

HISTORIC AND DESIGN REVIEW COMMISSION

October 21, 2020

HDRC CASE NO: 2020-452
ADDRESS: 250 MARY LOUISE
LEGAL DESCRIPTION: NCB 6699 BLK 8 LOT 14& 15
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Gary Hudman/HUDMAN GARY S
OWNER: Gary Hudman/HUDMAN GARY S
TYPE OF WORK: Modification to previous approval
APPLICATION RECEIVED: October 01, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

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

1. Amend the previous HDRC approval to install two fixed arched windows instead of French doors on rear elevation.
2. Replace 3 existing windows on the rear elevation with aluminum-clad wood windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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.

FINDINGS:

- a. The property at 250 Mary Louise was constructed circa 1928 in the Spanish Revival style. The property first appears on the Sanborn Maps in 1951. The primary structure is a 2-story, single-family residence featuring a prominent front tower entry, a front gable red tile roof, stucco cladding, and steel casement windows. The property is contributing to the Monticello Park Historic District.
- b. CASE HISTORY – The applicant received HDRC approval on November 7, 2012 to construct a rear breakfast room addition with 4 double hung windows and to reuse circa 1991 French doors on the rear elevation overlooking the existing pool.
- c. REAR ADDITION: HDRC AMENDMENT – The applicant has proposed to install two fixed arched windows instead of the HDRC-approved French door installation on the east elevation facing the existing pool. Following the 2012 HDRC approval, it was determined that the existing circa 1991 French doors were deteriorated and that the location could not safely accommodate doors. The applicant has proposed to install Anderson E Series fixed arched windows. Guideline 6.B.iv for Exterior Maintenance and Alterations states that new windows should be installed to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail. Staff finds that the window proposal is appropriate.
- d. REAR ADDITION: WINDOW MATERIAL – The applicant has proposed to install 4 new Anderson E Series aluminum clad double hung windows on the previously approved rear breakfast room addition. The windows proposed match 14 windows on the rear elevation. The breakfast room addition was approved by the HDRC in 2012 and staff finds the window product appropriate.
- e. FENESTRATION MODIFICATIONS: REAR ELEVATIONS – The applicant has proposed to replace 3 existing windows on the rear south and east elevations. Two of the existing windows proposed for replacement are located on the second floor, one on the south elevation and one on the east elevation. The existing windows are previous replacement windows circa 1991 and the original openings were modified to accommodate smaller bathroom windows. The applicant has proposed to return the window openings to the size of the historic openings and install Anderson E Series aluminum clad wood windows to match the rest of the windows on the rear elevation. The applicant has also proposed to replace the circa 1991 wood casement window on the first floor of the east elevation with an Anderson E Series aluminum clad wood window to match the existing windows on the rear elevations. Guideline 6.B.vii for Exterior Maintenance and Alterations states that non-historic incompatible windows should be replaced with windows that are typical of the architectural style of the building. Staff finds the proposal appropriate.

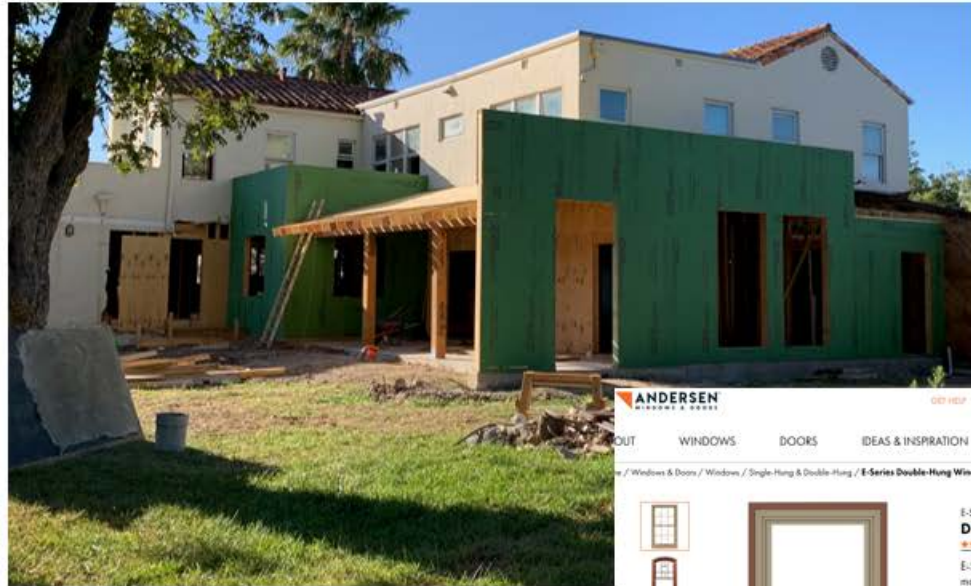
RECOMMENDATION:

