

HISTORIC AND DESIGN REVIEW COMMISSION

February 05, 2020

HDRC CASE NO: 2020-020
ADDRESS: 1112 E CROCKETT ST
LEGAL DESCRIPTION: NCB 585 BLK 2 LOT 3
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Anthony Segura II/The Window Source of San Antonio
OWNER: Ricardo Gonzales/GONZALES RICARDO S
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: January 16, 2020
60-DAY REVIEW: March 15, 2020
CASE MANAGER: Huy Pham

REQUEST:

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

1. Replace four (4) non-original vinyl windows on the addition and rear with new vinyl windows.
2. Replace the glass of two (2) non-historic picture windows and one (1) transom window.

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.

Standard Specifications for Windows in Additions and New Construction

- a. **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should relate be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- b. **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25".

- c. **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

FINDINGS:

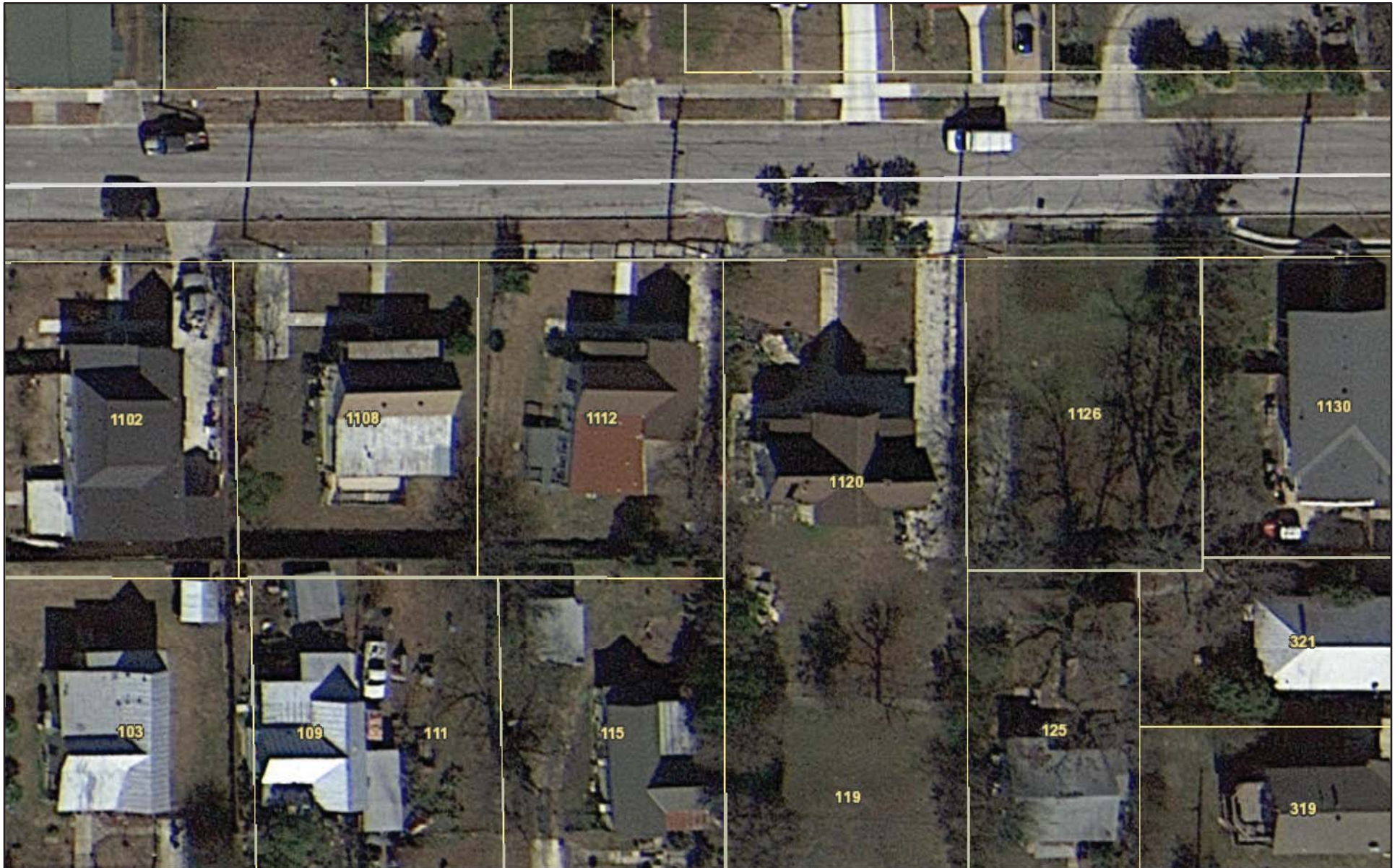
- a. The primary historic structure at 1112 E Crockett was constructed circa 1910 in the Folk Victorian style and contributes to the Dignowity Hill Historic District. The one-story, single-family structure features a traditional L-plan, front-facing and turned gable roofs, a covered porch with decorative brackets on the turned columns, wood railing and decking, four-over-four wood windows, and a non-historic addition at the rear.
- b. **COMPLIANCE** – Upon reviewing the request for window replacement, staff found that the non-historic front door was replaced with a non-conforming door and that the decorative gable ends were removed prior to approval, within the past two years. Staff finds that these items should be restored to their historic configuration prior to the issuance of any additional Certificates of Appropriateness.
- c. **ADDITION WINDOWS** – The applicant has proposed to replace four vinyl windows on the rear addition with new vinyl windows (Alside 3A01). The applicant has included the use of faux divided lights on two windows to match their existing configuration. Staff finds the existing vinyl windows are not original to the historic structure, and are eligible for replacement if the new windows are an improvement upon the overall quality and conformity to the historic structure, which excludes the continued use of faux divided lights or nailing fin installations. Staff finds that the proposed windows should otherwise meet the Standard Specifications for Windows in Additions and New Construction.
- d. **PICTURE AND TRANSOM WINDOWS** – The applicant has proposed to replace the glass of two picture windows and one transom window. Per the Guidelines for Exterior Maintenance and Alterations 6.B.vi., applicants should use clear glass when replacement of glass is necessary, not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. Staff finds that the proposed glass replacement is generally appropriate if plain clear glass is used and there are no alterations to the wood window frames.

RECOMMENDATION:

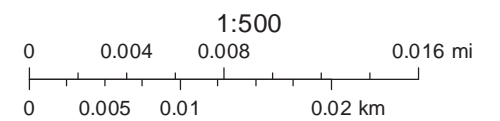
Staff recommends approval of items 1 and 2 based on findings c and d with the following stipulations:

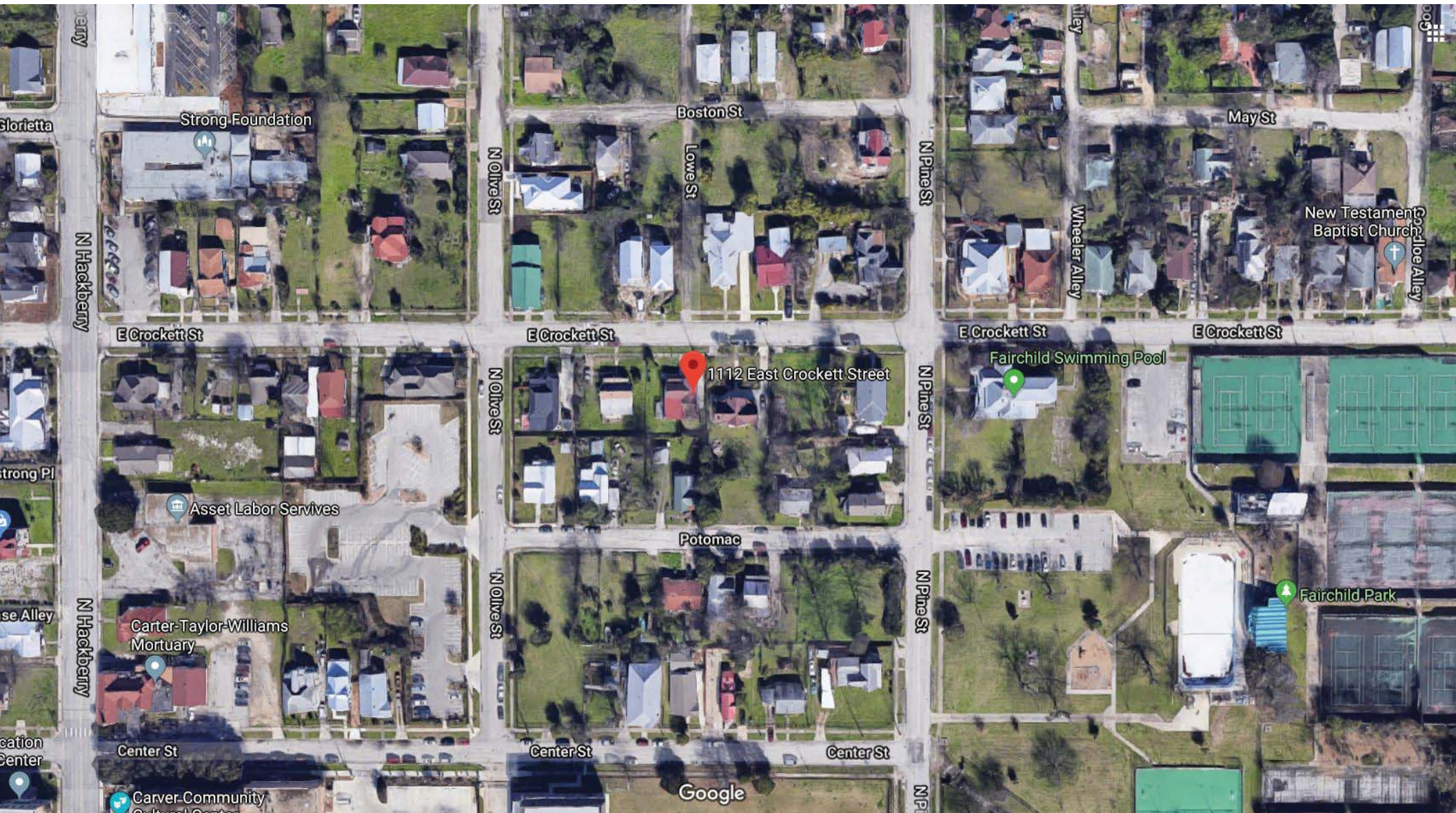
- i. That the new windows exclude faux divided lights and nailing fins, and otherwise adhere to the *Standard Specifications for Windows in Additions and New Construction*.
- ii. That the new glass on the picture and transom windows are plain and clear, and that there will be no alterations to the existing wood window frames.
- iii. That all unapproved work within the last two years are remedied with approval or reversal including:
 - a. Restoring the front door to feature a Folk Victorian style door.
 - b. Restoring the decorative gable returns on the front-facing and turned gabled roofs.

