

HISTORIC AND DESIGN REVIEW COMMISSION

March 03, 2021

HDRC CASE NO: 2021-030
ADDRESS: 547 DONALDSON AVE
LEGAL DESCRIPTION: NCB 6696 BLK 5 LOT 12
ZONING: R-6,H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: FRANK GONZALEZ/KEYSTONE HOMES & PROPERTIES LLC
OWNER: ROSELYN DAJAO/KEYSTONE HOMES & PROPERTIES LLC
TYPE OF WORK: Fenestration modifications, window replacement
APPLICATION RECEIVED: January 15, 2021
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:

1. Remove the existing steel casement windows on the east side of the rear addition and enclose with siding.
2. Replace the existing steel casement windows on the south side of the rear addition with new one over one windows.
3. Install a new pedestrian door on the west side of the rear addition.

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 located at 547 Donaldson is a 2-story residential structure constructed circa 1925 in the Colonial Revival style. The home features a symmetrical brick façade, one over one windows with aluminum screens, a 1-story rear addition, and 2-story porch columns clad in siding. The structure is contributing to the Monticello Park Historic District.
- b. **WINDOW REMOVAL** – The applicant has proposed to remove an existing casement window on the existing left elevation of the rear addition and enclose with brick to match existing. The addition is not visible from the public right-of-way. Staff generally finds the request appropriate with the stipulations listed in the recommendation.
- c. **FENESTRATION MODIFICATIONS** - The applicant has requested to remove existing casement windows in the rear addition with new aluminum windows. The aluminum windows will be one over one to more closely match the windows in the primary structure, but will feature a silver finish and thinner rails and stiles. The applicant has noted that several of the windows exhibit evidence of improper repairs, painting of the exterior frames, and the deterioration or loss of functional elements. Based on these observations, staff finds that the replacement with an appropriate product is acceptable and will not result in the loss of character defining features

or high-quality historic material. However, staff finds that the requested replacement product is not consistent with the Guidelines or the stipulations listed in the recommendation.

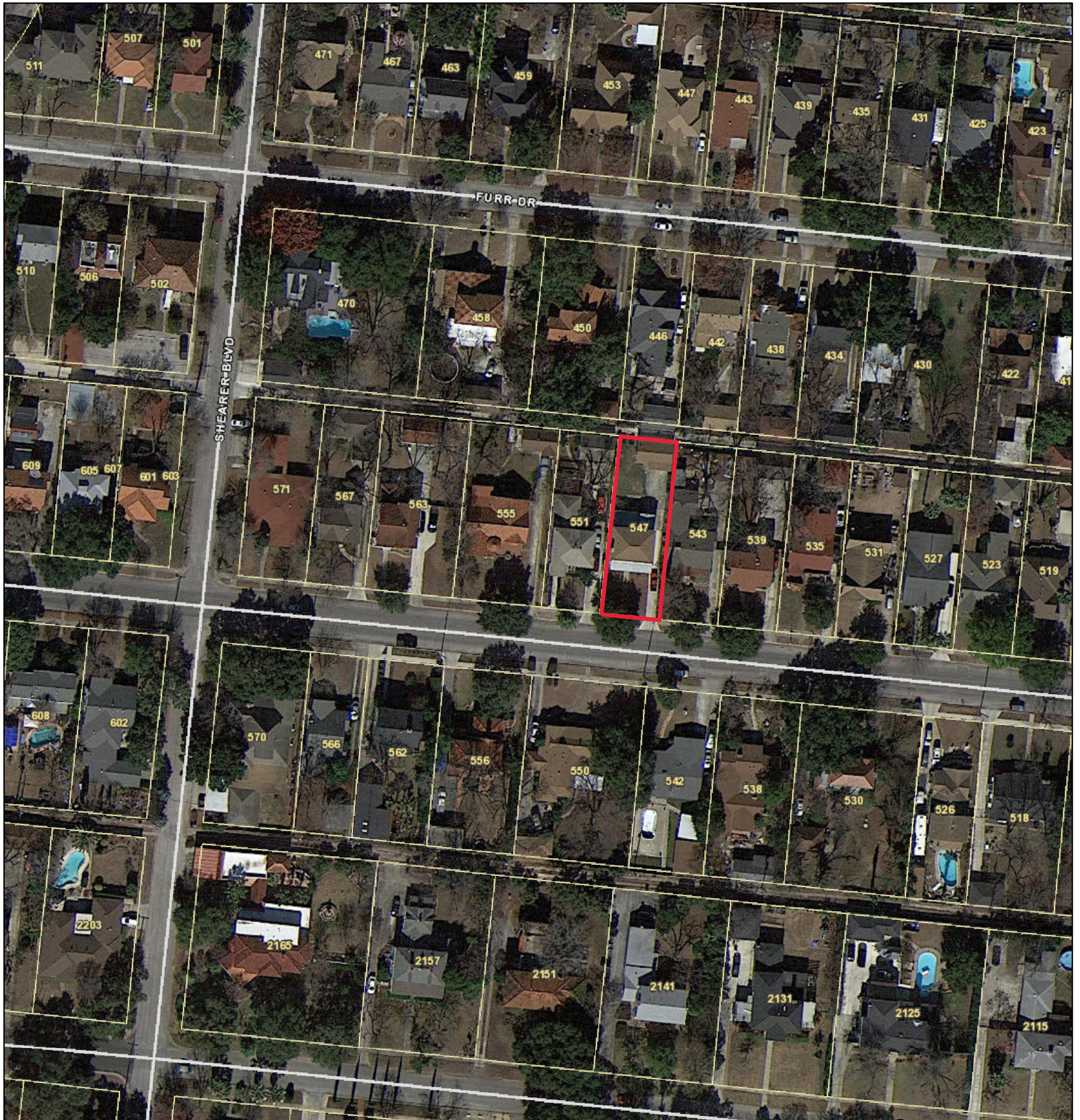
- d. NEW DOOR - The applicant has proposed to install a new pedestrian door on the right side of the rear addition. The current location is a blank wall. Staff finds the request appropriate.