Staff recommends approval of items 1 and 2 based on findings a through e with the following stipulation:

- i. That the applicant installs windows that are a wood or aluminum-clad wood product that meet staff's standard window stipulations. Final window material specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

New Rear Windows to Match Current Rear Windows

- 1) Anderson E-Series wood double hung. Aluminum clad. **Exact match** to current.
- 2) **Four Double Hungs** in new Breakfast Room addition, 2'6" x 5'0", as per approved plans
- 3) **Three Double Hungs** in 2 Bathrooms and Laundry Room. 2'6" x 3'4", same size as original openings



ANDERSEN
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Windows & Doors / Windows / Single-Hung & Double-Hung / E-Series Double-Hung Window

E-SERIES DOUBLE-HUNG WINDOW
★★★★★ 5.0 (2)

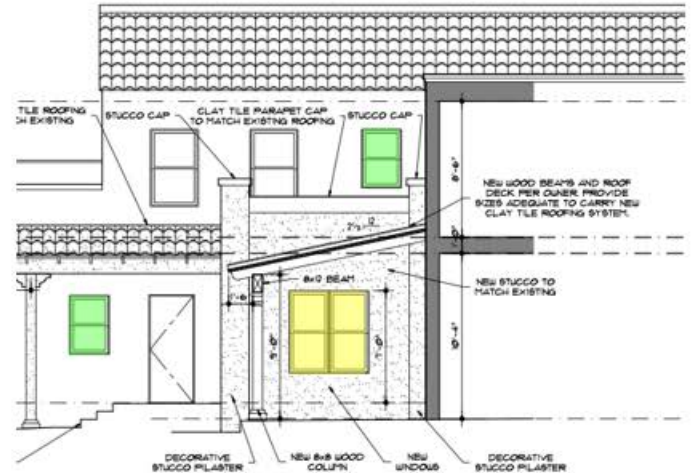
E-Series double-hung windows have two operating sash that move up and down allowing for ventilation on the top, bottom or both. The sash tilt in for easy cleaning from the inside of your home. Made of wood protected by an aluminum exterior, it's our fully customizable double-hung window.