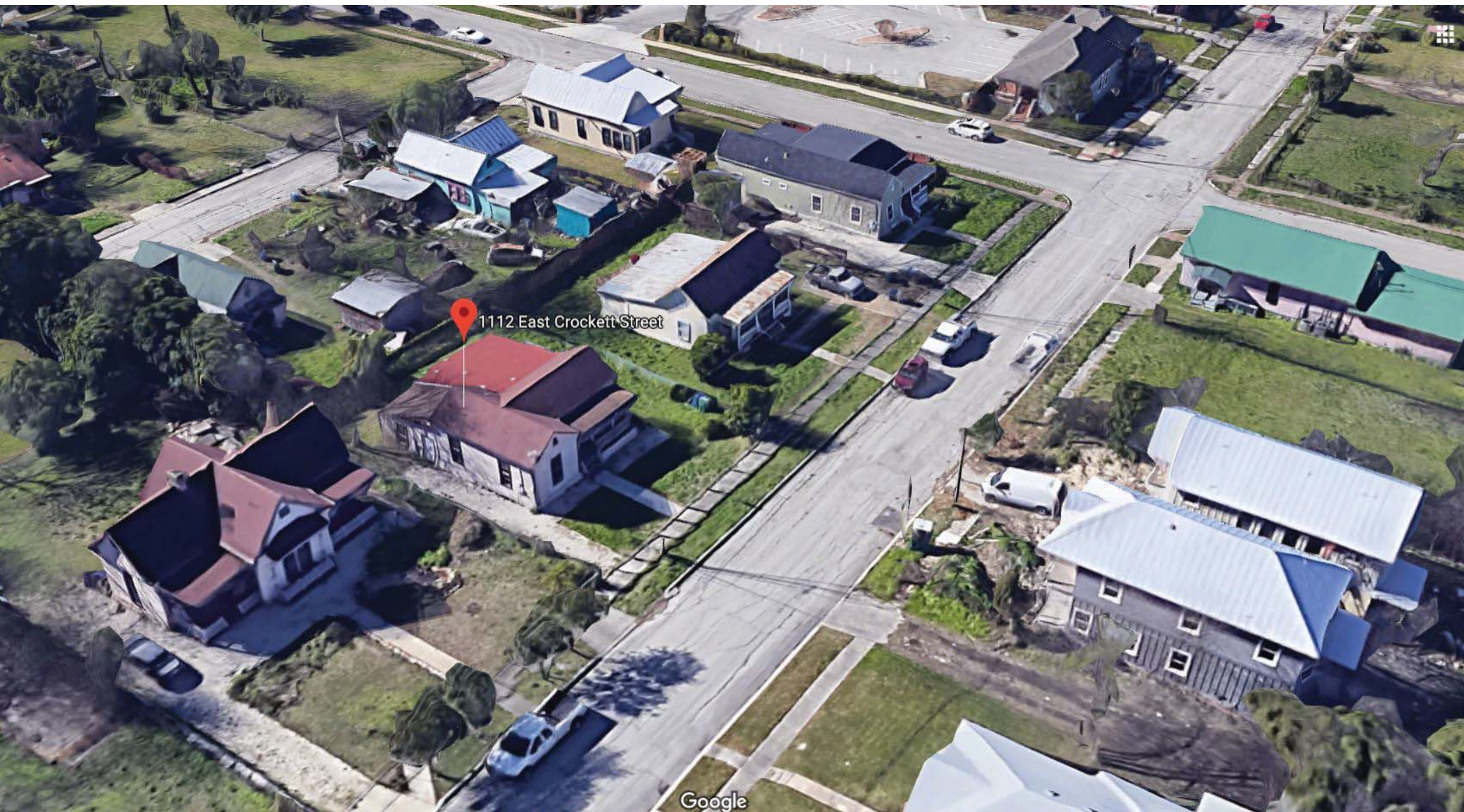
1112 E Crockett

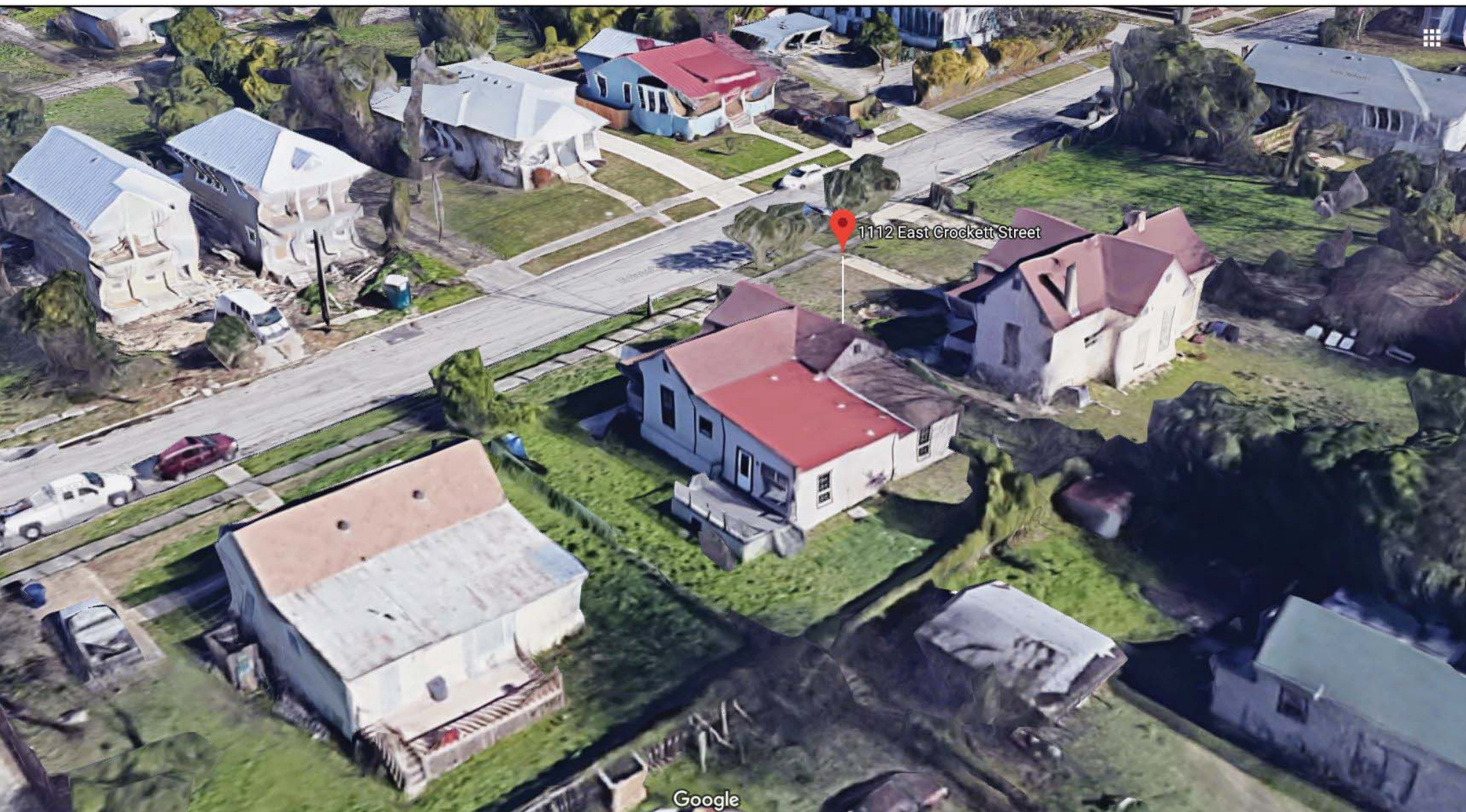


January 29, 2020





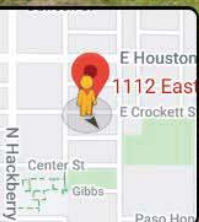




1111 E Crockett St
San Antonio, Texas


Google

Street View

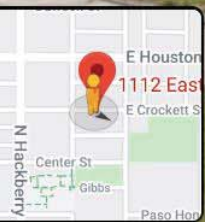
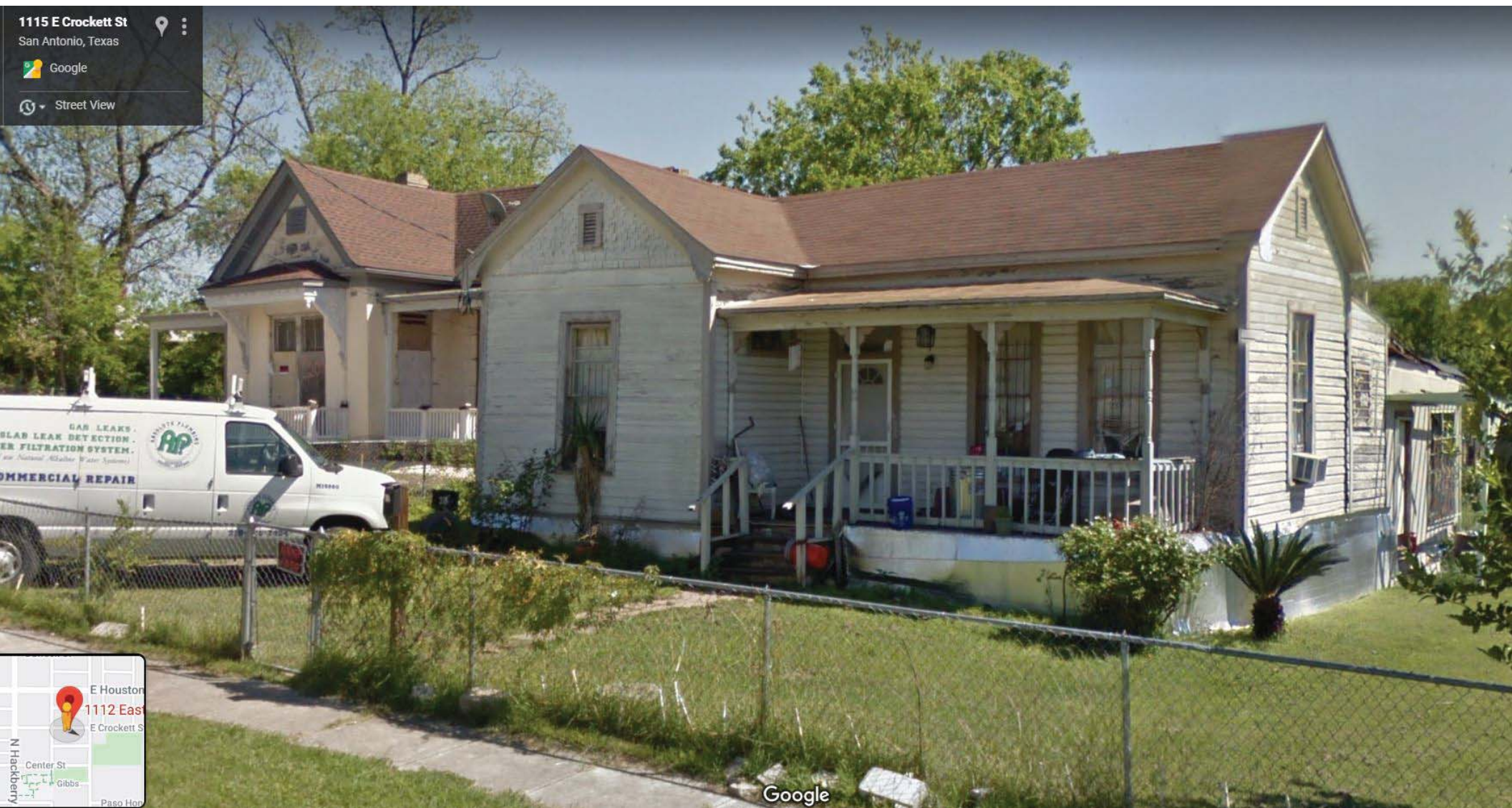


