

# HISTORIC AND DESIGN REVIEW COMMISSION

July 15, 2020

**HDRC CASE NO:** 2020-308  
**ADDRESS:** 931 HAYS ST  
**LEGAL DESCRIPTION:** NCB 1654 BLK B LOT S 140 FT OF 16  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** ADAM SANCHEZ/CENTER CITY HOMES, LLC  
**OWNER:** Alan & Faith Johnson/LOWRY ALAN J & JOHNSON FAITH E  
**TYPE OF WORK:** Installation of wood window screens  
**APPLICATION RECEIVED:** June 25, 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 wood window screens to the new construction located at 931 Hays. The proposed wood window screens are a solution to the denied vinyl windows that are currently installed. The vinyl windows were installed without a Certificate of Appropriateness, and were denied at the February 5, 2020.

## APPLICABLE CITATIONS:

*Standard Specifications for Windows in Additions and New Construction*

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should 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.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **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 true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

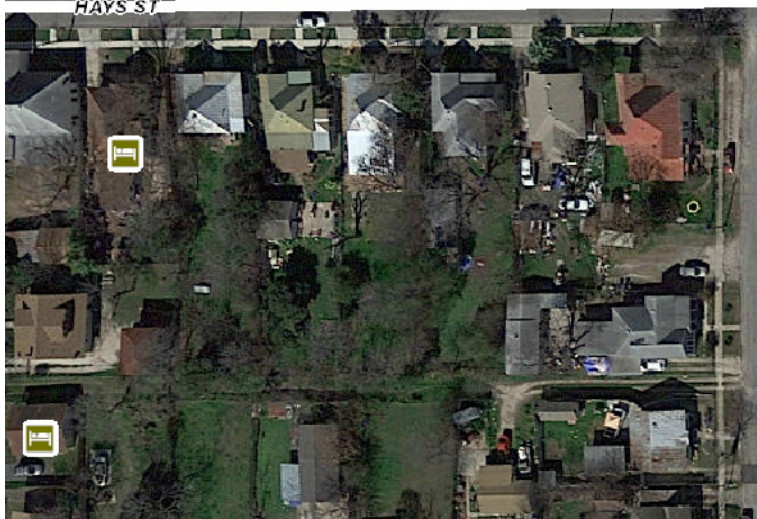
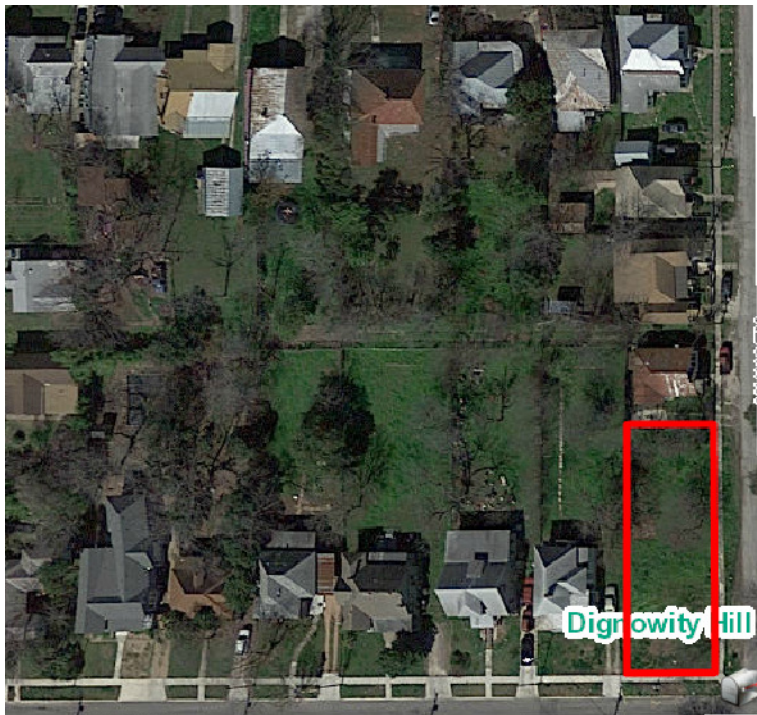
## FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to install wood window screens to the new construction located at 931 Hays. The proposed wood window screens are a solution to the denied vinyl windows that are currently installed. The vinyl windows were installed without a Certificate of Appropriateness, and were denied at the February 5, 2020.

- b. DESIGN REVIEW COMMITTEE – The applicant constructed a mockup that was reviewed by staff at a site visit. The proposed mockup was subsequently commented on by the Design Review Committee who commented that while the window screens may be appropriate in style and profile, they did not find the proposed screens to be an adequate solution to the vinyl windows, which were previously denied by the Commission as noted in finding a.
- c. WINDOW SCREENS – As noted in finding a, the applicant has proposed to install window screens at 931 Hays to cover the installed vinyl windows. While the installation of window screens may be appropriate in new construction, staff does not find the proposed window screens to be an appropriate solution to the installed vinyl windows.

**RECOMMENDATION:**

Staff does not recommend approval based on findings a through c. Staff recommends that the applicant install windows that are consistent with those that were originally approved, aluminum clad wood windows, rather than install a wood window screen to cover the previously denied vinyl windows.



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Printed: Mar 27, 2019

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April 16, 2020 at 10:07 AM  
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April 16, 2020 at 10:09 AM  
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