

# HISTORIC AND DESIGN REVIEW COMMISSION

December 02, 2020

**HDRC CASE NO:** 2020-505  
**ADDRESS:** 120 CALLAGHAN AVE  
**LEGAL DESCRIPTION:** NCB 719 BLK 1 LOT N 1-2 OF 5  
**ZONING:** RM-4,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Jim Ferrell/FT Builder Sevices  
**OWNER:** MENDIOLA MARIO J  
**TYPE OF WORK:** Window replacement  
**APPLICATION RECEIVED:** October 29, 2020  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Stephanie Phillips

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace all of the original wood windows on the primary structure with new Jeld Wen 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.

#### *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 finished. 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 primary structure at 120 Callaghan is a 1.5-story single family structure constructed circa 1915 in the Folk Victorian style. The home features a primary side-gable configuration, an asymmetrical front porch with turned columns, tall rectangular wood windows with a 4 over 4 configuration, and a primary front gable with decorative wood shingles. The structure is contributing to the Lavaca Historic District. A fire damaged the interior of the structure, along with a portion of the exterior roof and the rear façade, in March 2019. The applicant is requesting to reconstruct the structure in-kind.
- b. CASE HISTORY – The applicant received approval from the Historic and Design Review Commission (HDRC) to construct a rear addition and perform exterior modifications on September 18, 2019. The applicant's permit set was approved in April 2020, after OHP staff confirmed with the applicant via email that all stipulations were to met from the September 18, 2019, approval, including that the front columns will not be modified and the existing original windows on the right elevation will be retained. On May 11, 2020, staff received a public report that the primary structure was undergoing significant demolition. A stop work order was issued that day. In the following weeks, it was determined by Office of Historic Preservation and

Development Services Department staff that the applicant had exceeded scope for both the Certificate of Appropriateness and permits on file. Since that time, the applicant has submitted revised documents for full reconstruction in-kind, has signed a compliance agreement, received approval from the Historic and Design Review Commission for a full reconstruction scope (July 15, 2020), and received conditional approval on their permit to begin reconstruction on November 6, 2020. The approval from the July 15, 2020, hearing included the following stipulation, which the applicant agreed to:

- i. That all original windows are repaired and reinstalled in their current or original locations. The applicant is required to submit a window schedule that indicates where original and new windows are proposed. If original windows are missing, they must be fully reconstructed in-kind; replacement window products of any kind are not allowed. If reconstruction is required, the applicant must submit window specifications and details, including dimensions and shop drawings based on existing original windows, to staff for review and approval prior to the issuance of a Certificate of Appropriateness. The installation depth, trim profile, and sill detail of any reconstructed windows must match the original windows and documentation must be provided illustrating the depth and all relevant dimensions.
- c. WINDOW REPLACEMENT – The applicant has requested to amend their July 15, 2020, approval regarding the original windows from window restoration and reconstruction to wholesale window replacement. The applicant has stated that all but two of the remaining windows were thrown away during the course of the exceeded scope of demolition that occurred in May 2020. The applicant has requested to replace the windows with new Jeld Wen 2500 series wood windows, to include true divided lites that match the two over two configuration. The applicant has stated that all sizes will match the exact original openings. According to the Historic Design Guidelines, original windows should be preserved and restored. New windows that match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair or missing should be installed. Staff finds that the original approval from July 15, 2020, should be retained.

## **RECOMMENDATION:**

Staff does not recommend approval based on findings a through c. Staff finds that the applicant should adhere to the HDRC approval to restore or reconstruct the windows in-kind dated July 15, 2020.

If the HDRC finds that window replacement is appropriate, staff recommends that the following stipulation apply:

- i. That the applicant submits final material specifications for the fully wood windows. Clad windows of any kind are not allowed on the historic structure. Windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.