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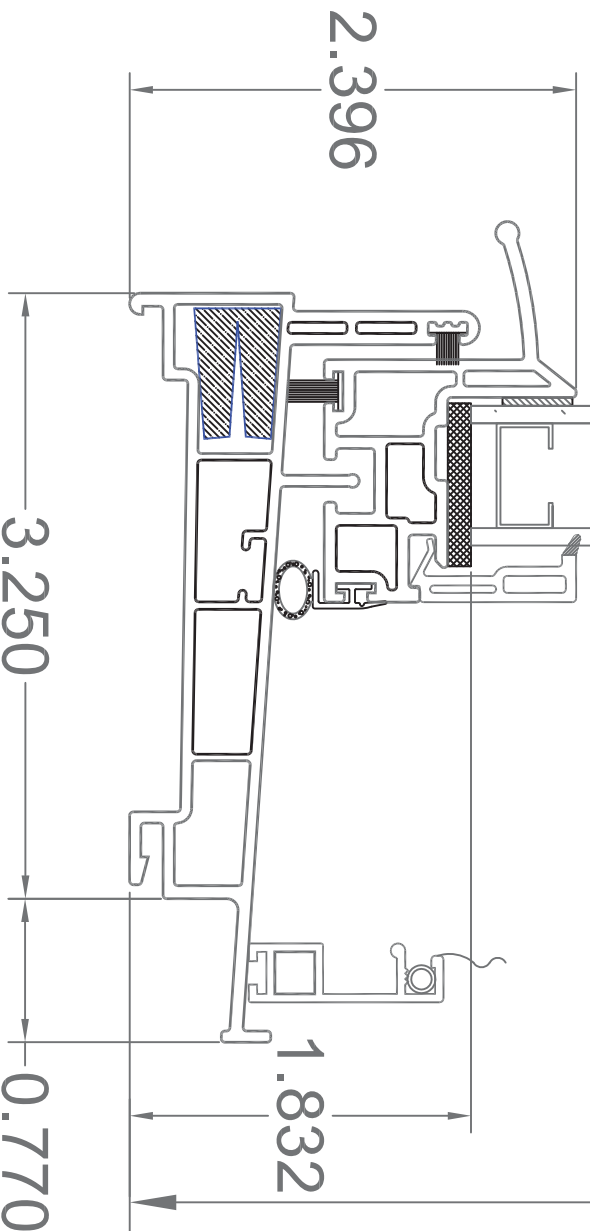
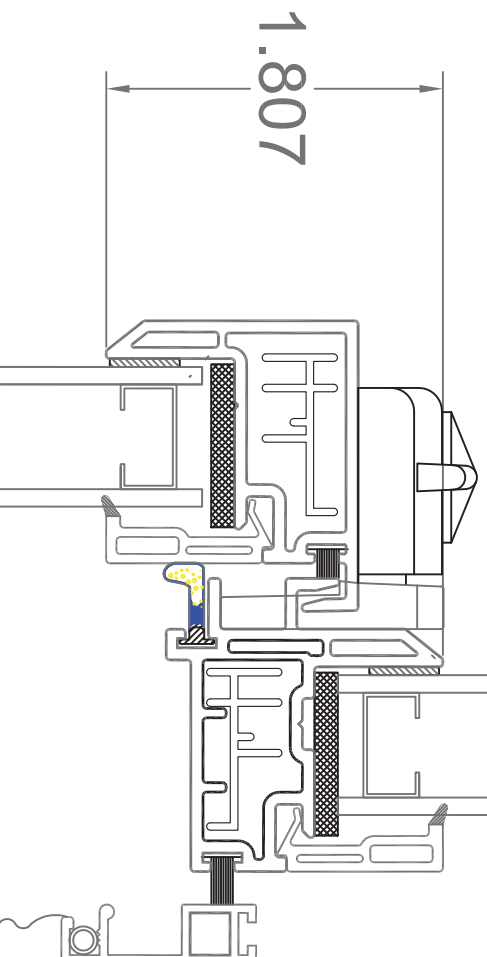
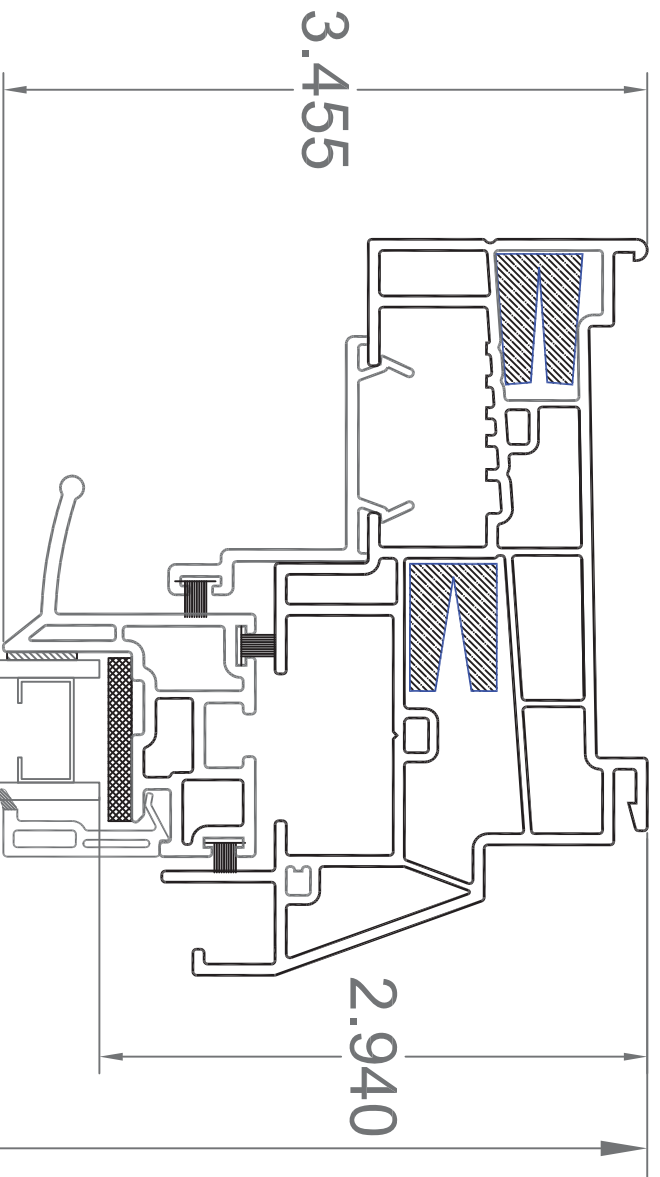
1115 E Crockett St
San Antonio, Texas

