

HISTORIC AND DESIGN REVIEW COMMISSION

January 15, 2020

HDRC CASE NO: 2019-743
ADDRESS: 169 GREENLAWN
LEGAL DESCRIPTION: NCB 8417 BLK 2 LOT 39
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Greenlawn Estates Historic District
APPLICANT: Sergio Yutani
OWNER: San Antonio San Antonio/FEDERAL NATIONAL MORTGAGE ASSOCIATION
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: December 11, 2019
60-DAY REVIEW: February 10, 2020
CASE MANAGER: Huy Pham
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing bay windows with fixed vinyl windows.

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

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:

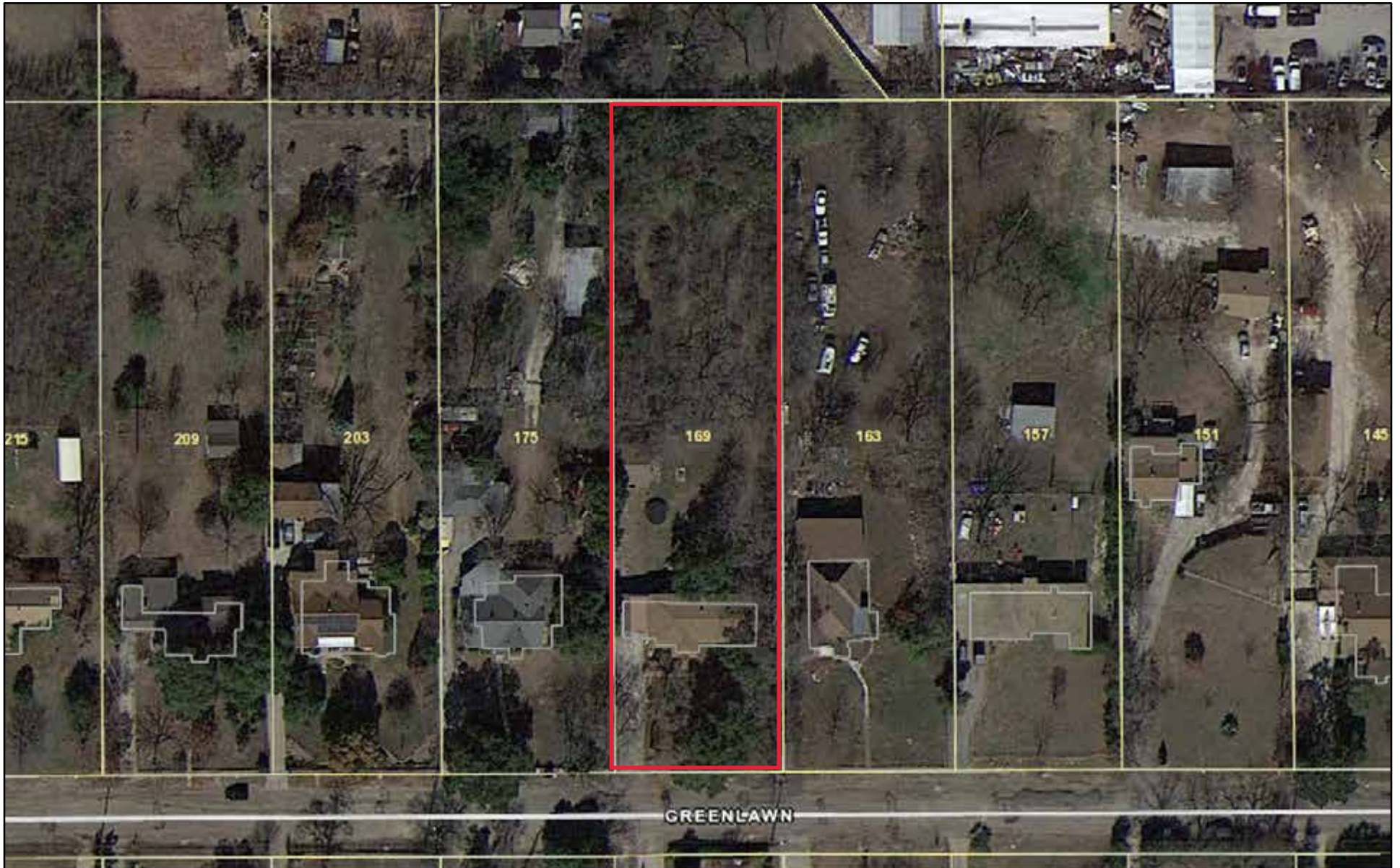
- a. The primary historic structure at 169 Greenlawn was constructed circa 1950 and contributes to the Greenlawn Estates Historic District. The one-story single-family structure features low slope hipped roofs, beadboard siding, aluminum windows with a few window bays, and a covered concrete porch with wrought columns.
- b. **WINDOW REPLACEMENT** – The applicant has proposed to replace 8 existing aluminum one-over-one sash windows in the two front-facing bays with new full light fixed windows. Staff finds that the windows are not original to the structure and are eligible for replacement.
- c. **REPLACEMENT WINDOWS** – The applicant has proposed to install full light vinyl-clad wood windows (Milgard Style Line Series with “PermaShield” cladding”). Staff finds the full light windows are atypical to the