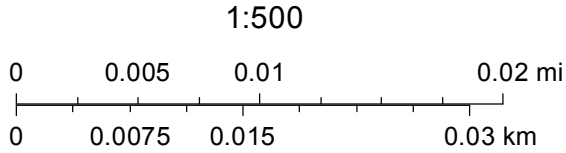


City of San Antonio One Stop



September 13, 2019

— User drawn lines



















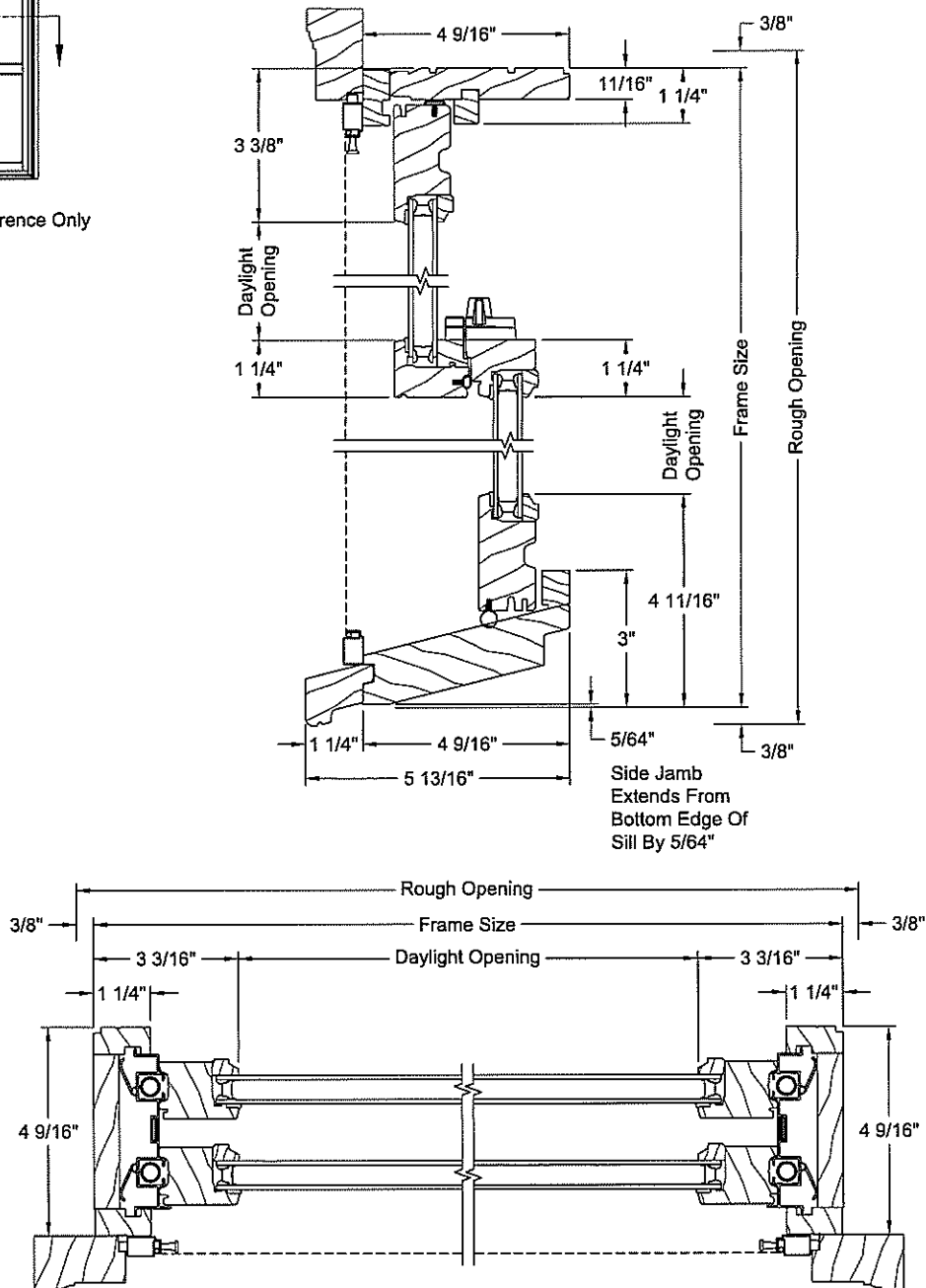
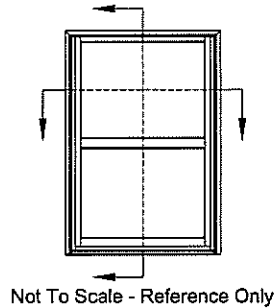