 Google

 Street View

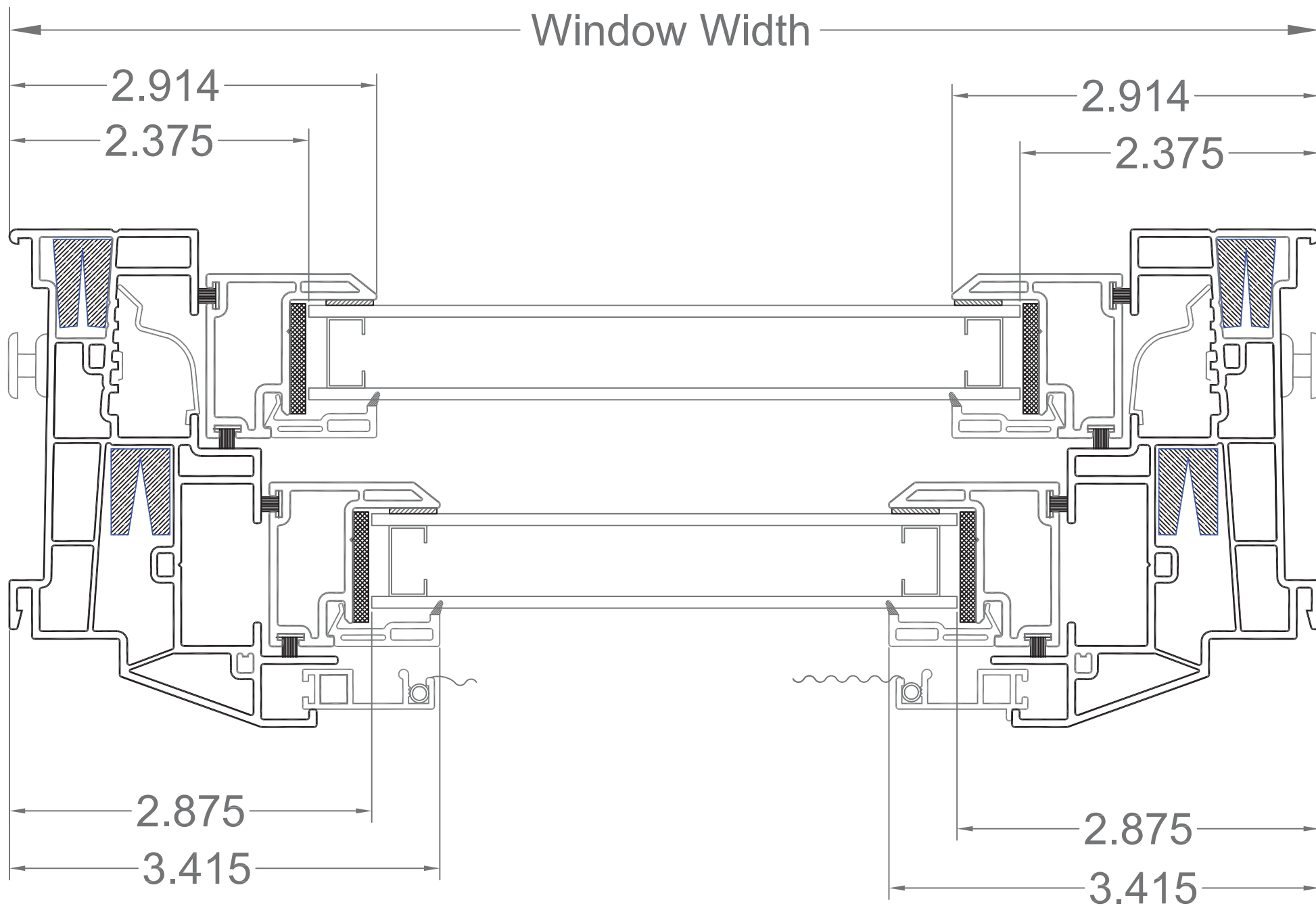


Google



Window
Height

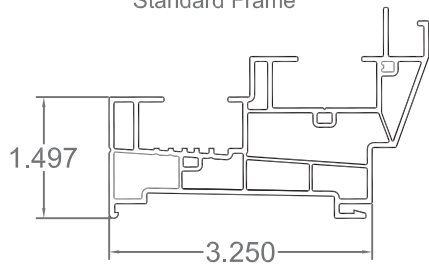
Model 3A01 Double Hung



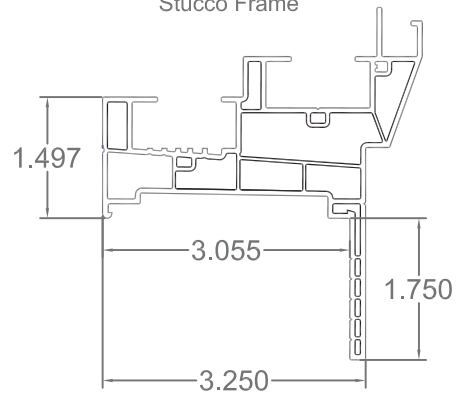
Model 3A01 Double Hung

Frame Options

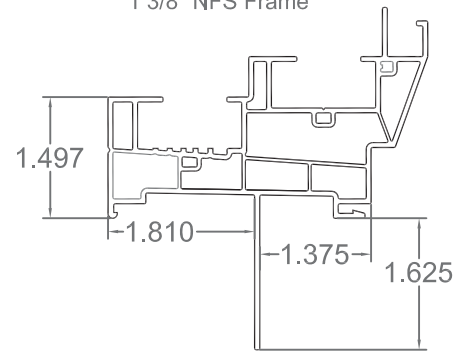
Standard Frame



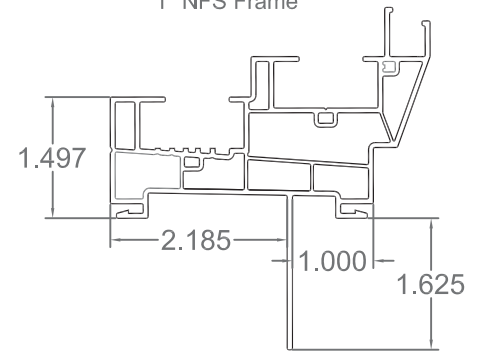
Stucco Frame