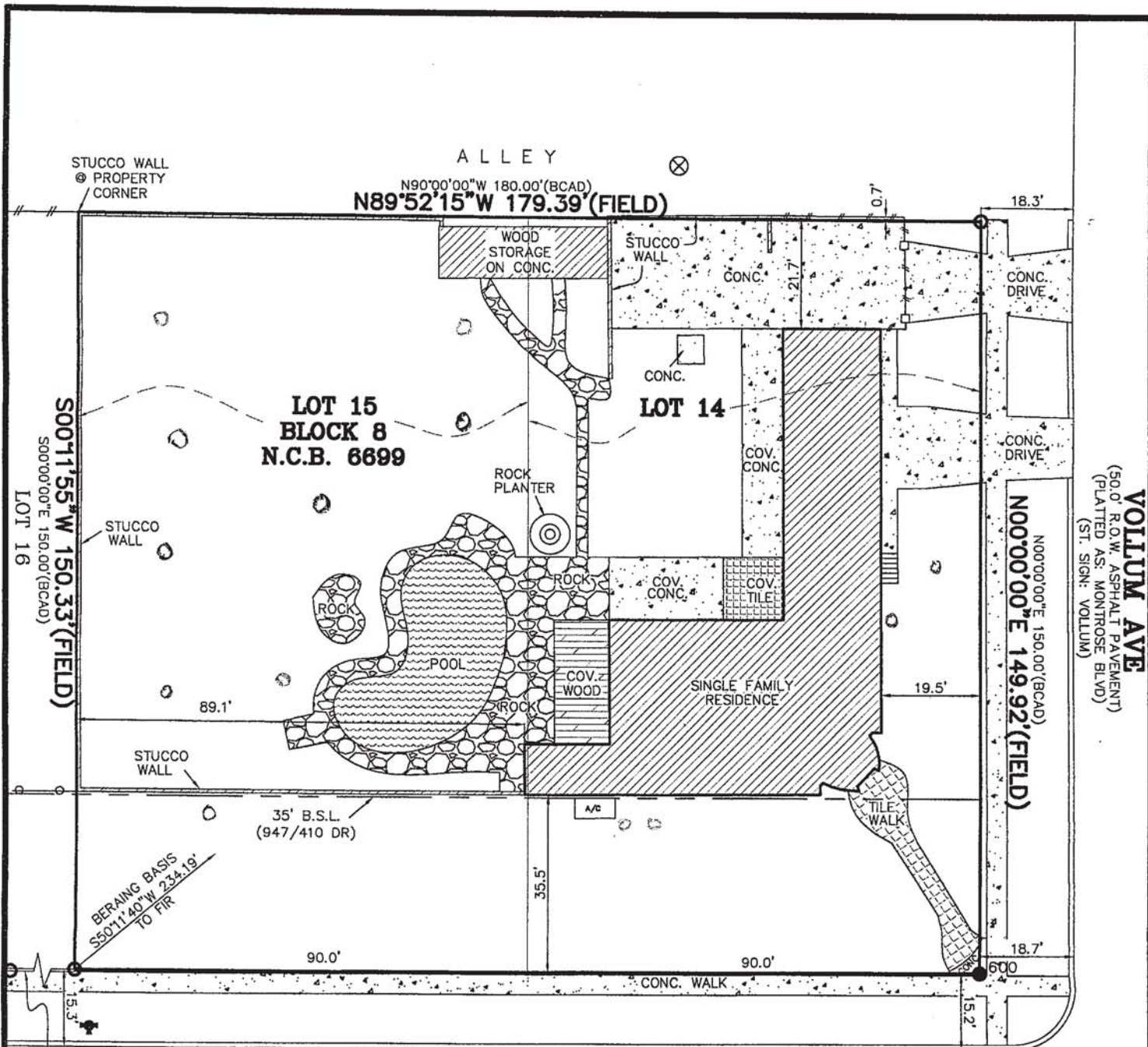
- Custom colors, interior woods and stains
- Wood protected by aluminum exterior
- Standard sizes up to 4' wide and 7'6" high. Custom sizes available.

DESIGN THIS WINDOW REQUEST A QUOTE

Interior Exterior

VIDEO





75.00' BCAD
 74.77' TO FIR

N90°00'00"E 179.91'(FIELD)
 N90°00'00"E 180.00'(BCAD)

