

HISTORIC AND DESIGN REVIEW COMMISSION

May 20, 2020

HDRC CASE NO: 2020-147
ADDRESS: 720 E CARSON
LEGAL DESCRIPTION: NCB 1265 BLK 1 LOT N 137.15 FT OF 4
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: Cindy Leal/LEAL CINDY
OWNER: Cindy Leal
TYPE OF WORK: Window installation
APPLICATION RECEIVED: March 30, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install windows on each side of the existing front door.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

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.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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.

Standard Specifications for Original Wood Window Replacement

- **SCOPE OF REPAIR:** 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. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- **MISSING OR PREVIOUSLY-REPLACED WINDOWS:** Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.

- MATERIAL: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood 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". Top and bottom sashes must be equal in size unless otherwise approved.
- 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: Original trim details and sills should be retained or repaired in kind. If approved, new 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: Replacement 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: Replacement 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: Replacement 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 applicant is requesting a Certificate of Appropriateness for approval to install windows on each side of the existing front door. Previously, casement windows were installed; however, they were removed in 2019 without a Certificate of Appropriateness. The applicant has noted that the steel casement windows, which were previously removed were not original to the structure.
- b. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that existing window and door openings should be preserved, and that original window and door openings should not be modified. Additionally, the Guidelines note that new windows should match the existing windows in terms of size, type, configuration, material, form, appearance and detail when the original windows are beyond repair. The original front windows at 720 E Carson were casement windows, per photos submitted by the applicant. Generally staff finds the proposed windows to feature an appropriate profile; however, the applicant should ensure that the proposed windows adhere to staff's standard specifications for window replacement. Additionally, staff finds that the proposed windows should match the existing original windows in regards to their installation profile.

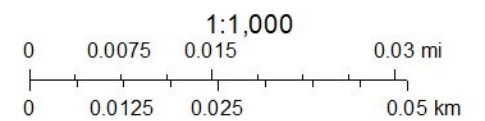
RECOMMENDATION:

Staff recommends approval based on findings a and b with the stipulation that the proposed new windows adhere to staff's standards for original wood window replacement, and that the applicant match the installation profile of the existing windows, including the head and sill profile.

City of San Antonio One Stop



May 11, 2020





NO
TRESPASSING

NO
TRESPASSING

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July 3, 2019
6:37 PM

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