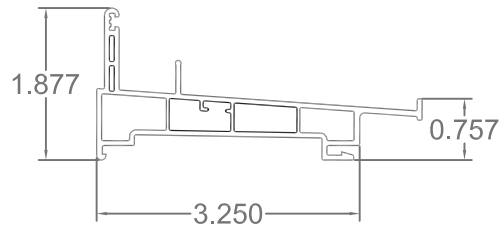
1 3/8" NFS Frame



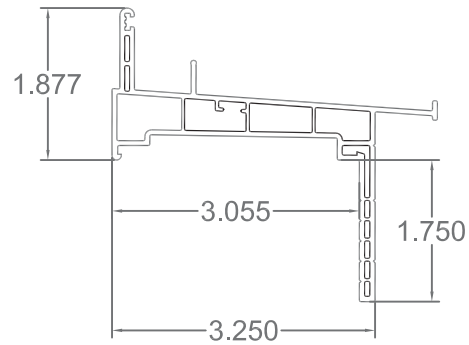
1" NFS Frame



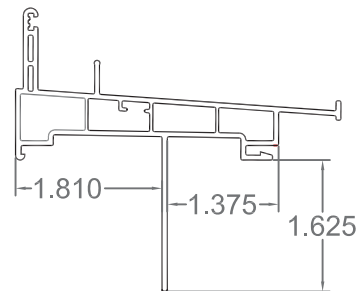
Standard Sill



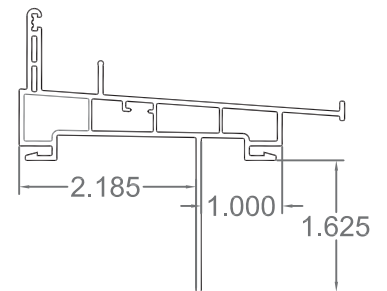
Stucco Sill

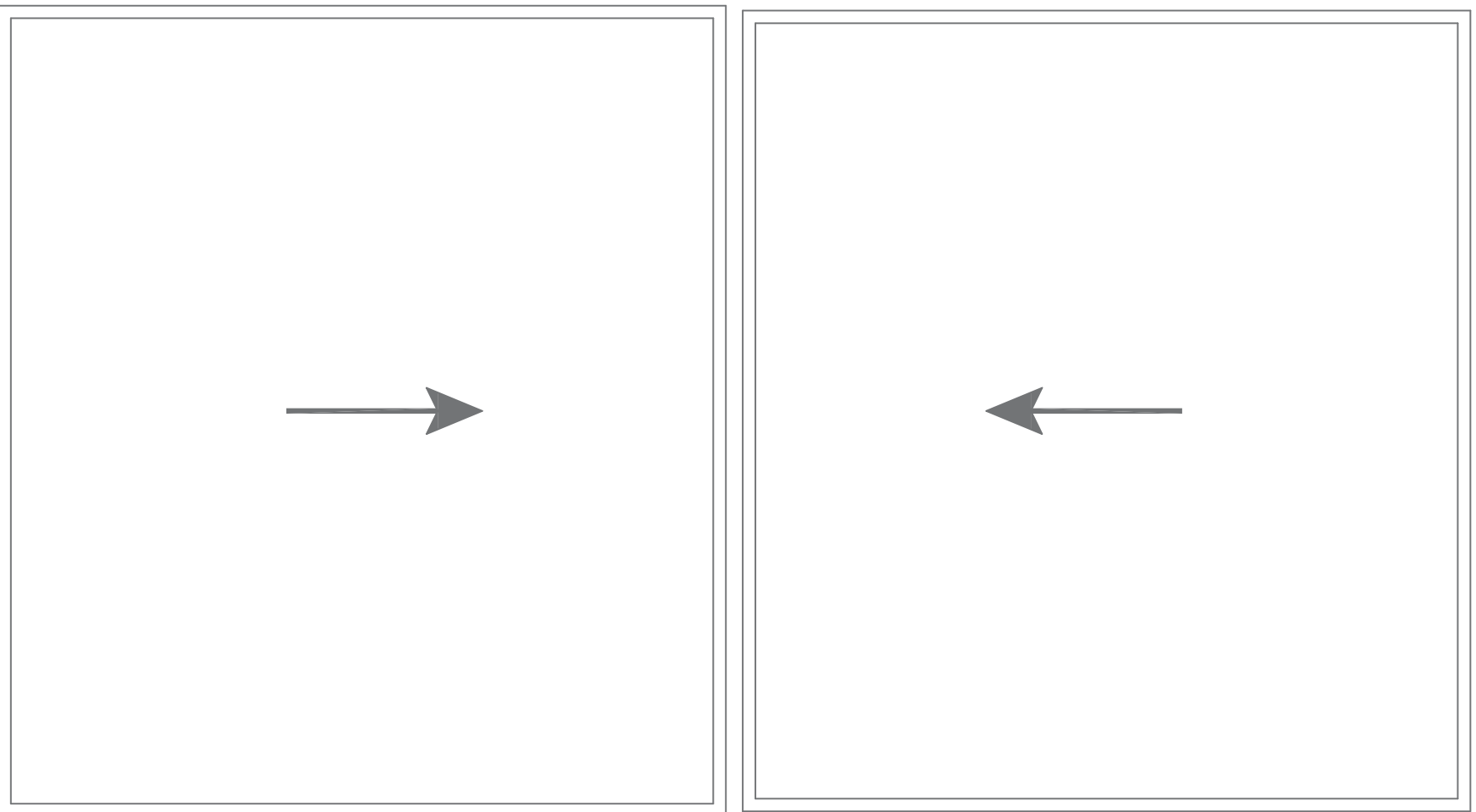


1 3/8" NFS Sill



1" NFS Sill





Model 3A01 Double Hung

NOT REPLACING