CONC. CURB

BUYER: GARY S. HUDMAN

ADDRESS: 250 MARY LOUISE DR

TITLE COMPANY: ALAMO TITLE

G.F. NO.: 09-10012927

LOT: 14 AND 15

BLOCK: 8

N.C.B: 6699

SUBDIVISION: NORTH WOODLAWN TERRACE

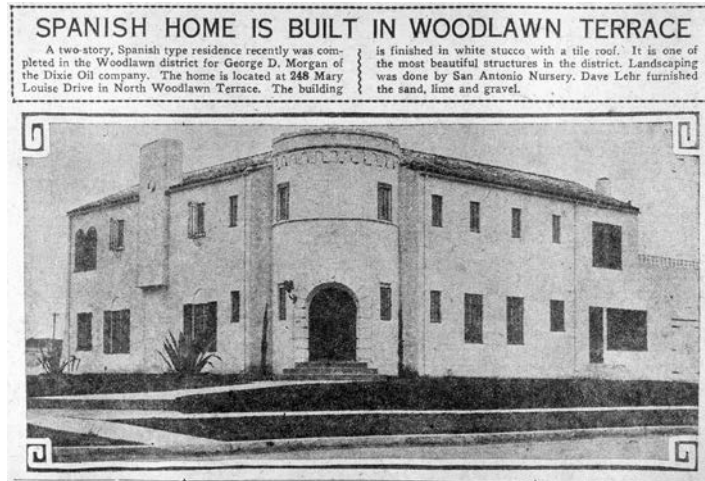
CITY: SAN ANTONIO

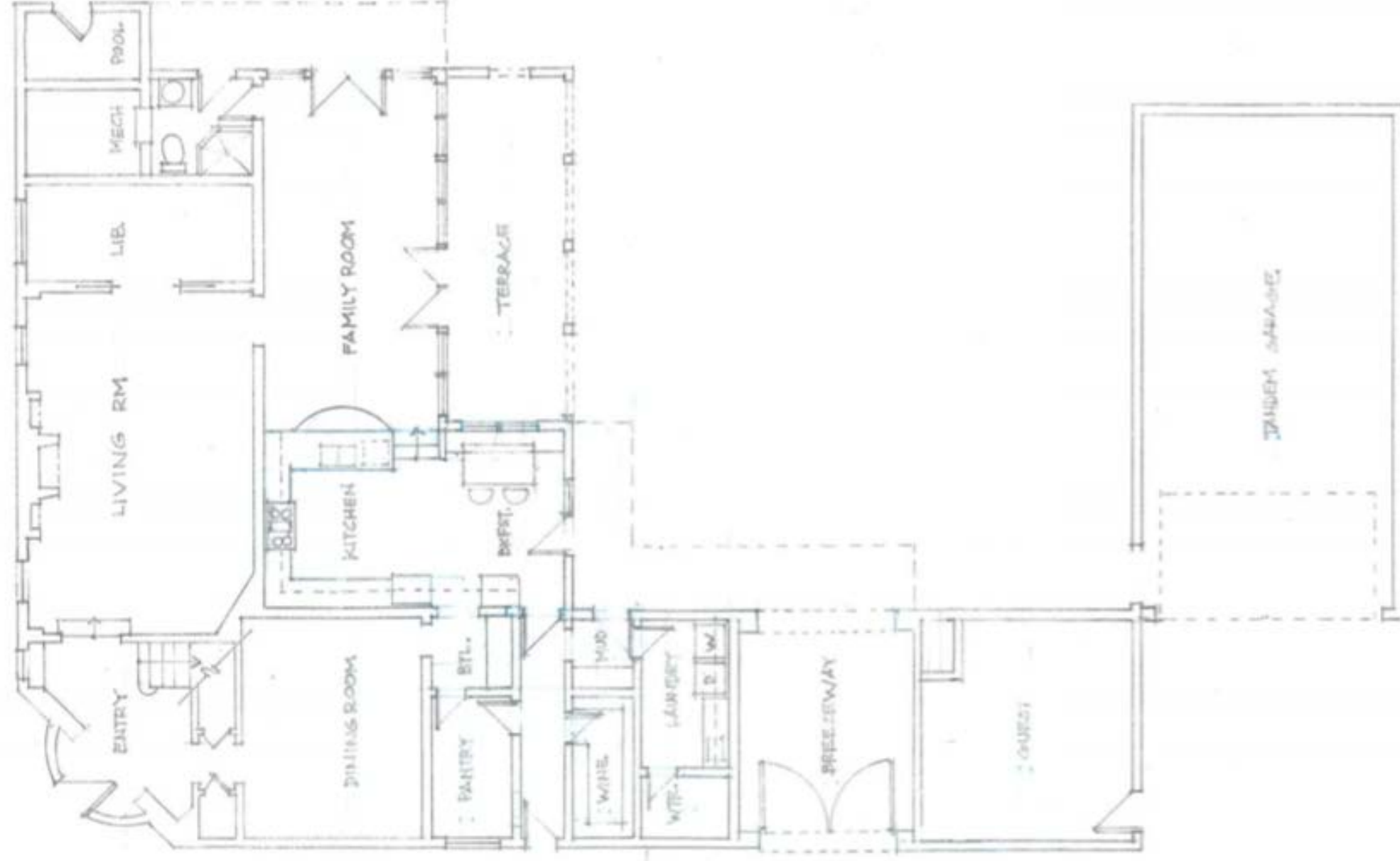
COUNTY: BFXAR

STATF: TEXAS

250 Mary Louise Drive

Window Choice at Rear of House



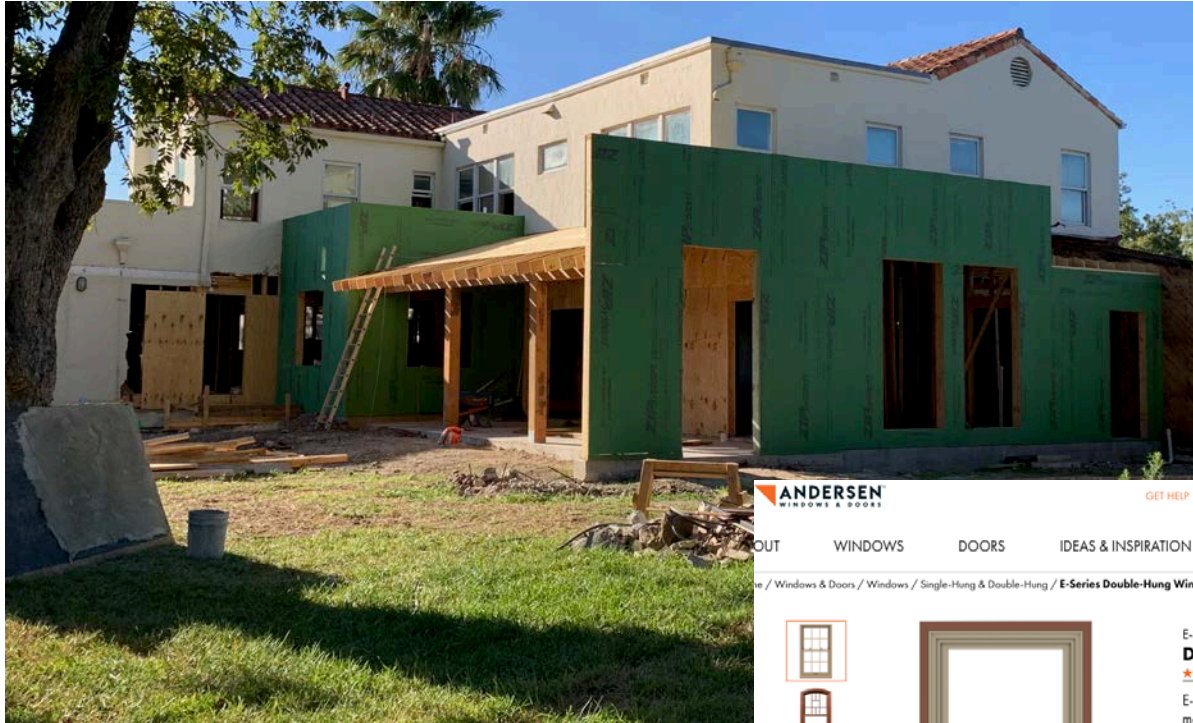


Screenshot

HUDMAN RESIDENCE
GROUND FLOOR
OCT. 19, 2012

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- 3) **Three Double Hungs** in 2 Bathrooms and Laundry Room. 2'6" x 3'4", same size as original openings