OPERATOR SECTIONS







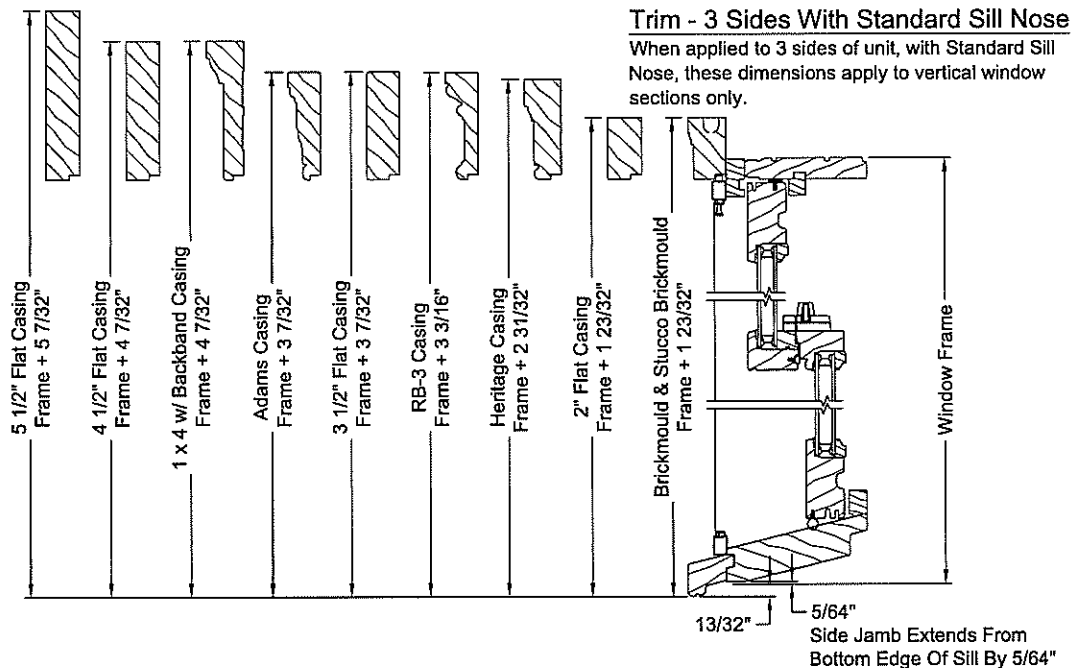
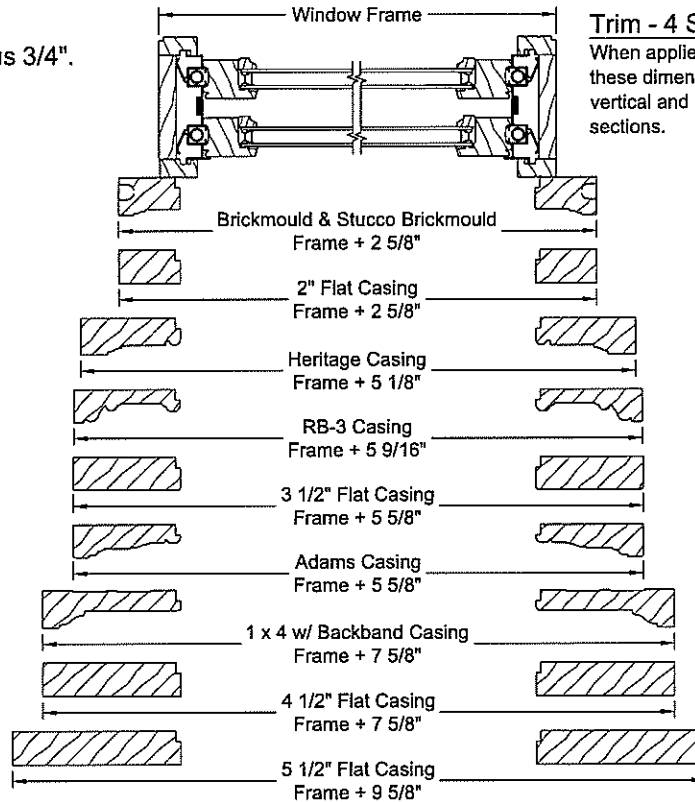
## UNIT SIZING

### Rough Opening

The frame size of the window plus 3/4".

### Masonry Opening

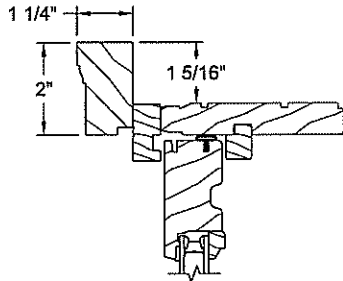
The overall size of the window, including trim, plus 1/2".