NOT REPLACING



NOT REFRACTIVE



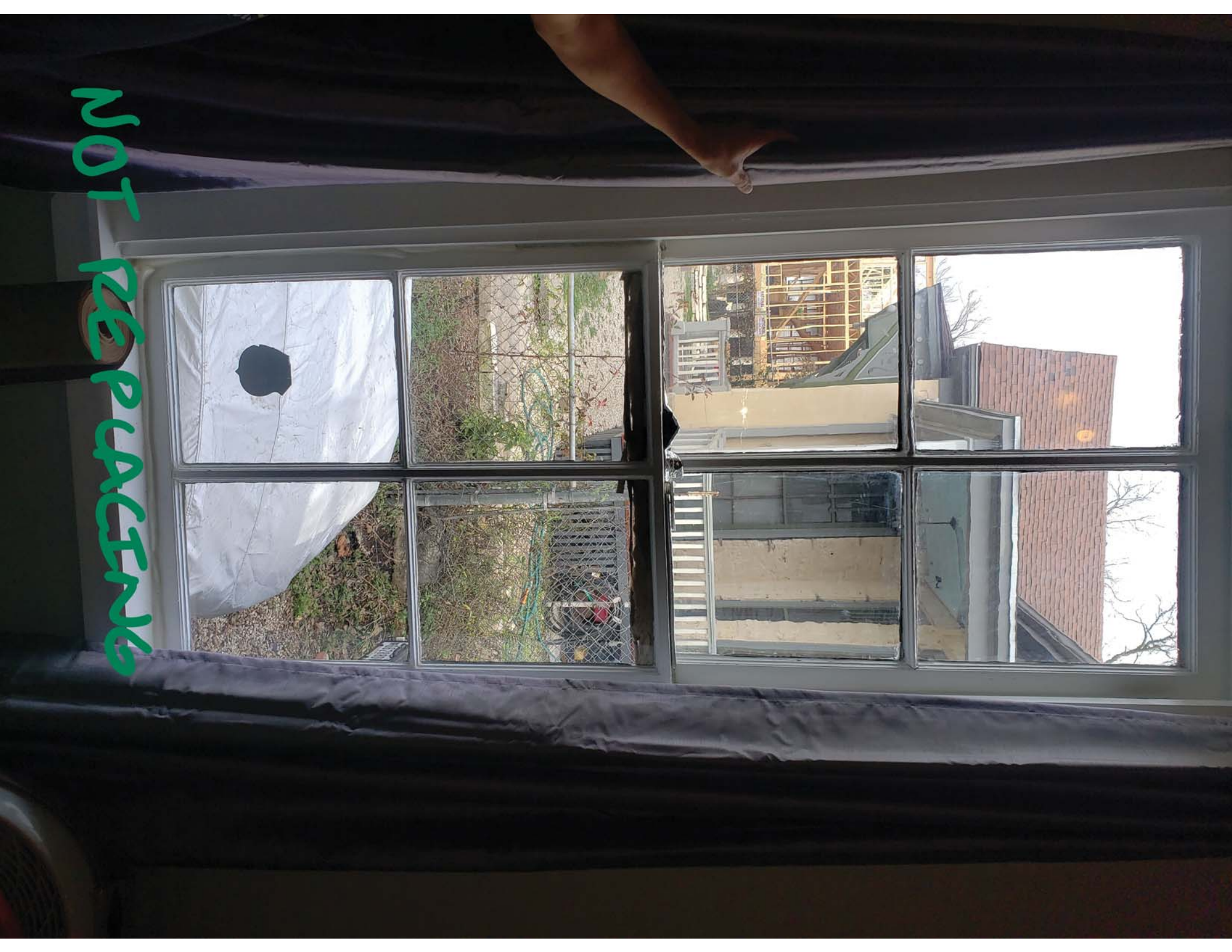
NOT REPAIRING





Not REPLACING

NOT REPAIRING



#1 Repurposing
Glasses only



#7 REPLACING
GLASS ONLY

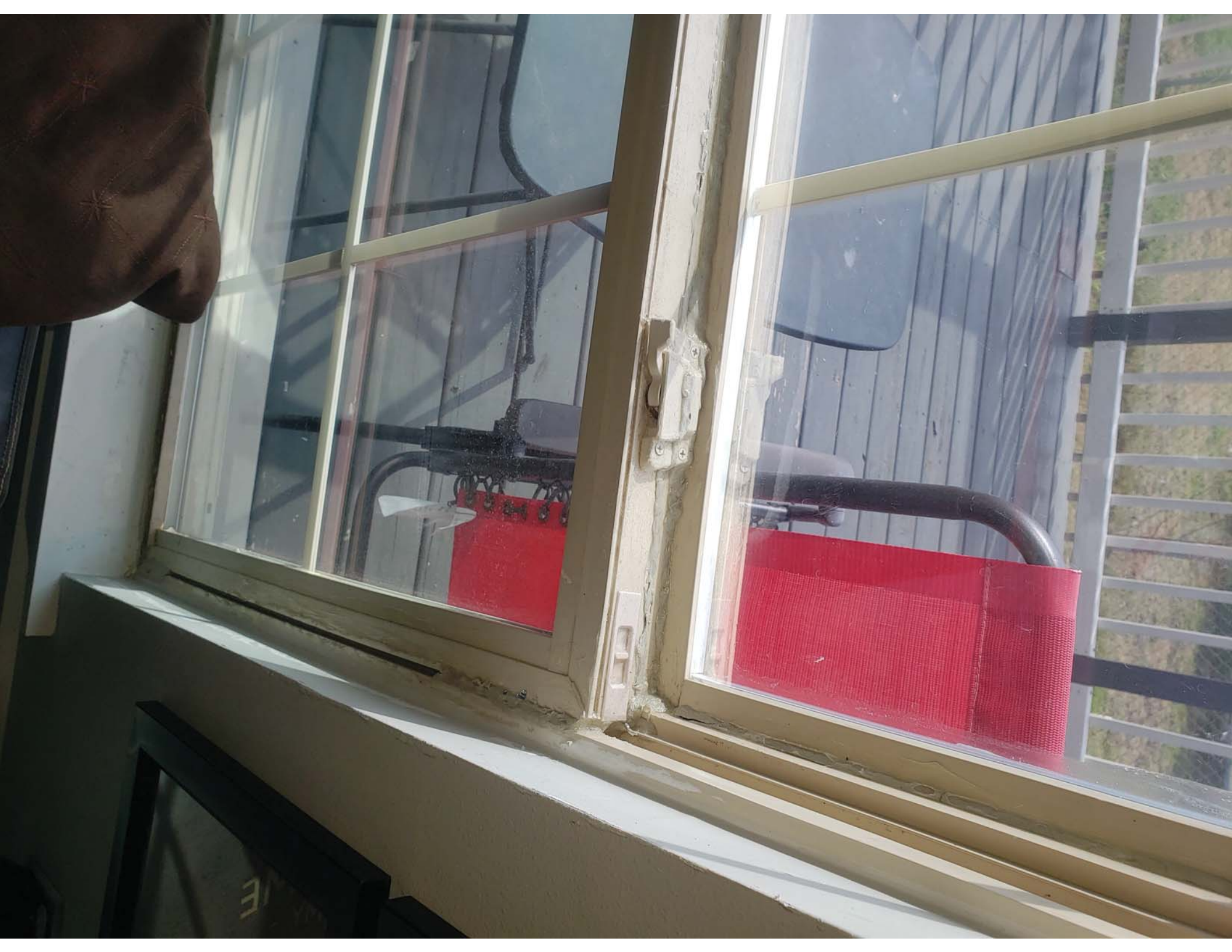


#6 REPLACING
GLASS ONLY



#2 REPLACING WITH
SAME AS



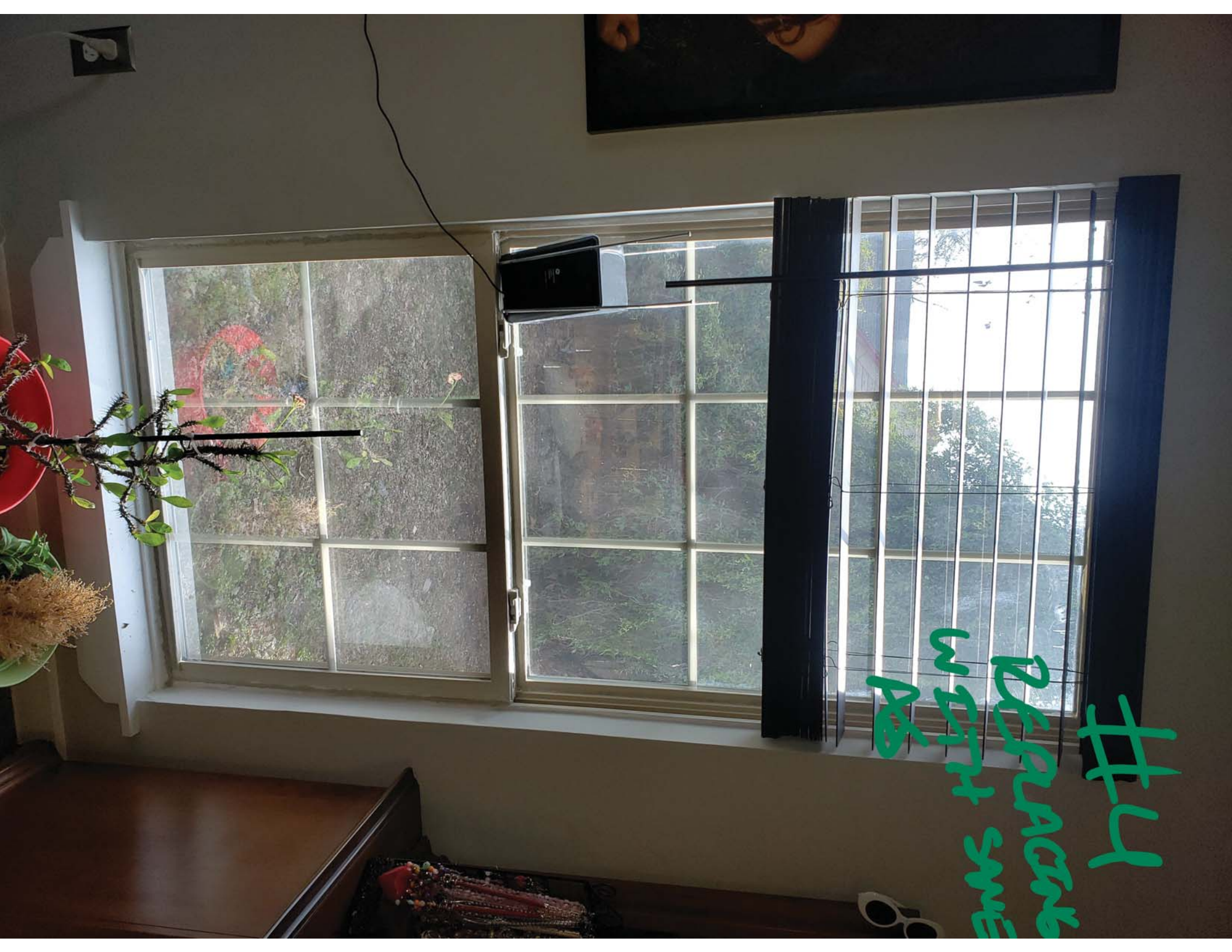


