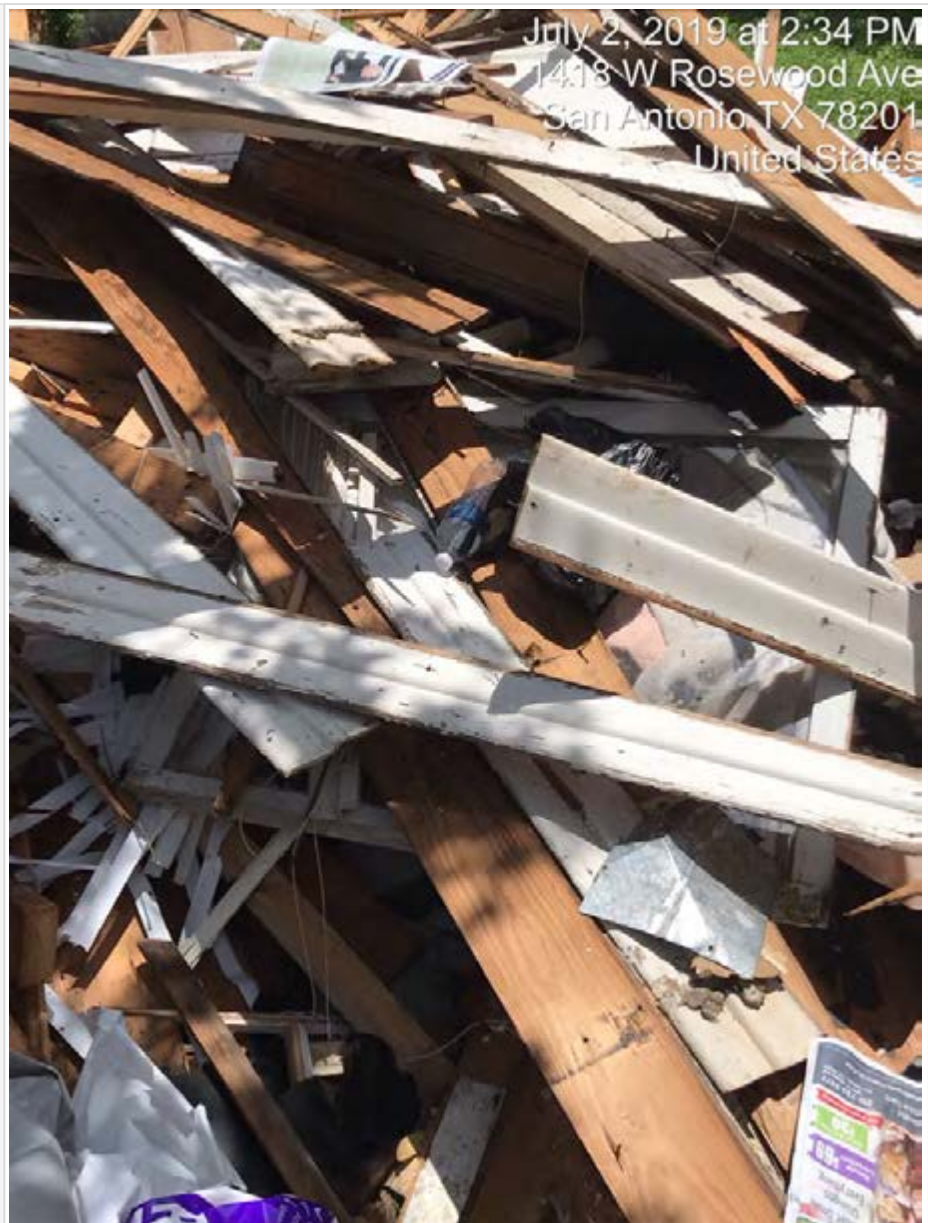


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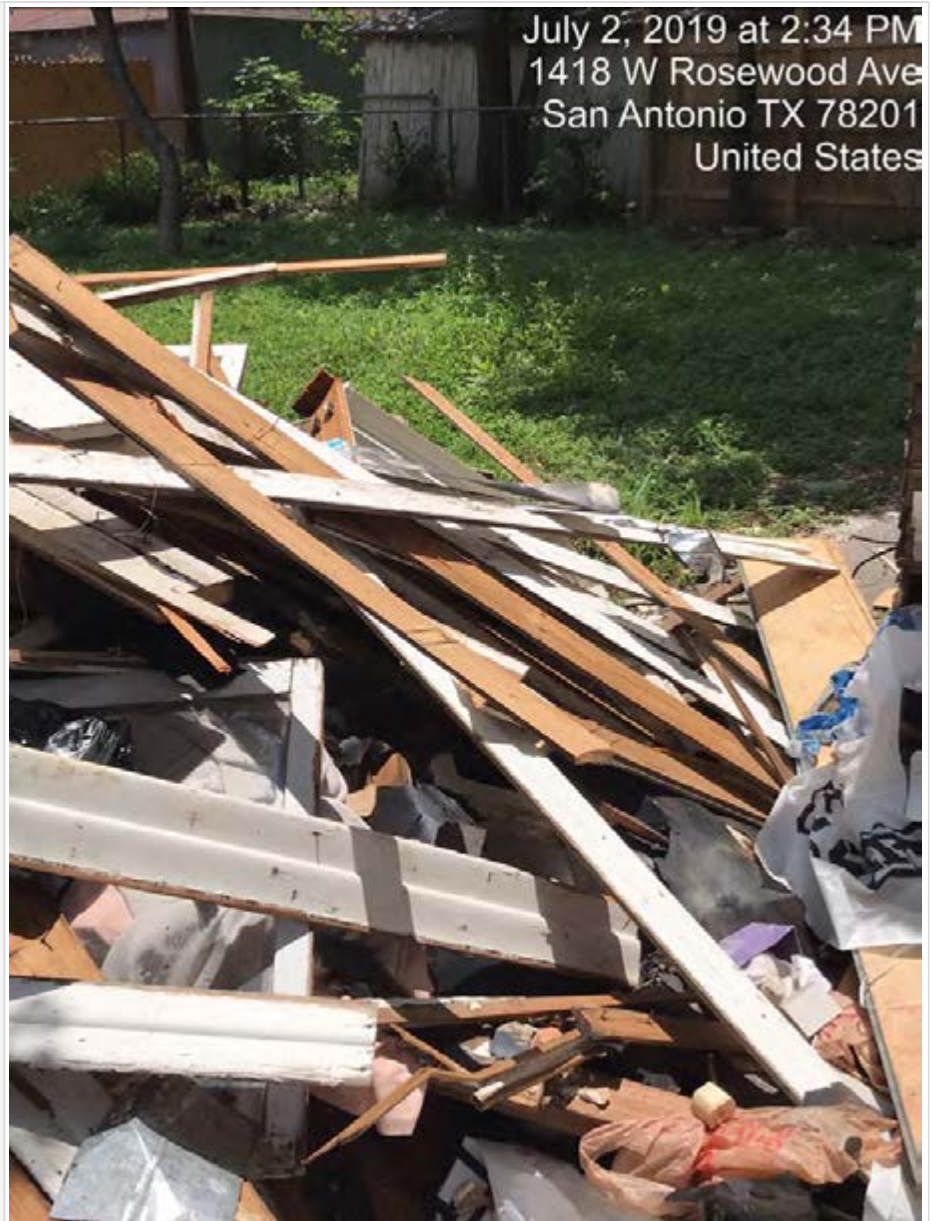


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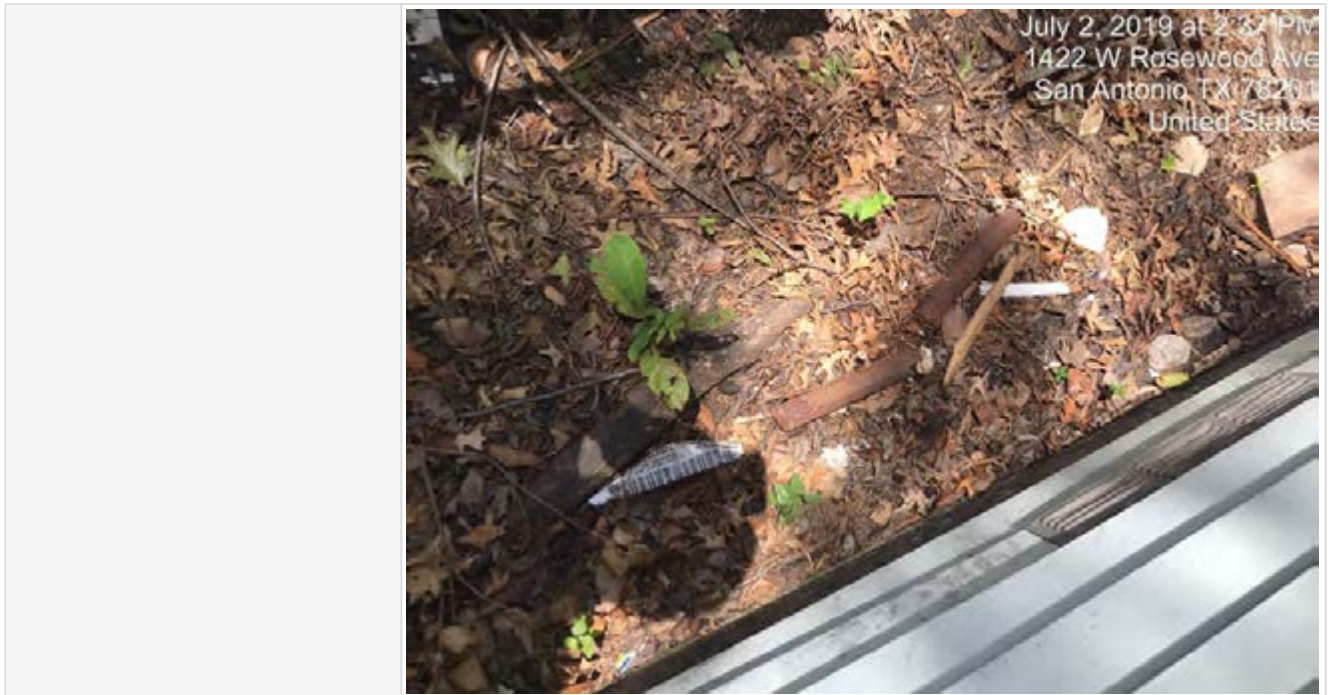


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The image shows two red official notices from the City of San Antonio posted on a white door. The top notice is a 'NOTICE OF INVESTIGATION' dated 07/02/2019, signed by the City Engineer, regarding a complaint about a property. The bottom notice is a 'STOP WORK ORDER' dated 7/1/19, signed by the City Engineer, regarding a complaint about a property. Both notices mention the address 1418 W Rosewood Ave, San Antonio, TX 78201.