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Home / Windows & Doors / Windows / Single-Hung & Double-Hung / E-Series Double-Hung Window

E-SERIES DOUBLE-HUNG WINDOW
★★★★★ 5.0 (2)

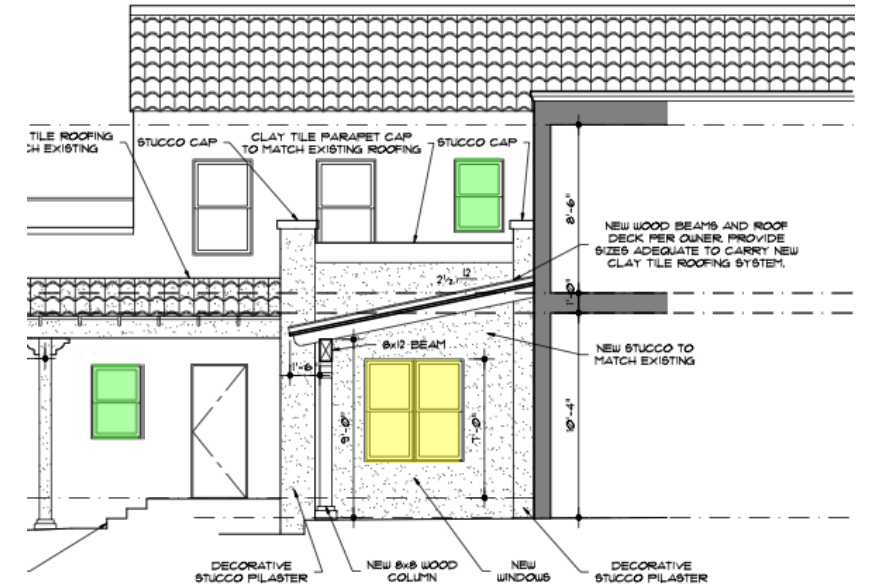
E-Series double-hung windows have two operating sash that move up and down allowing for ventilation on the top, bottom or both. The sash tilt in for easy cleaning from the inside of your home. Made of wood protected by an aluminum exterior, it's our fully customizable double-hung window.