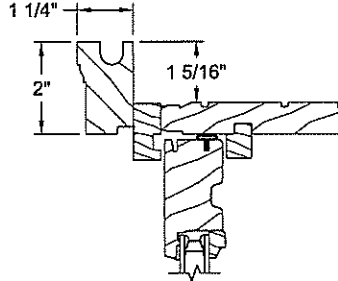


## TRIM & SILL OPTIONS

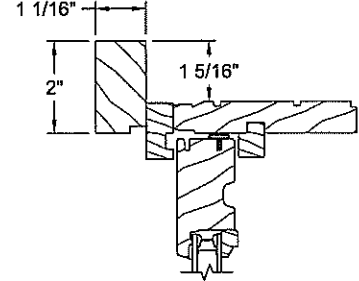
### Trim Options



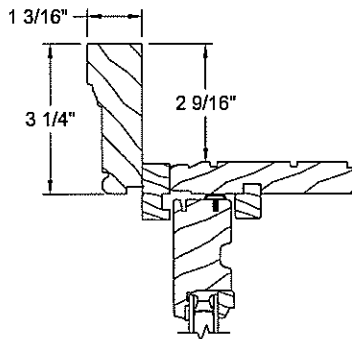
Brickmould



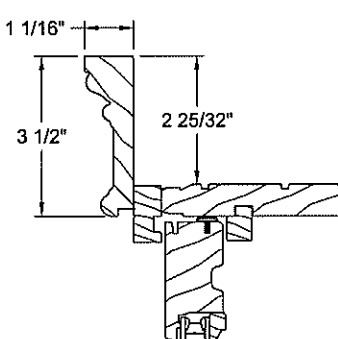
Stucco Brickmould



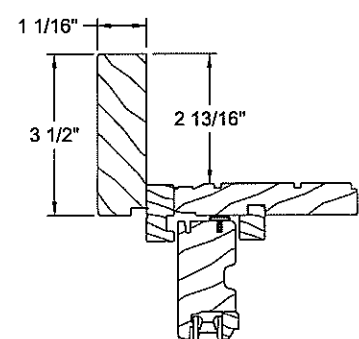
2" Flat Casing



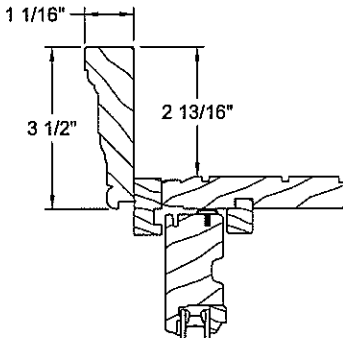
Heritage Casing



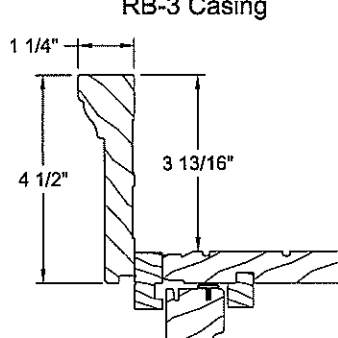
RB-3 Casing



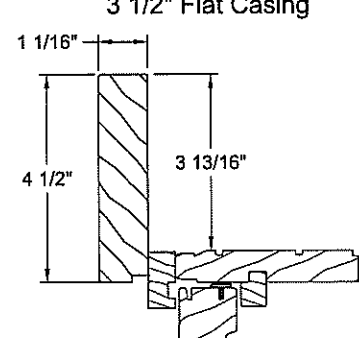
3 1/2" Flat Casing



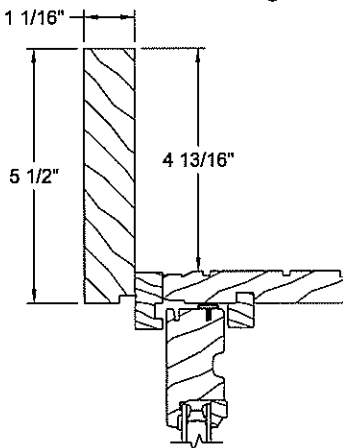
Adams Casing



1 x 4 w/ Backband Casing

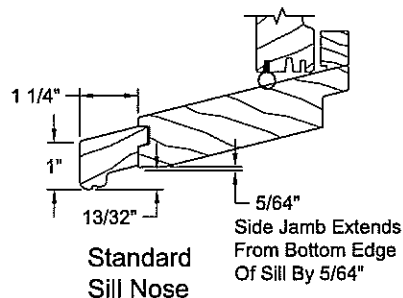


4 1/2" Flat Casing

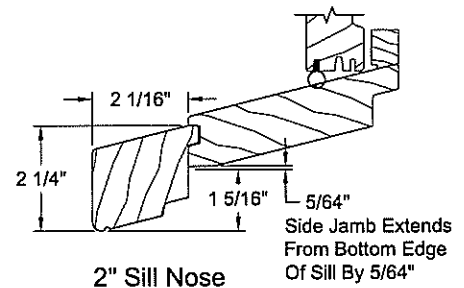


5 1/2" Casing

### Sill Options



Standard  
Sill Nose

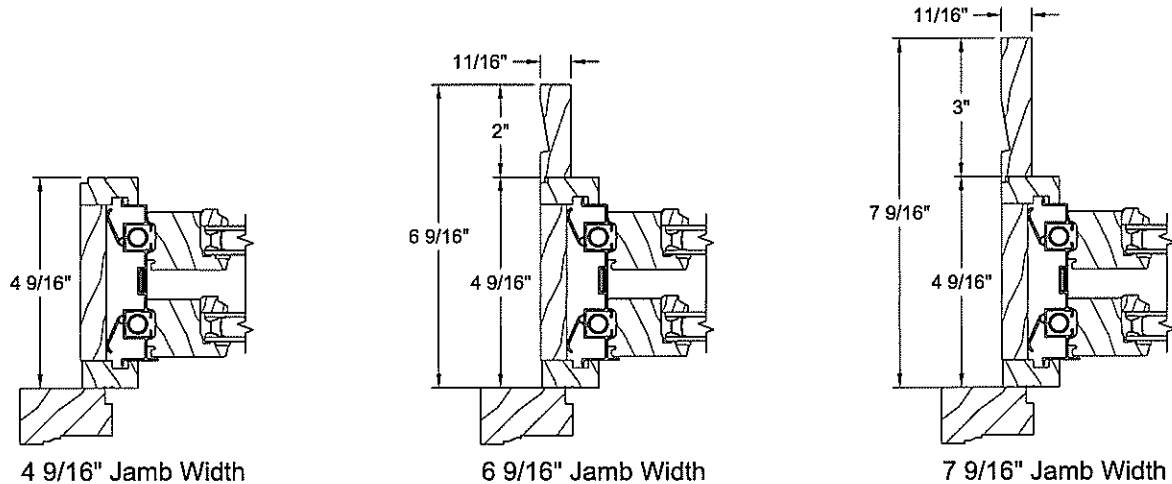


2" Sill Nose



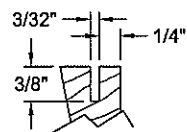


## JAMB EXTENDER & PREP FOR STOOL OPTIONS



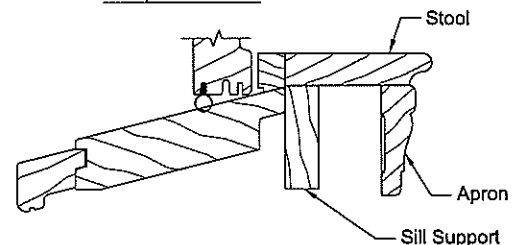
### Return Kerf:

Generally located from first visible interior frame line. Kerfed option available on all jamb extender sizes.



4/4 Jamb Typ.

### Prep for Stool



Note: Stool, apron, and sill support are applied by trim carpenter after window is installed and are not provided by JELD-WEN. Unit is shipped without sill jamb extenders.



## Investigation Report

### Property

Address	120 Callaghan
District/Overlay	Lavaca
Owner Information	Mario J Mendiola

### Site Visit

Date	05/11/2020
Time	02:43 PM (-5 GMT)
Context	citizen report
Present Staff	Huy Pham, Edward Hall
Present Individuals	Other
Types of Work Observed	Exterior Maintenance and Alterations, Demolition
Amount of Work Completed	75%
Description of work	Demolition of historic facades and materials beyond the scope of approval for construction of a rear addition

### Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a), Beyond scope of Certificate of Appropriateness (Code 35-451h)
OHP Action	Posted "Notice of Investigation"
Will post-work application fee apply?	Yes

### Documentation

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## Investigation Report

### Photographs







## Investigation Report



May 11, 2020 at 2:36 PM  
120 Callaghan Ave  
San Antonio TX 78210  
United States



## Investigation Report







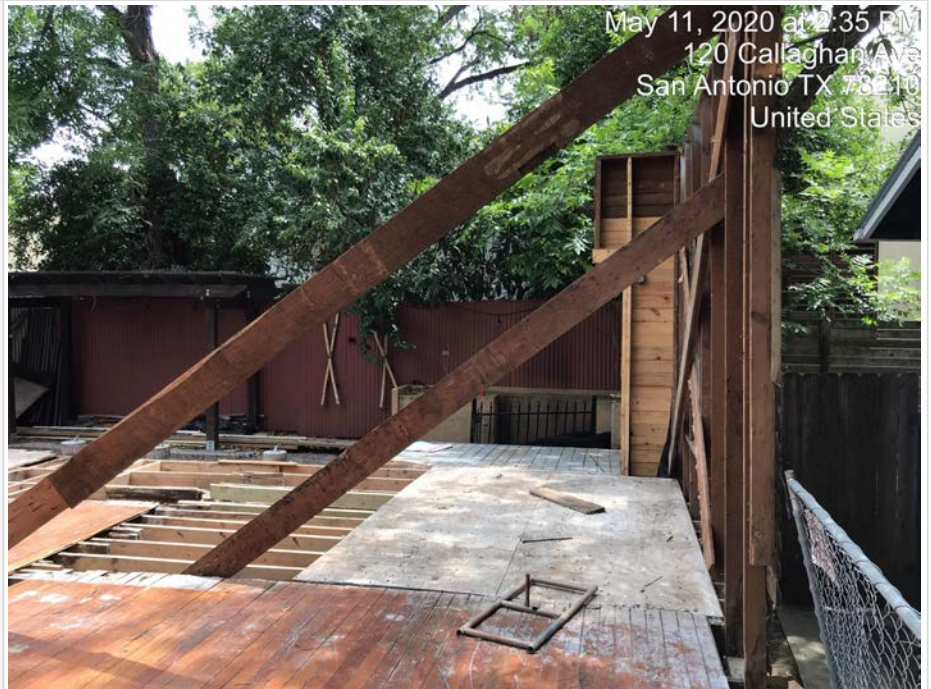
## Investigation Report







## Investigation Report





## Investigation Report







## Investigation Report







## Investigation Report





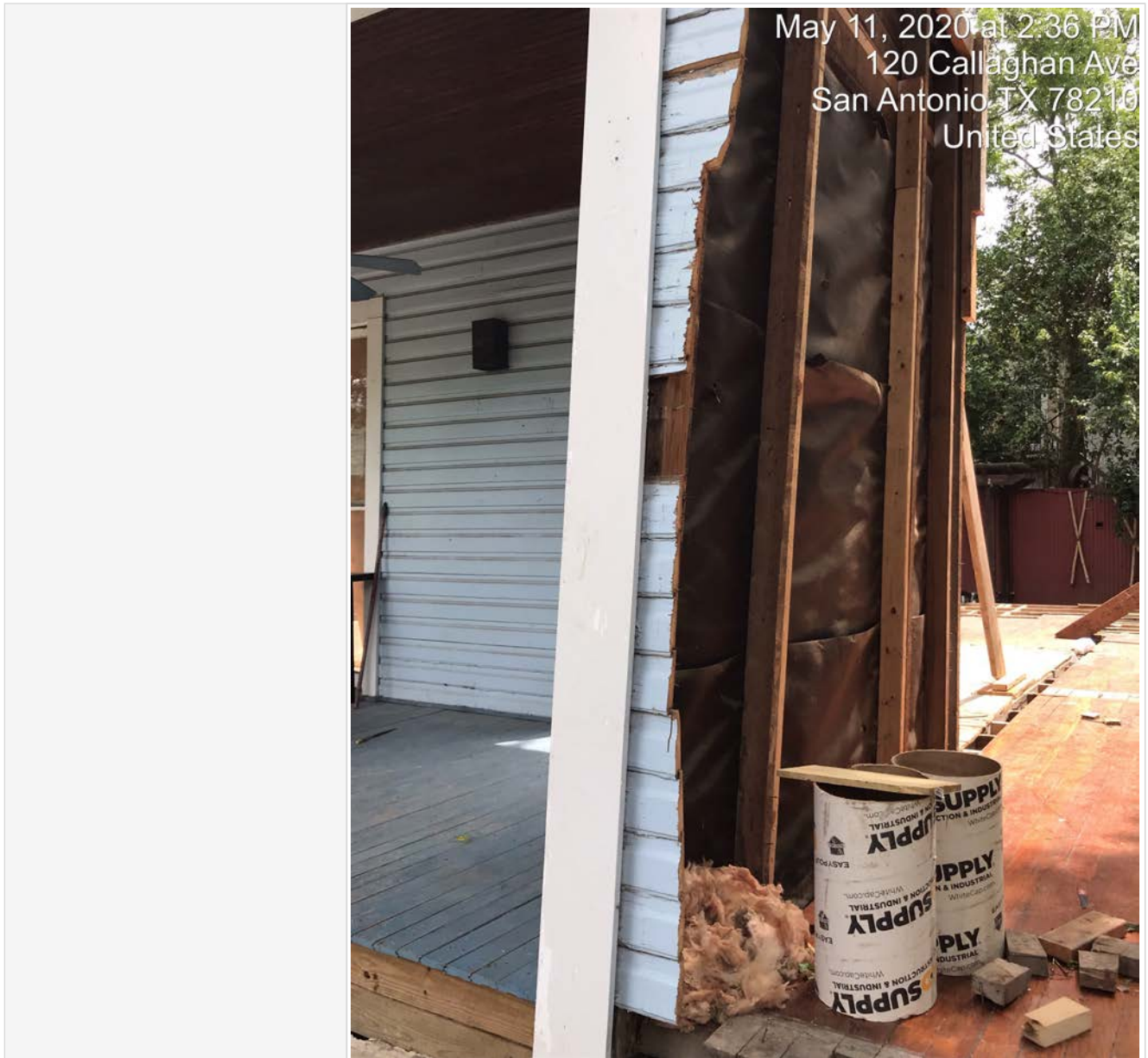
## Investigation Report





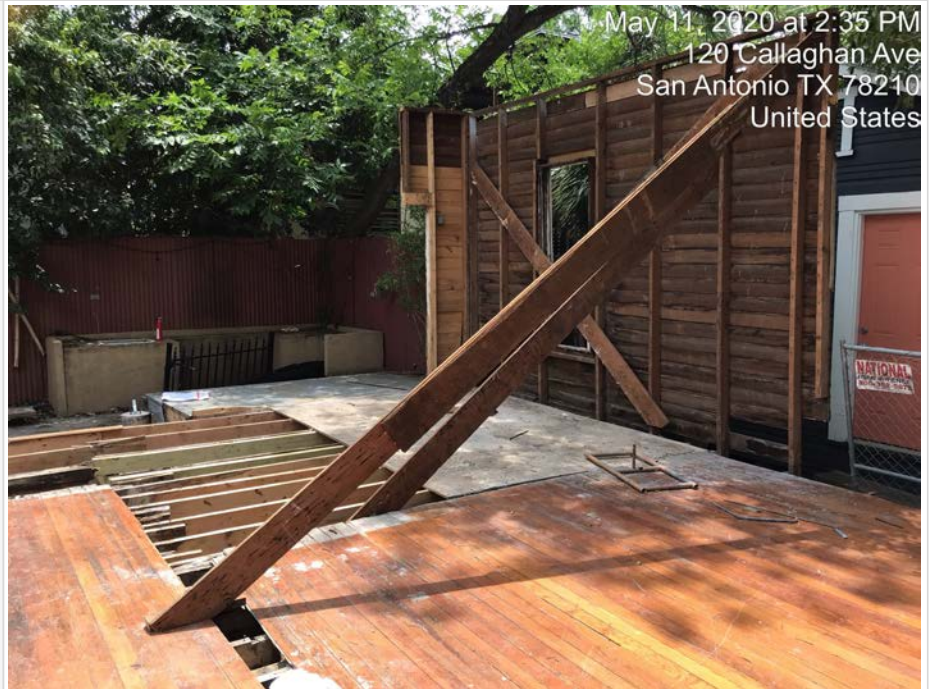


## Investigation Report





## Investigation Report







## Investigation Report





## Investigation Report

May 11, 2020 at 2:42 PM  
127 Callaghan Ave  
San Antonio TX 78210  
United States