RECOMMENDATION:

Staff recommends approval of the request items based on findings a through d with the following stipulations:

- i. That the applicant submits final window specifications to staff for review and approval. Windows should be fully wood or clad wood and feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White color is not allowed, and color selection should be presented to staff. 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.
- ii. That the casement windows to be removed or replaced be salvaged and stored on site for future use or donated. A salvage or donation plan must be submitted to staff prior to the issuance of Certificate of Appropriateness.

City of San Antonio One Stop

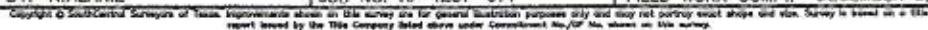


January 28, 2021





ALLEY



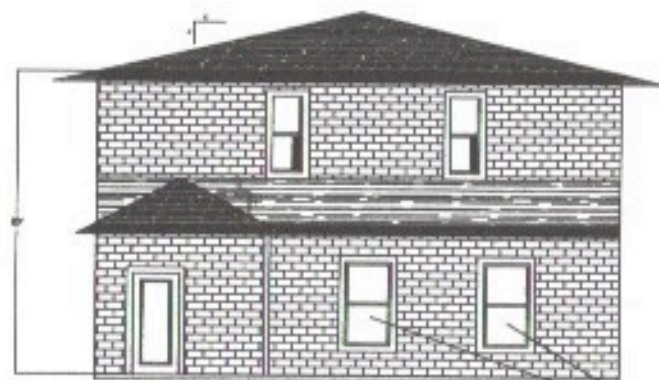




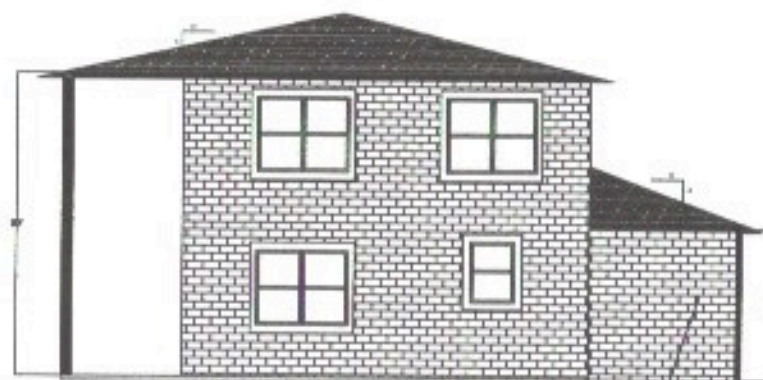








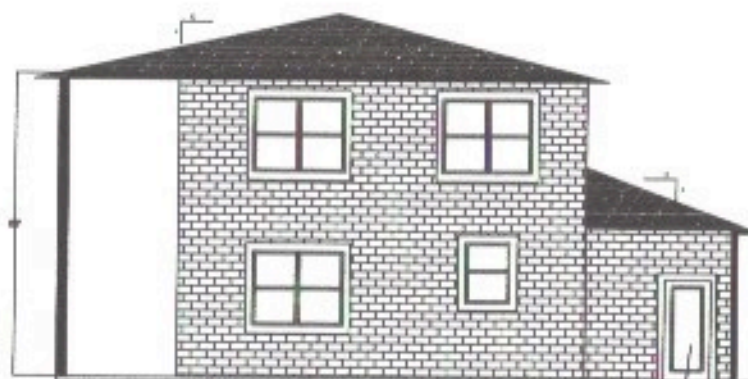
NEW BACK ELEVATION



EXISTING RIGHT ELEVATION



EXISTING BACK ELEVATION



NEW RIGHT ELEVATION

GRAPHIC SCALE



SCALE 1/8" = 1'-0" PRINT



ROSLINE

FRONT ELEVATION, REAR ELEVATION.

ALUMINUM - 547 DONALDSON SAN ANTONIO TX 78201
SAN ANTONIO, TX 78203

GERARDO CUEVA

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10000 N. LOMITA AVE. SUITE 100
DALLAS, TEXAS 75243
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DATE: 11/11/2011
BY: G. CUEVA

0.11.2011

A-004
11/17



A line drawing of a two-story brick building. The building has a gabled roof with a chimney on the right side. The front facade is made of brick and features several windows: a large multi-paned window on the left, a smaller square window in the upper center, and a tall narrow window on the right. A vertical pipe or downspout runs down the right side of the brick wall. The building is shown from a side-on perspective.

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ADDRESS : 547 DONALDSON SAN ANTONIO TX 78201
SAN ANTONIO TX 78203

CREATING QUESTIONS

THE UNIVERSITY OF CHICAGO PRESS
530 N. Dearborn St., Chicago, IL 60610
Tel: (773) 707-7000 Fax: (773) 707-0850
http://www.press.uchicago.edu

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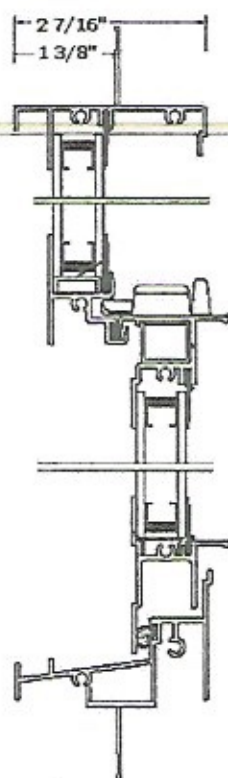
A-004

3710F

Aluminum Windows

Features Include:

5/8" Intercept Glazing
2 7/16" Frame Depth
1 3/8" Nail-Fin Setback
5/8" Muntin Bars
Dual Lift / Pull Rails
Modular Mulling & Stacking
Three Color Options
white / adobe / bronze



Single - Hung
3710F

Removable Sash
Block & Tackle Balance
Dual Lift Rails

Horizontal Slide
4720

Nylon Rollers
Dual Pull Rails
Baffle Weep System

Fixed & Shapes
701-2-3F

Modular Sizing
Outside Glazing



Precision Windows & Doors
405 Breesport St.
San Antonio Tx. 78216
210-524-0023



Customer Name:

Address:

Phone:

Fax:

Customer Information:

Project Name: Frank Gonzalez

Quote Name: Unassigned Quote

Quote Number: 3194621

Order Date: Quote Not Ordered

PO Number:

Comments:

RO is for Fin and Finless units only. Please contact your supplier for Flange opening sizes.

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
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Line Item: 100-1

None Assigned

*** PRODUCT ***

Quantity: 2

Row 1 1620 Single Hung - Vent - 1 Units - 35.5W x 63H

RO Size: 36" X 63.5"

*** DIMENSIONS ***

Unit Size: 35.5" X 63"