structure and that the new windows should match the existing in size, color, and the one-over-one sash configuration.

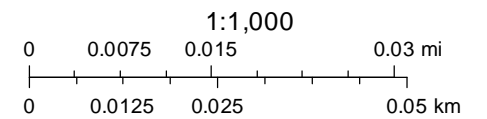
RECOMMENDATION:

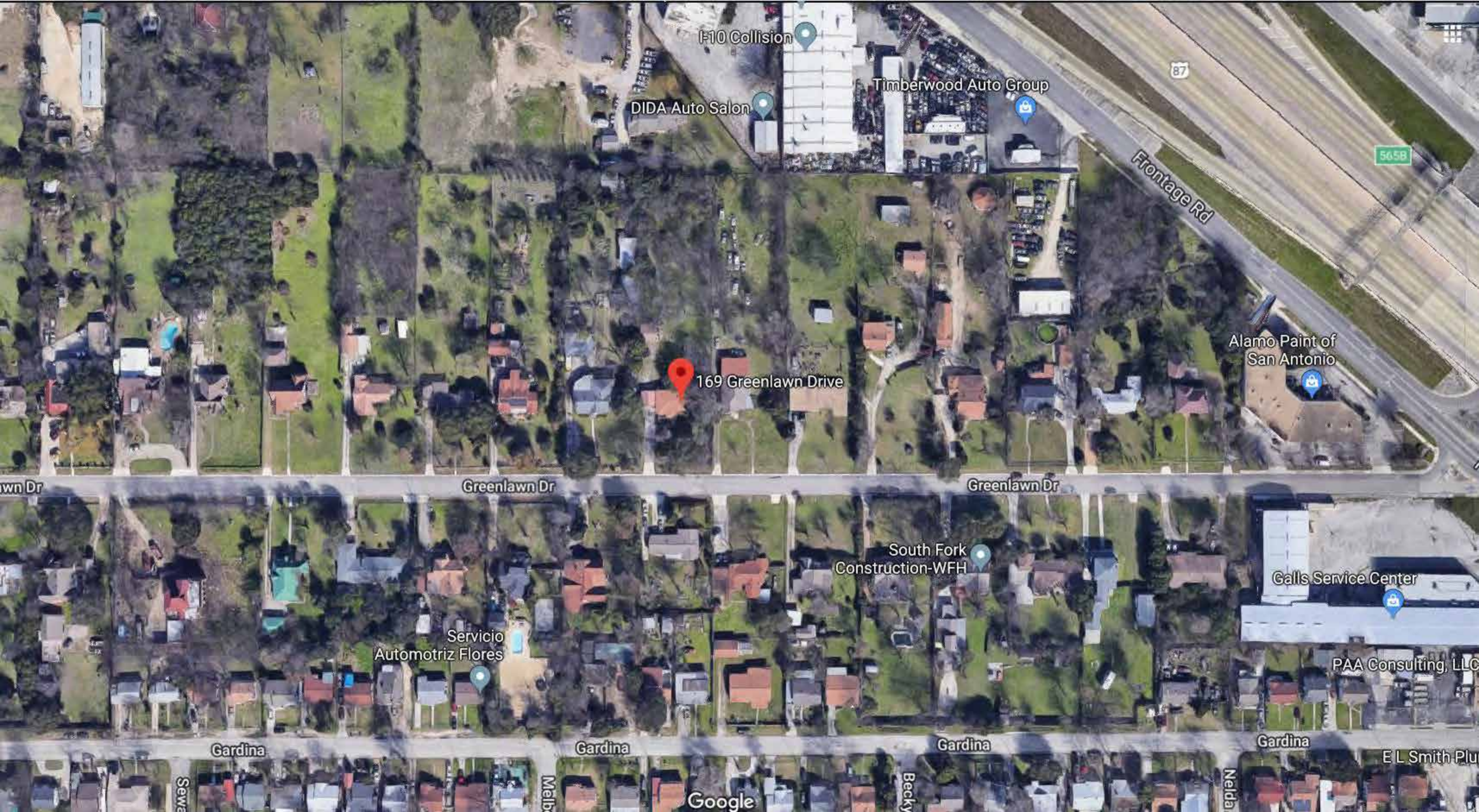
Staff recommends approval based on findings b and c with the stipulation that the new windows should match the existing in size, color, and the one-over-one sash configuration instead of the proposed full light windows.