**CITY OF SAN ANTONIO**  
OFFICE OF HISTORIC PRESERVATION  
1901 S. Alamo St. San Antonio, Texas 78204  
7:45am - 4:30pm Monday - Friday  
(210) 207 - 0035

**NOTICE OF INVESTIGATION**

ADDRESS: 120 Callaghan [BCAD] OWNER: MONIO MENDOZA J

An investigation of this property has been performed by the Office of Historic Preservation and the following violations have been identified:

☒ Code 35-451(a): Work without Certificate of Appropriateness (COA):

☒ Code 35-451(b): Work beyond Scope of Approval: DEMOLITION OF HISTORIC FACADES  
NOT APPROVED WITH REAR ADDITION PLANS

☐ Code 35-615: Demolition by Neglect:

**STOP WORK** ☒ Yes ☐ Not Applicable

Please contact the Office of Historic Preservation within 48 hours of the inspection date: 5/10/2020

*A re-inspection by staff may occur without prior notice; photographs have been recorded for evidence.*

Continued failure to comply with the laws of the City of San Antonio and the terms of this notice will subject you to criminal and civil penalties, to the full extent permitted by law. Violations of City ordinances are criminal class C violations and will be prosecuted accordingly. Violations of this law are also subject to civil penalties in state district court by the City of San Antonio. Penalties for continued violations of the law include but are not limited to: (1) a criminal conviction on your record; (2) expense fees; (3) court costs; (4) civil penalties in the range of \$1,000.00 per day; (5) attorney's fees; (6) expenses to the City of San Antonio; (7) removal of your property and that with the same; (8) removal of your property; (9) a criminal finding that you have committed a crime and are responsible to the community for the same; (10) destruction of your property; (11) if you are found to be a nuisance, the City may remove your fabric and leave debris for this project and others, etc.







## Investigation Report





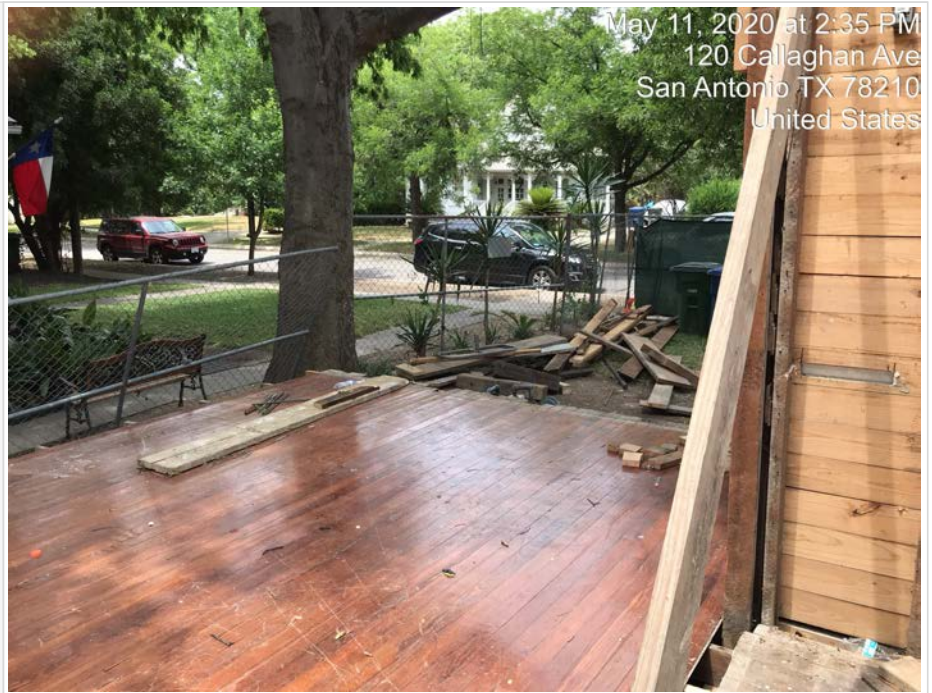
## Investigation Report







## Investigation Report





## Investigation Report



May 11, 2020 at 2:35 PM  
120 Callaghan Ave  
San Antonio TX 78210  
United States

05/11/2020 02:46 PM