35.5W x 63H

*** FRAME ***

South, Vinyl, Frame Type - Finless, Foam Tape, Exterior Color - White

*** GLASS ***

Glazing Type - Insulated, Glass Tint - Clear, HP Low-E, Argon Gas,

Glass Strength - DSB

*** GRILLES ***

Grille Type - GBG, Grille Thickness/Style - 5/8" Flat, Grille Pattern - Colonial

Top Glass: Grille Division Type - Custom, Number Wide - 3, Number High - 2

*** SCREEN ***

Screen - Rollform Half, Screen Mesh Type - Charcoal Fiber, Screens

Packed Separately - No

*** WRAPPING ***

Extension Jambs - None, Frame Trim - None

*** NFRC ***

Series 1620R::SingleHung, U-Factor::0.28, SHGC::0.2, VT::0.38

*** Performance ***

Series 1620R::SingleHung, Calculated Positive DP Rating::67.2,

Calculated Negative DP Rating::67.2, DP Rule ID::1620 SH, Rating

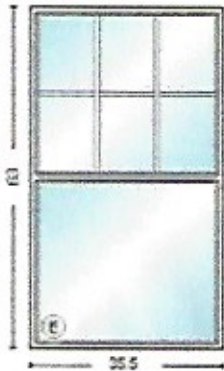
Type::DesignPressure, Structural Rating::LC-PG50, Water

Rating::7.52, FL ID::21637, STC Rating::29, OITC Data::25

Unit Price: \$268.71

1620 Single Hung - Vent - No Call Width - No Call Height

Extended Price: \$537.42



3710F

Aluminum Windows



Performance: 3710F H-R 40 47 1/4" X 71 1/4" (H-R 35 47 1/4" X 83 1/4" - H-R 25 47 1/4" X 95 1/4")

Operating Force

Air Infiltration

Water Resistance

Uniform Load Structural

Forced Entry

1.57 psf

6.00 psf

exterior

interior

permanent set

ASTM F588-97 grade 10

Measured

14.0 lbf

0.20 cfm/sf

no entry

60.0 psf

60.0 psf

negligible

no entry

Allowed

30.0 lbf

0.30 cfm/sf

no entry

60.0 psf

60.0 psf

0.1825"

no entry

Rough Openings: Square or Rectangle

Width	Exact	Opening
2'0"	23 1/4"	24"
2'4"	27 1/4"	28"
2'6"	29 1/4"	30"
2'8"	31 1/4"	32"
3'0"	35 1/4"	36"
3'6"	41 1/4"	42"
3'8"	43 1/4"	44"
4'0"	47 1/4"	48"
5'0"	59 1/4"	60"
6'0"	71 1/4"	72"

Height	Exact	Opening
2'4"	27 1/4"	28"
3'0"	35 1/4"	36"
3'8"	43 1/4"	44"
4'0"	47 1/4"	48"
4'4"	51 1/4"	52"
5'0"	59 1/4"	60"
6'0"	71 1/4"	72"

Rough Openings: Round Head (stand alone)

Width	Exact	Opening
2'0"	23 1/4" X 11 5/8"	24" X 12"
2'8"	31 1/4" X 15 5/8"	32" X 16"
3'0"	35 1/4" X 17 5/8"	36" X 18"
3'8"	43 1/4" X 21 5/8"	44" X 22"
4'0"	47 1/4" X 23 5/8"	48" X 24"
5'0"	59 1/4" X 29 5/8"	60" X 30"
5'4"	63 1/4" X 31 5/8"	64" X 32"
6'0"	71 1/4" X 35 5/8"	72" X 36"

Rough Openings:

Twin or Triple Unit / Stacked Unit

Use Overall Call Out Size

example 3050 twin call outsize is 72" X 60"

rough opening is 72" X 60".

(Mulls are 3/4" wide)



NFRC Thermal Performance: LoE2-170 w/muntins

3710 single - hung

3724 Horizontal - slide

700 fixed

U Value

0.57

0.60

0.52

SHGC*

0.29

0.29

0.33

VLT**

0.52

0.51

0.56

* Solar Heat Gain Coefficient

** Visible Light Transmission



310F

Single Hung Aluminum Window with Nail Fin

ventana de guillotina aluminio con pestaña



Side-loading removable bottom sash

fajín removable con instalación lateral

New Construction

INSTALACION NUEVA

MODEL

Modelo

36 x 60

UNIT DIMENSION WIDTH X HEIGHT Dimensiones de la unidad Ancho x Alto	35 1/4" x 59 1/4"
ROUGH OPENING Abertura sin acabado	36" x 60"
NAIL TYPE/Depth Tipo de marco/Profundidad	NAIL FIN 2 7/16" PESTAÑA DE CLAVAR 2 7/16"
GLAZING Vidrios	YES Sí
COLOR Color	WHITE BLANCO
FINISHWARE Acabado	INCLUDED INCLUIDO
INSET SCREEN Pantalla inserta	HALF INCLUDED MOBQUITERA MEDIA
ENERGY EFFICIENCY TYPE Tipo de eficiencia energética	LOW-E BAJA EMISIÓN
WARRANTY Garantía	20 YEAR GLASS

640498