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DESIGN THIS WINDOW REQUEST A QUOTE

Interior Exterior

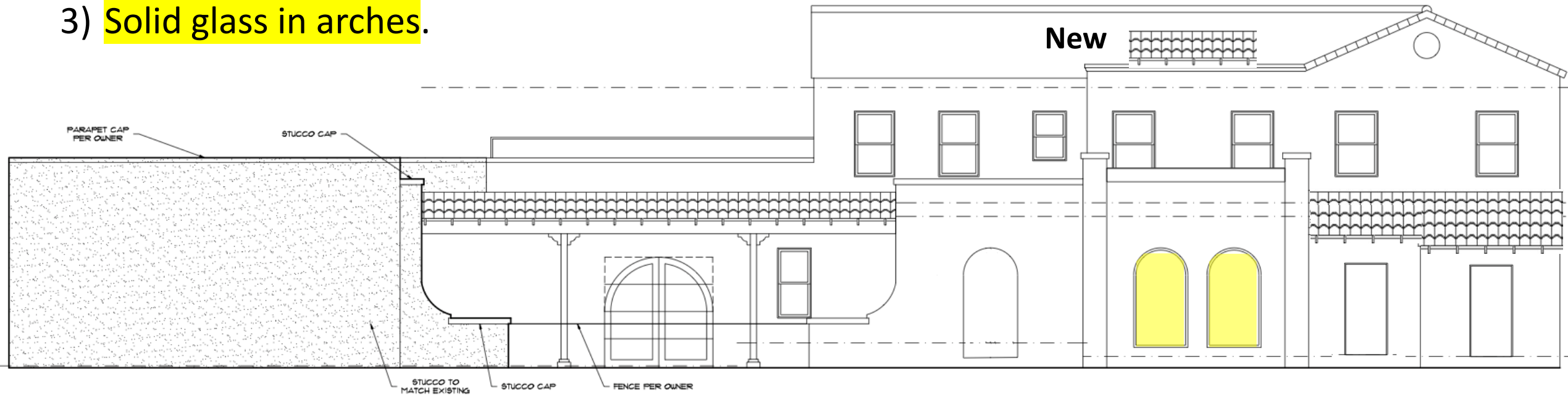
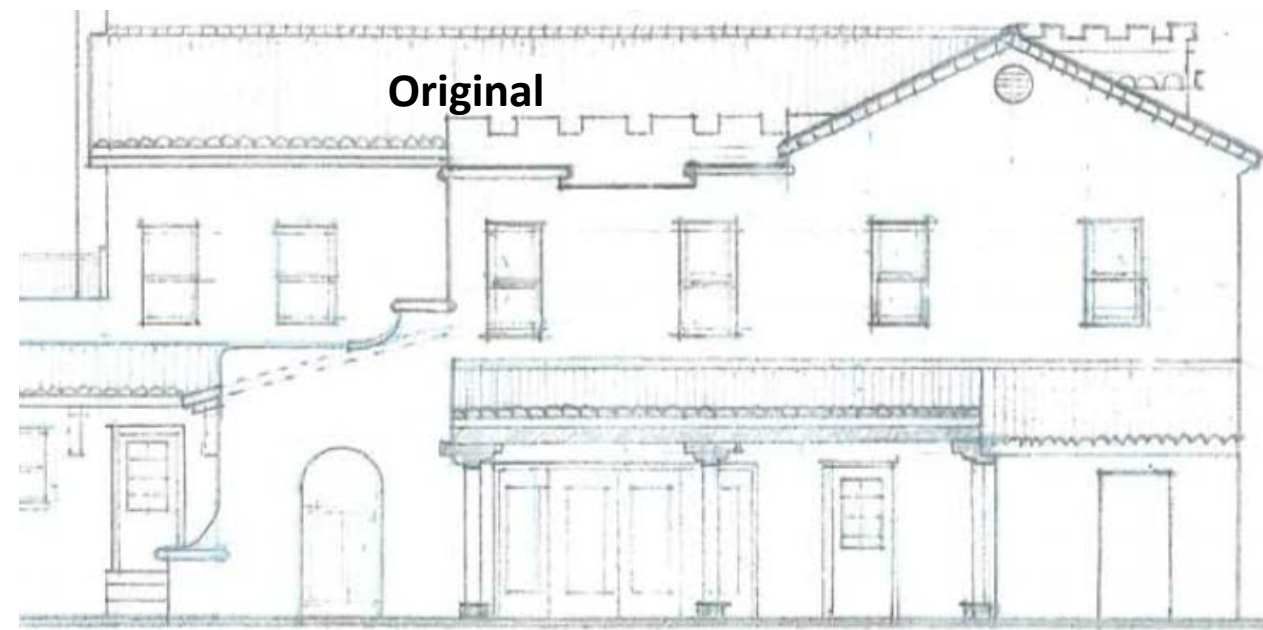
VIDEO