169 Greenlawn



January 3, 2020





I-10 Collision

DIDA Auto Salon

Timberwood Auto Group

87

565B

Frontage Rd

Alamo Paint of
San Antonio

169 Greenlawn Drive

Greenlawn Dr

Greenlawn Dr

South Fork
Construction-WFH

Servicio
Automotriz Flores

Galls Service Center

PAA Consulting, LLC

Gardina

Gardina

Gardina

Gardina

E L Smith Plu

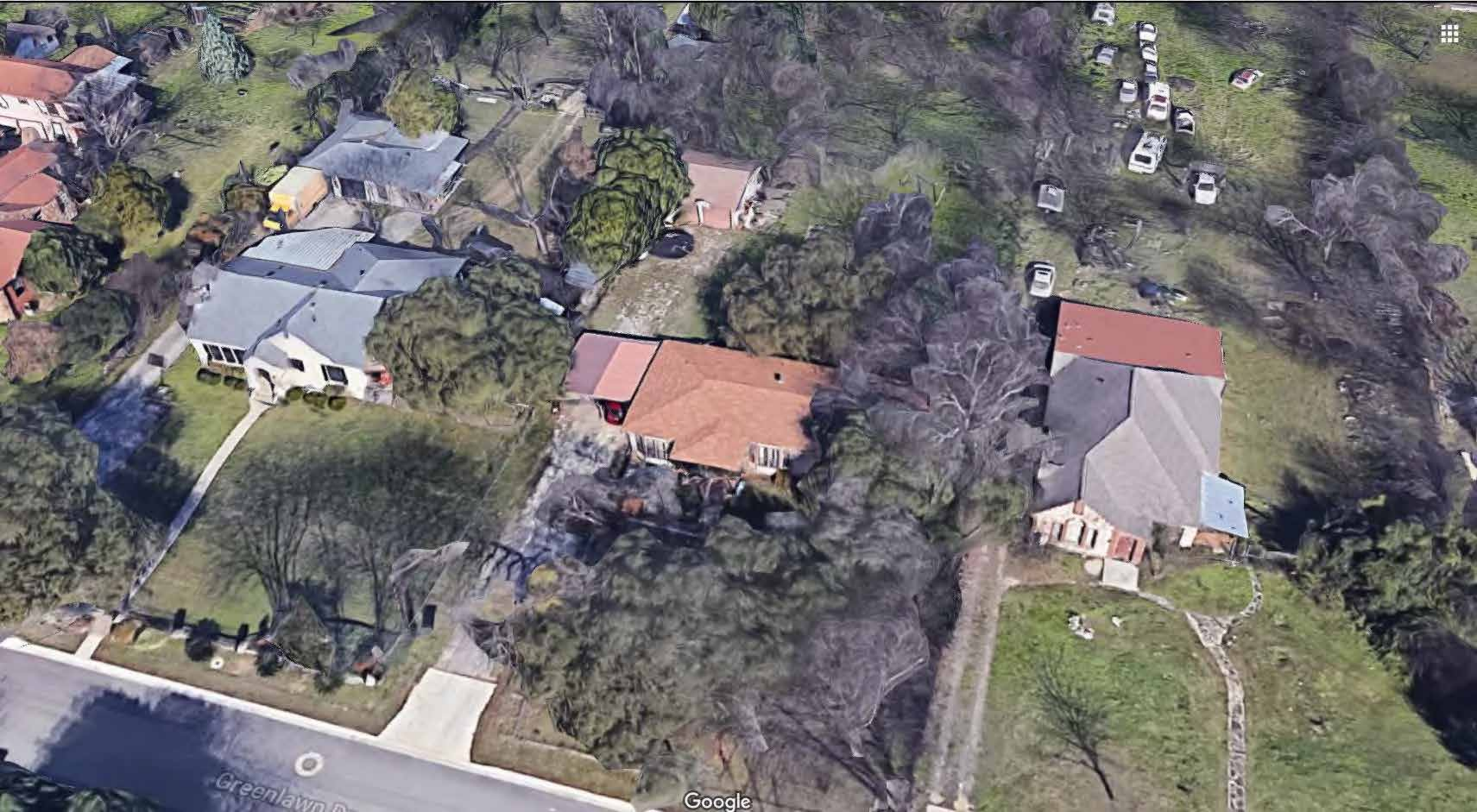
Google

Becky

Nelda

Sewe

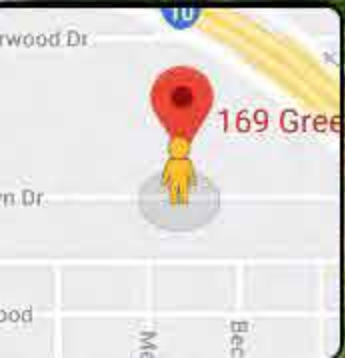
Melb

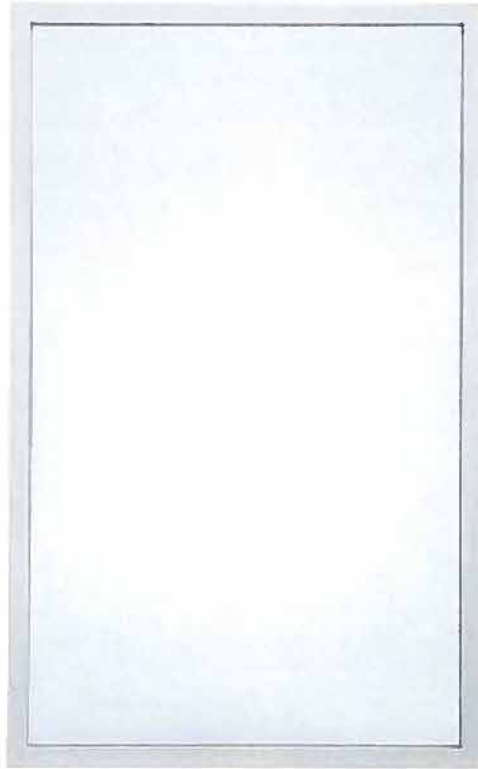


166 Greenlawn Dr
San Antonio, Texas

Google

Street View





Product Overview

The Milgard Style Line Series is a solid choice if you are looking for a quality vinyl window paired with affordability. This window has a slim frame and a sleek look that can refresh and renew your home. Plus, the worry free vinyl construction won't corrode and does not need painting over the life of the window. Made for replacement window projects, home remodels or new home construction.

- Milgard signature vinyl formula crafted for superior results
- Eleven exterior frame colors
- Positive Action Lock, on sliders and single hung windows, to open and close the window with 1 motion
- ENERGY STAR package tailored to your region for an energy efficient home
- Milgard full lifetime warranty for peace of mind
- Wide variety of interior and exterior colors, hardware styles and finishes, grille patterns and trim allow you to add style to your home
- Each wood window can resist the elements while remaining low-maintenance and never need painting
- Click here to learn more about [Eco Options and Energy Efficiency](#)

Specifications

Details

Glazing Type

Dual Pane Insulated

Material

Wood with PermaShield Cladding

Returnable

90-Day

Exterior Color/ Finish

White, Sandtone, Terratone, Forrest Green, Dark Bronze, Black, Canvas

Exterior Color/ Finish

White, Sandtone, Terratone, Forrest Green, Dark Bronze, Black, Canvas

Lock Type

Cam











Back

sliding door

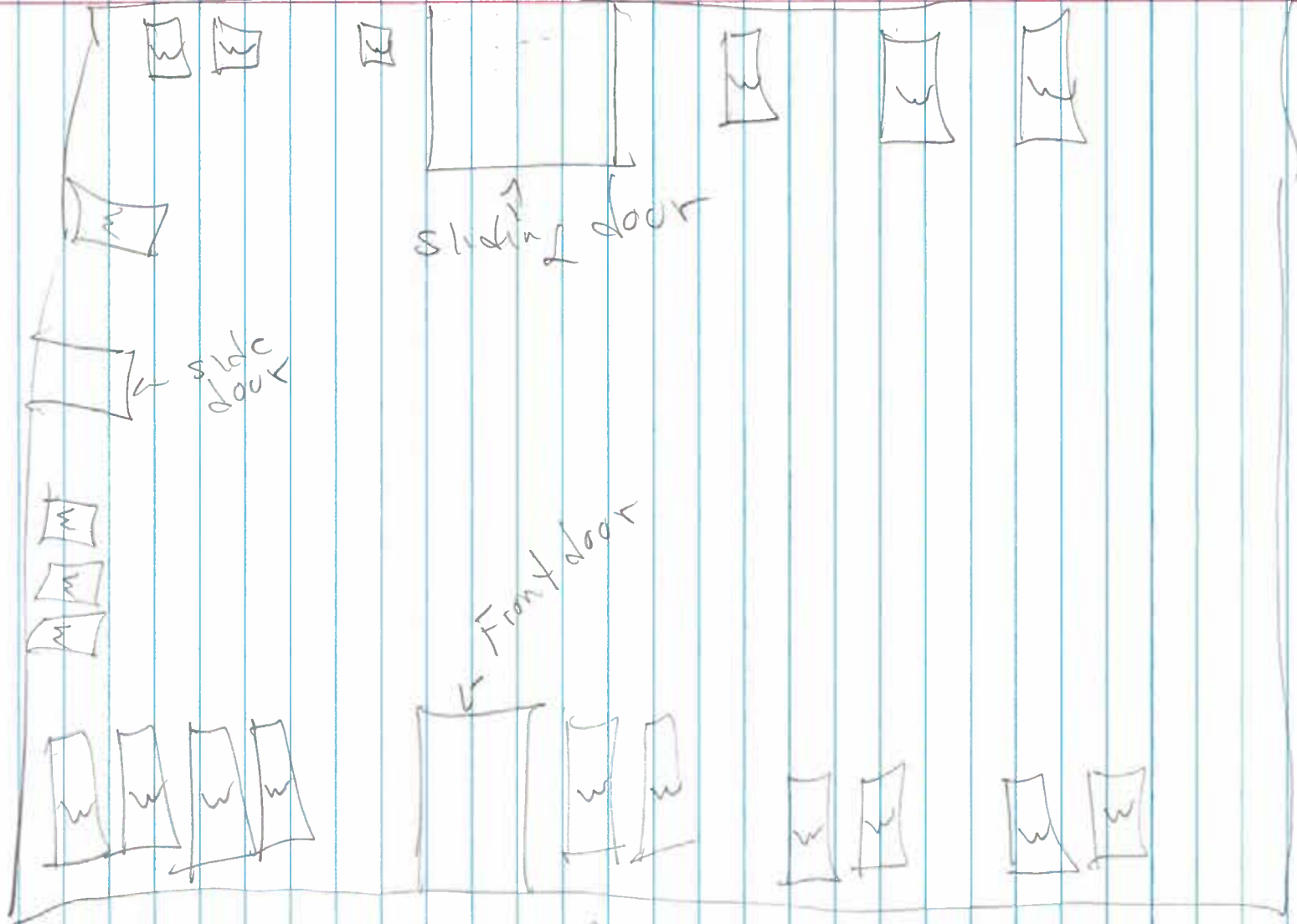
side door

Front door

Front

Left side

Right side





fivebrothers[™]
A Property Preservation Company

To Report Any Problems Or Concerns, Please Call:
(888) 542-8854

NO SALES
OR
RENTAL INFORMATION
AVAILABLE

