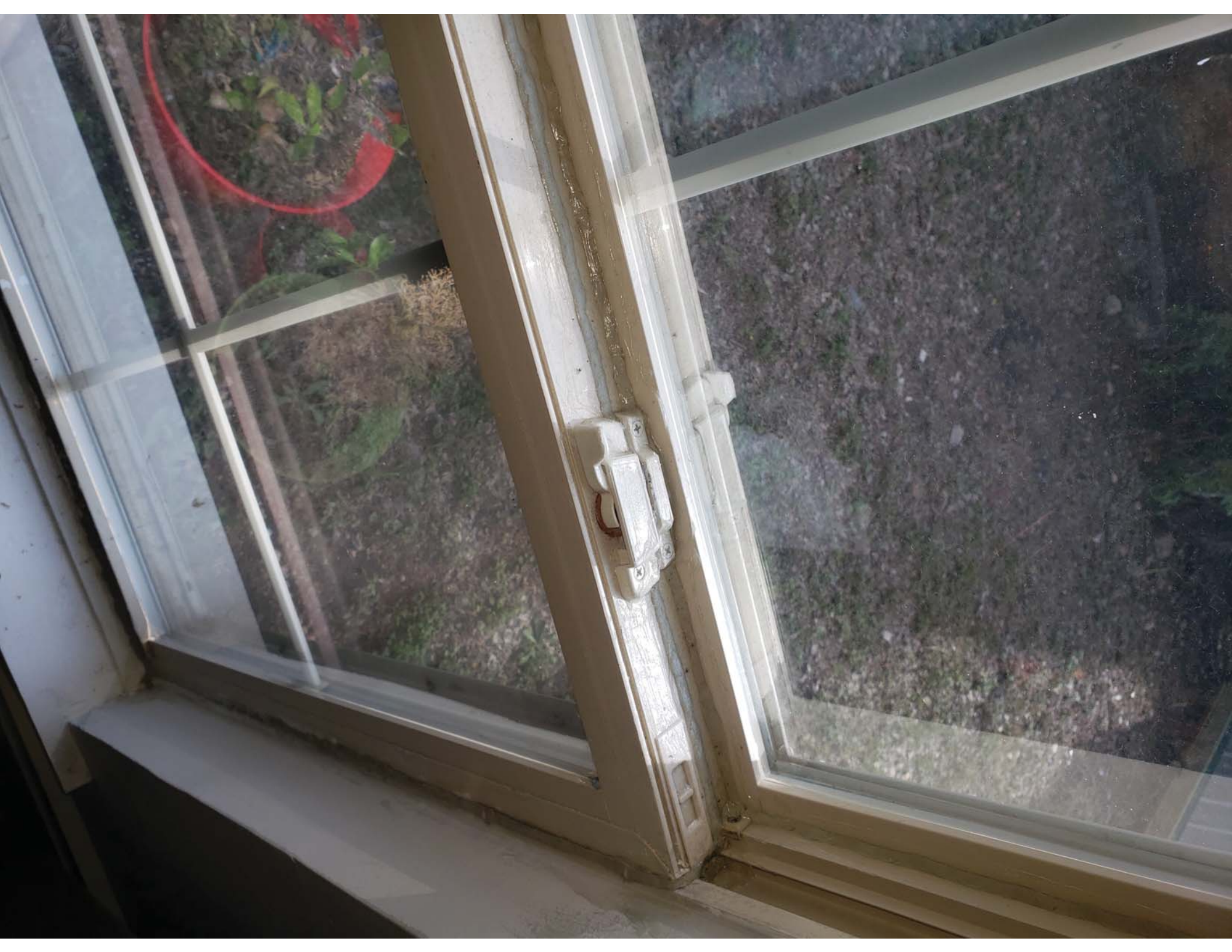
#3 REPURPOSING WITH
SAME AS.





#4
REASON
WE SAVE



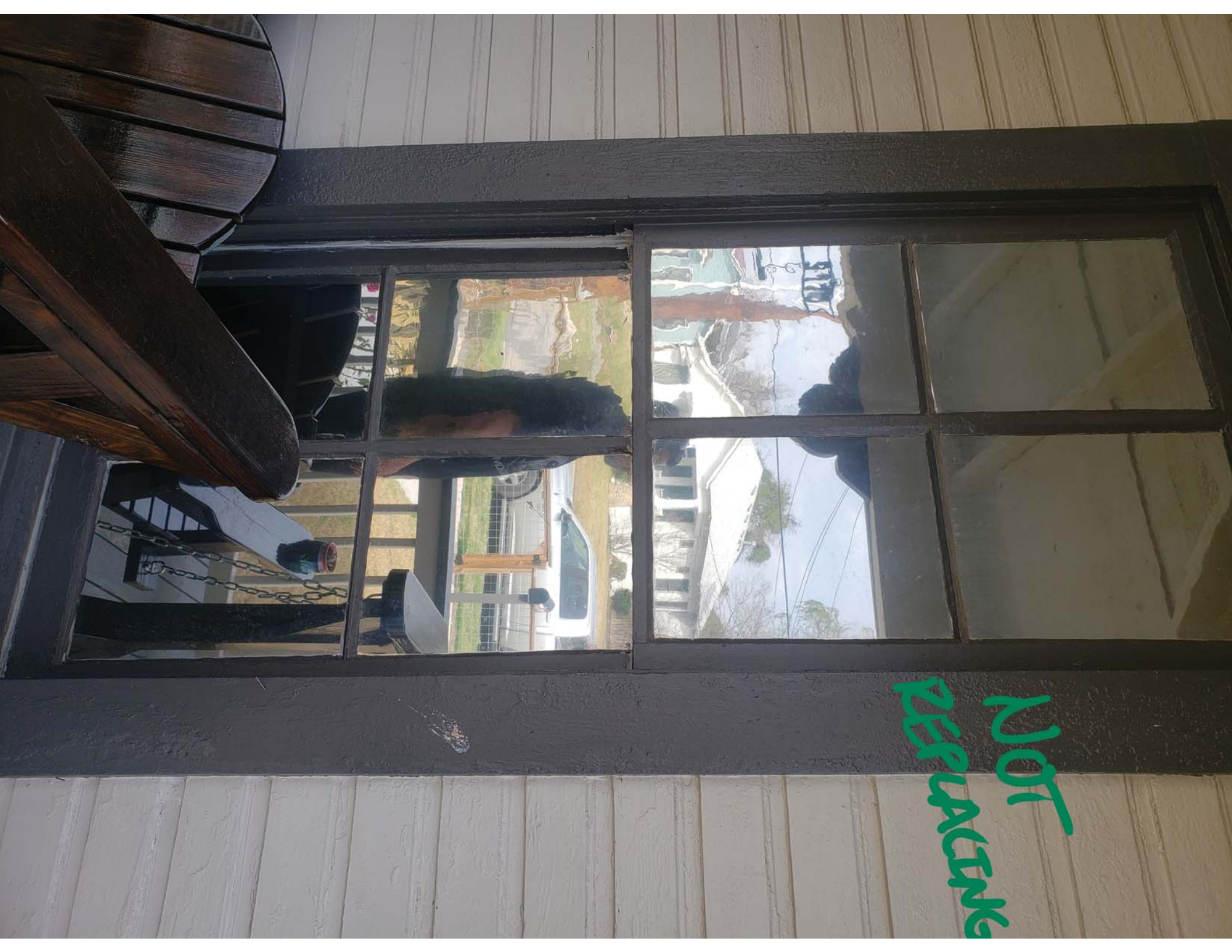




Not
Repairing



NOT
PERMANENT



REPAIRING
GLASS ONLY
ON BOTH

#6

#7



NOT
REPLACING



NOT REPAIRING



NOT
REPLACING



#5

REPAIRING
WITH SAME
AS





Not
Desired

#1

REPLACING
GLASS ONLY



#4

REPAIRING WITH
SAME AS.