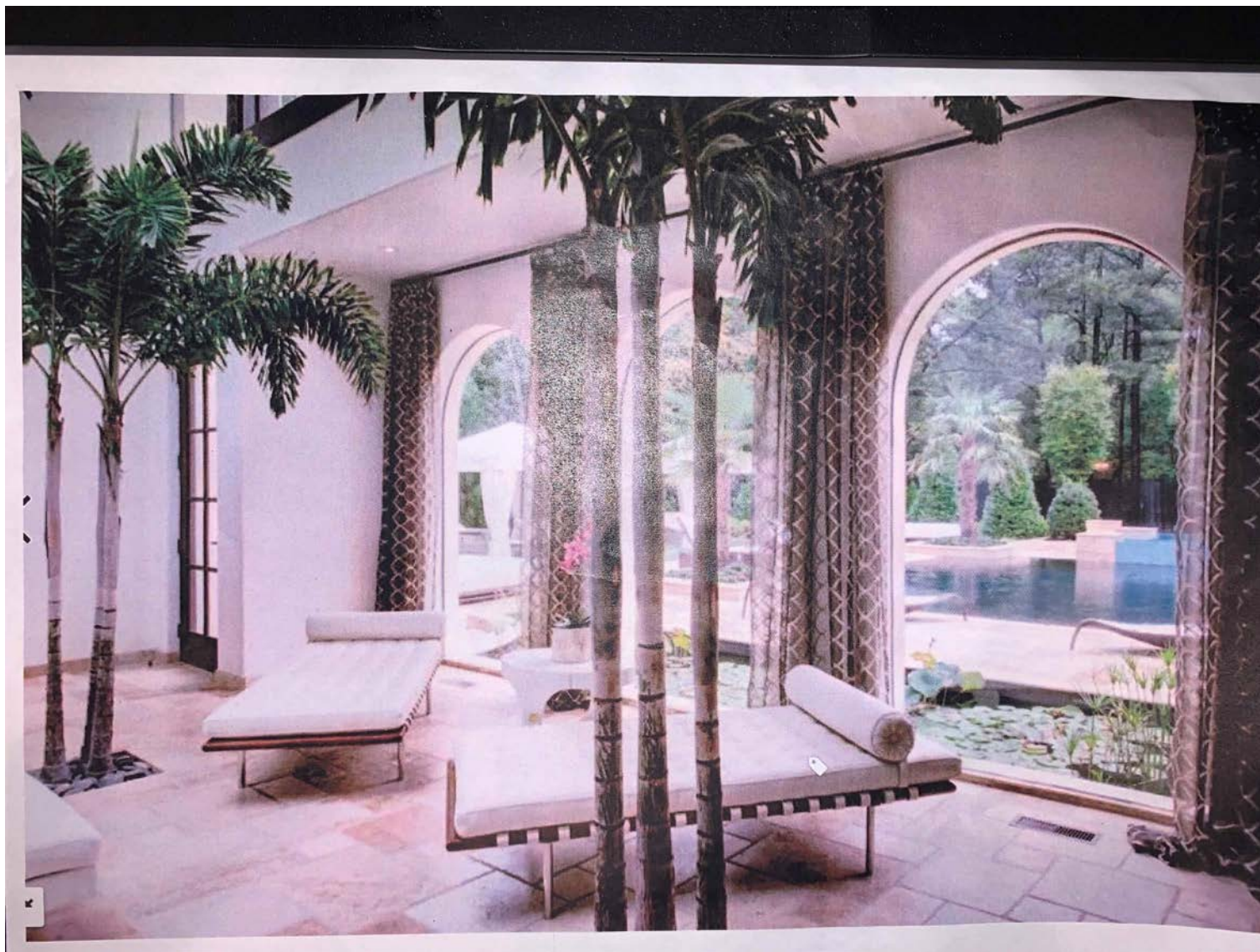




Final Design for Arched Windows

- 1) Change from original approved plan: **Replace French doors with 2 arched windows.** Doors would open too close to pool and be a potential hazard.
- 2) Change allows ceiling to be full height in family room, versus original plan with sloped ceiling and roof.
- 3) **Solid glass in arches.**







Andersen Windows - Abbreviated Quote Report

Project Name: HUDMAN



Quote #: 262

Print Date: 08/18/2020

Quote Date: 08/17/2020

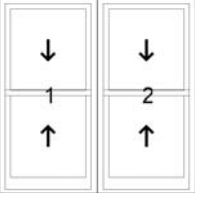
iQ Version: 20.0

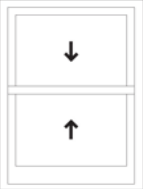
Dealer: Allen & Allen Co.
202 Culebra Rd.
San Antonio, TX 78202
210-733-9191
Sales Rep: Administrator - DO NOT REMOVE
Created By:

Customer: ALLEN & ALLEN CO.
Billing
Address:
Phone:
Contact:
Trade ID: 022962

Fax:

Promotion Code:

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
	0001 2	TCLDH2650-TCLDH2650 (Active/Active-Active/Active) RO Size = 5' 0 1/2" W x 5' 0 1/2" H Unit Size = 5' 0" W x 5' 0" H E-Series Composite Unit, 4 9/16" Frame Depth, White/2604 Exterior,Pine/Primed Interior, Dual Pane Upper,Low-E4 SmartSun Upper,Standard (Annealed) Upper,Clear Upper,Argon Upper,Stainless , No Grille, Mulling Location: Factory (Direct), Mull Type: Zero Mull, Mull Priority: Vertical, Mull Template: 2000, EXT Trim Strip: Shortened for Trim Metal Application Full Insect Screen, White 2604 w/Fiberglass Mesh	2-6 X 5-0 PAIRS	\$ 1525.76	\$ 3051.52
	Unit	U-Factor	SHGC		
	1	0.31	0.20		
	2	0.31	0.20		

	0002 3	TCLDH2634 (Active/Active) RO Size = 2' 6 1/2" W x 3' 4 1/2" H Unit Size = 2' 6" W x 3' 4" H E-Series Unit, Double-Hung, Equal Sash, White 2604, Pine w/Primed Interior, Active/Active, Dual Pane Low-E4 SmartSun Standard (Annealed) Clear, Argon Fill, Ovolo (Colonial) Glass Stop, Stainless Glass / Grille Spacer, No Hardware, 2 Sash Lock(s) White, Rigid Vinyl w/Integral Vinyl Drip Cap, White Jamb Liners w/Clad Exterior / Wood Interior Inserts Full Insect Screen, White 2604 w/Fiberglass Mesh	2-6 X 3-4 SINGLE	\$ 584.72	\$ 1754.16
	U-Factor:	0.31,	SHGC: 0.20		



Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0003	2	RAD 4' 0" x 7' 4" x 5' 4" (Fixed)	4-0 X 7-4 CIRCLE TOP	\$ 3948.80	\$ 7897.60
RO Size = 4' 0 1/2" W x 7' 4 1/2" H Unit Size = 4' 0" W x 7' 4" H					
E-Series					
Unit, Springline, Direct Set, Standard Specialty Frame, White 2604, Pine w/Primed Interior, Fixed, Dual Pane Laminated Low-E4 SmartSun Outboard Annealed Inboard Tempered Clear Outboard 0.090 Clear Color SGP Laminate, Argon Fill, Ovolo (Colonial) Glass Stop, Stainless Glass / Grille Spacer, Rigid Vinyl w/Integral Vinyl Drip Cap, 4 9/16" Interior Extension Jamb Pine w/Primed Standard Complete Unit Extension Jambs					
U-Factor: ---, SHGC: ---					

0004	1		HANDLING/DELIVERY	\$ 100.00	\$ 100.00
RO Size = N/A Unit Size = N/A					
Not Applicable					
HANDLING/DELIVERY					

Customer Signature

Total Load Factor

2.484

Subtotal

\$ 12,803.28

Tax (8.250%)

\$ 1,056.27

Grand Total

\$ 13,859.55

Dealer Signature

**** All graphics viewed from the exterior**

**** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.**

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
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Data is current as of November 2019. This data may change over time due to ongoing product changes or updated test results or requirements. Ratings for all sizes are specified by NFRC for testing and certification. Ratings may vary depending on the use of tempered glass or different grille options or glass for high altitudes etc.

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Project Comments:

