

# HISTORIC AND DESIGN REVIEW COMMISSION

May 05, 2021

**HDRC CASE NO:** 2021-182  
**ADDRESS:** 370 QUENTIN DR  
**LEGAL DESCRIPTION:** NCB 7026 BLK 5 LOT 23, E 43 FT OF 22 & W 4 FT OF 24  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** San Antonio San Antonio/DOMINGUEZ ORLANDO & ALICIA  
**OWNER:** San Antonio San Antonio/DOMINGUEZ ORLANDO & ALICIA  
**TYPE OF WORK:** Fenestration changes  
**APPLICATION RECEIVED:** April 05, 2021  
**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. Replace the window and door at the center of the south (rear) elevation with steel French doors.
2. Remove the east-facing rear porch window and enclose the opening.
3. Replace the non-original window on the south (rear) elevation with a custom-made wood window to match the adjacent square windows.
4. Remove and enclose 2 windows on the south and west elevations.

## 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.

## 12. Increasing Energy Efficiency

### A. MAINTENANCE (PRESERVATION)

- i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.
- ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.
- iii. *Windows*—Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.
- iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.
- v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.
- vi. *Shutters*—Reinstall functional shutters and awnings with elements similar in size and character where they existed historically.
- vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.
- viii. *Cool roofs*—Do not install white or —cool roofs when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet.
- ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.
- x. *Green Roofs*—Install green roofs when they are appropriate for historic commercial structures.

## FINDINGS:

- a. The primary structure at 370 Quentin is a 1-story, single-family structure constructed circa 1940 in the Ranch style. The home features a side gable composition shingle roof, asbestos shingle siding, steel casement and one-over-one wood windows, and stone veneer skirting. The house was designed by prominent San Antonio architect N. Straus Nayfach. The property is contributing to the Monticello Park Historic District.
- b. FENESTRATION MODIFICATION: SOUTH ELEVATION – The applicant has proposed to replace 1 wood window (window 12) and 1 wood porch door (Door 2) at the center of the south (rear) elevation. The applicant has proposed to replace the existing window and door with a set of steel French doors. Guideline 6.A.i for Exterior Maintenance and Alterations states that existing window and door openings should be preserved. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. Guideline 6.A.ii for Exterior Maintenance and Alterations states that historic doors, including hardware, fanlights, sidelights, pilasters, and entablatures should be preserved. The metal window tracks may indicate that the window is not original to the structure. The rear porch features 3 doors, and the central and west-facing porch doors are located at the same corner of the rear porch. Staff finds that due to the unique fenestration pattern at the rear porch, the proposed fenestration modification is appropriate.
- c. FENESTRATION MODIFICATION: REAR PORCH – The applicant has requested to remove the existing one-over-one, east-facing wood window at the rear porch (window 13) and enclose the opening with cladding to match existing in appearance and profile. The window is likely not original to the structure as it does not match other windows on the structure and does not feature sash cords. Guideline 6.A.i for Exterior Maintenance and

Alterations states that applicants should avoid filling in historic window or door openings. As the existing window faces the interior of the rear porch, is located at the rear of the structure, and is not original, staff finds the proposal appropriate.

- d. WINDOW REPLACEMENT: SOUTH ELEVATION – The applicant has proposed to replace 1 one-over-one window on the south elevation (window 14) with a custom-made fully wood window to match the adjacent existing square windows on the south elevation. The window proposed for replacement is most likely not original to the structure and does not match the other existing windows on the structure. 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 when original windows are deteriorated beyond repair. While the existing window is not deteriorated beyond repair, staff finds that the proposed replacement window and opening size is more appropriate in this location on the structure.
- e. FENESTRATION MODIFICATION: SOUTH AND WEST ELEVATIONS – The applicant has proposed to remove 2 one-over-one wood windows (windows 17 & 18) from the far west side of the south elevation and from the west elevation and enclose the existing window openings. The applicant is requesting to enclose the existing window openings to accommodate changes to the interior layout. Window 18 is currently enclosed from the interior and the window glass has been painted. Additionally, window 18 is the only window opening on the west elevation. The windows are likely original to the structure. Guideline 6.A.i for Exterior Maintenance and Alterations states that applicants should avoid filling in historic window or door openings. Staff finds that the window openings should remain in place as they are either original or date very closely to the original construction.
- f. ADMINISTRATIVE APPROVAL – The applicant has proposed to repair windows 15 and 16. This scope of work is eligible for administrative approval and does not require approval by the HDRC.

### **RECOMMENDATION:**

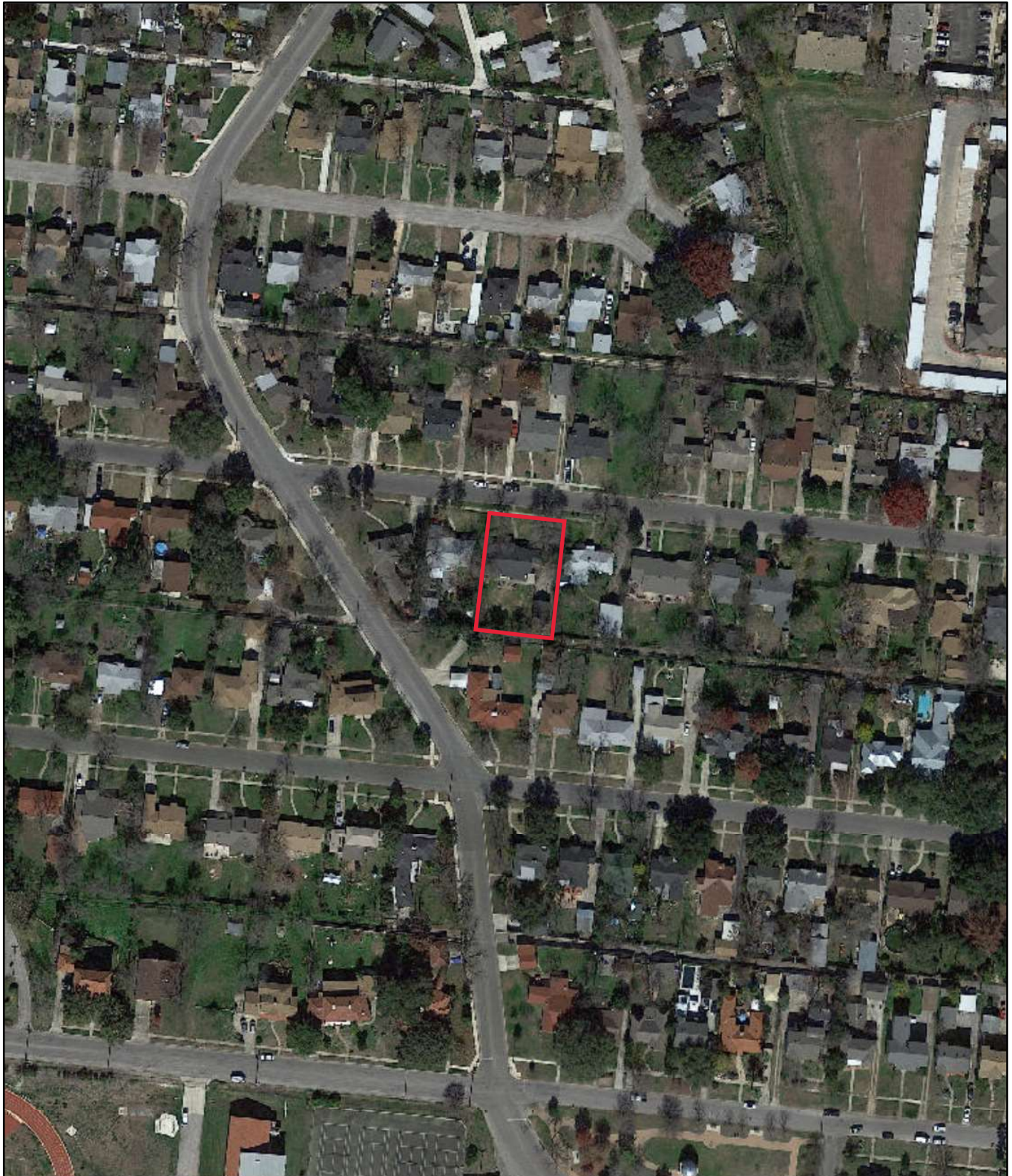
Staff recommends approval of items 1-3 based on findings a through d with the following stipulations:

- i. That the applicant salvages the existing windows and doors and stores them on the property for future use.
- ii. That the applicant submits final material specifications for the proposed French doors to staff for review and approval. A steel or fully wood set of doors is most appropriate.
- iii. That the applicant submits final material specifications for the replacement cladding material to match existing.
- iv. That the applicant replaces window 14 with a fully wood replacement window that matches the dimensions of windows 15 and 16.


Item 4, staff does not recommend approval based on finding e. Staff recommends that the applicant retains windows 17 and 18 in their current location.

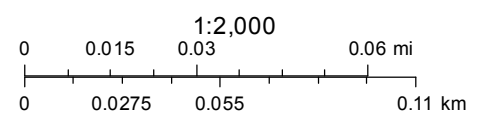


# City of San Antonio One Stop



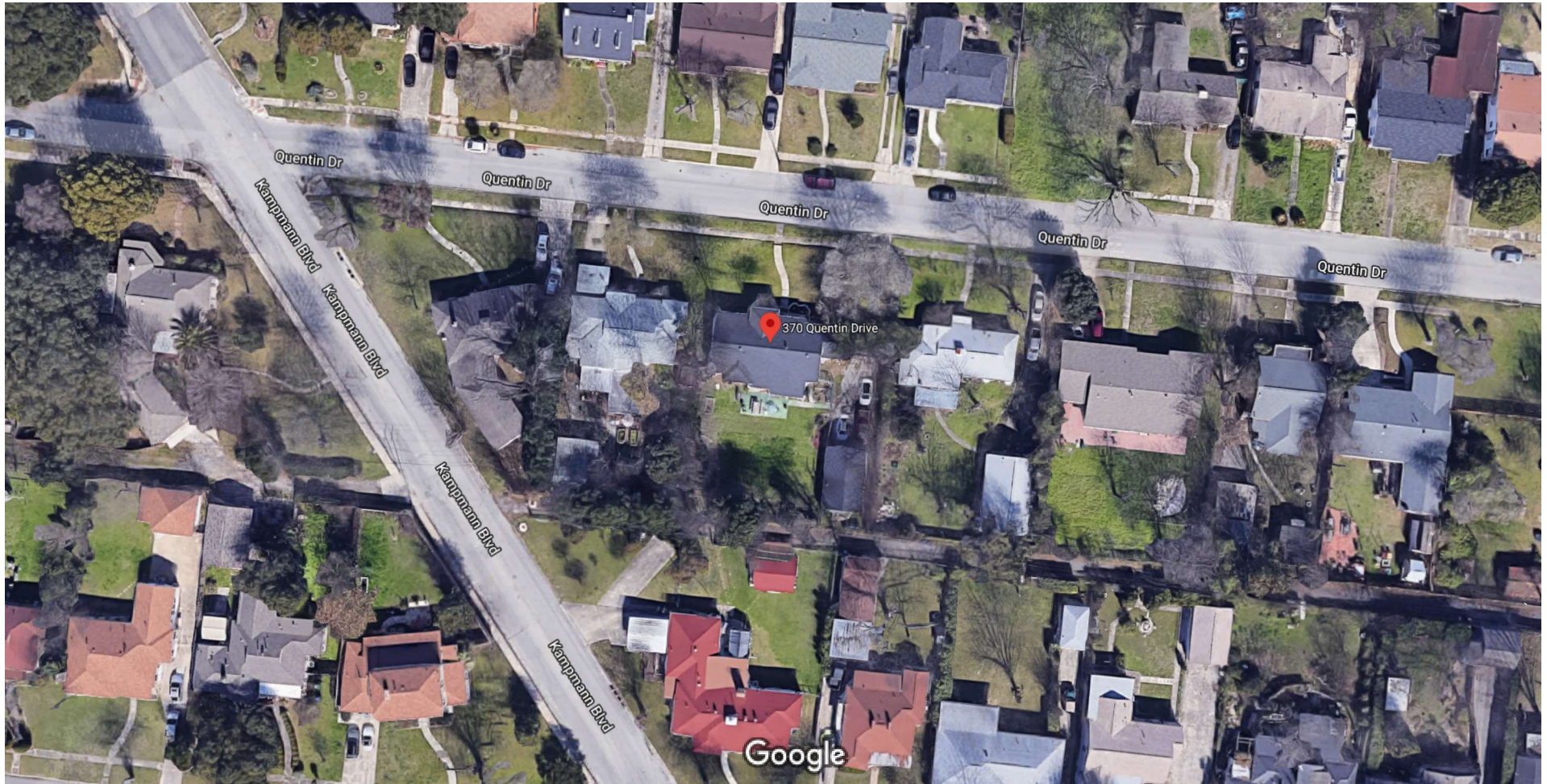
August 7, 2020

 User drawn lines





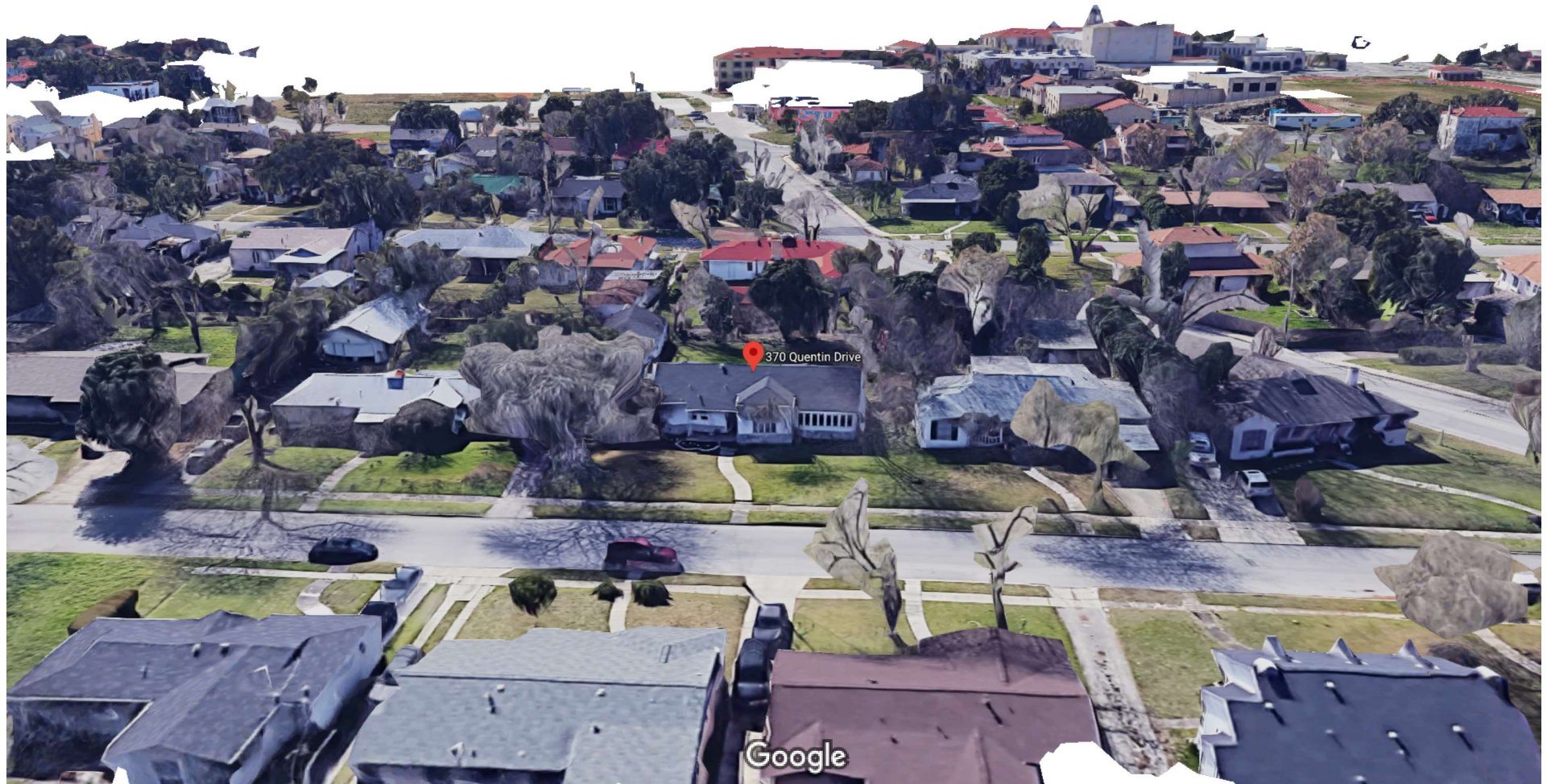
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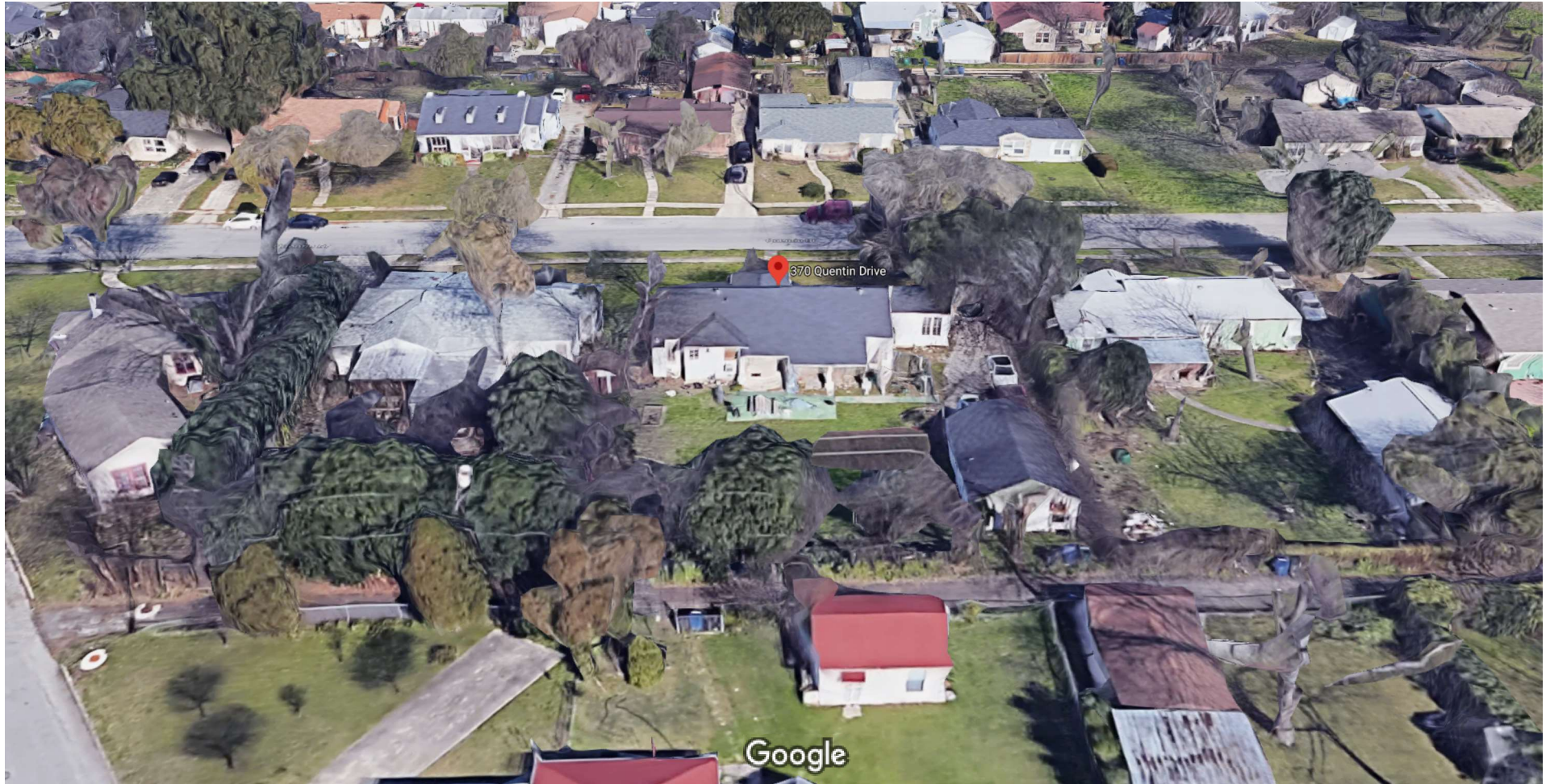
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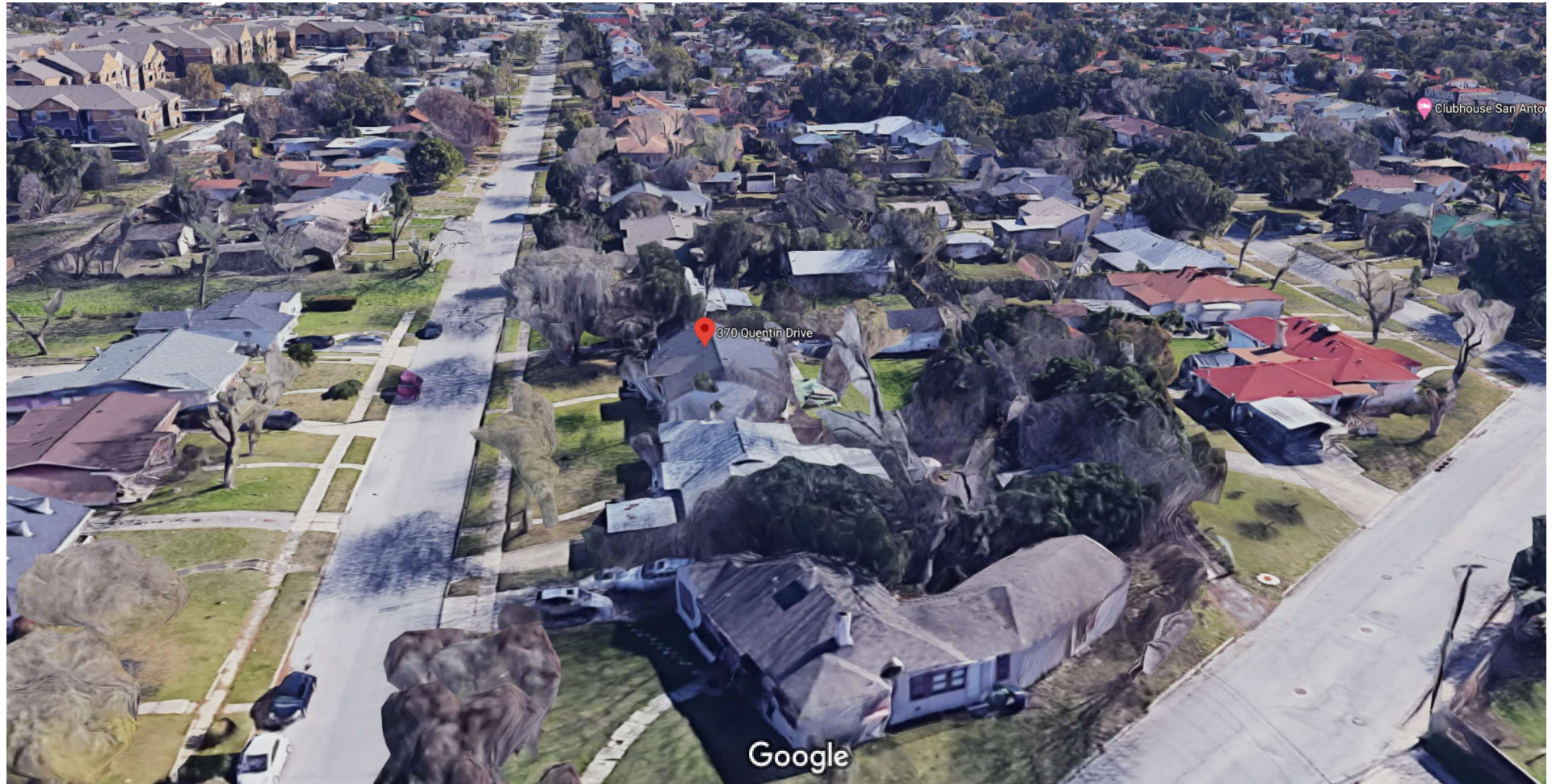
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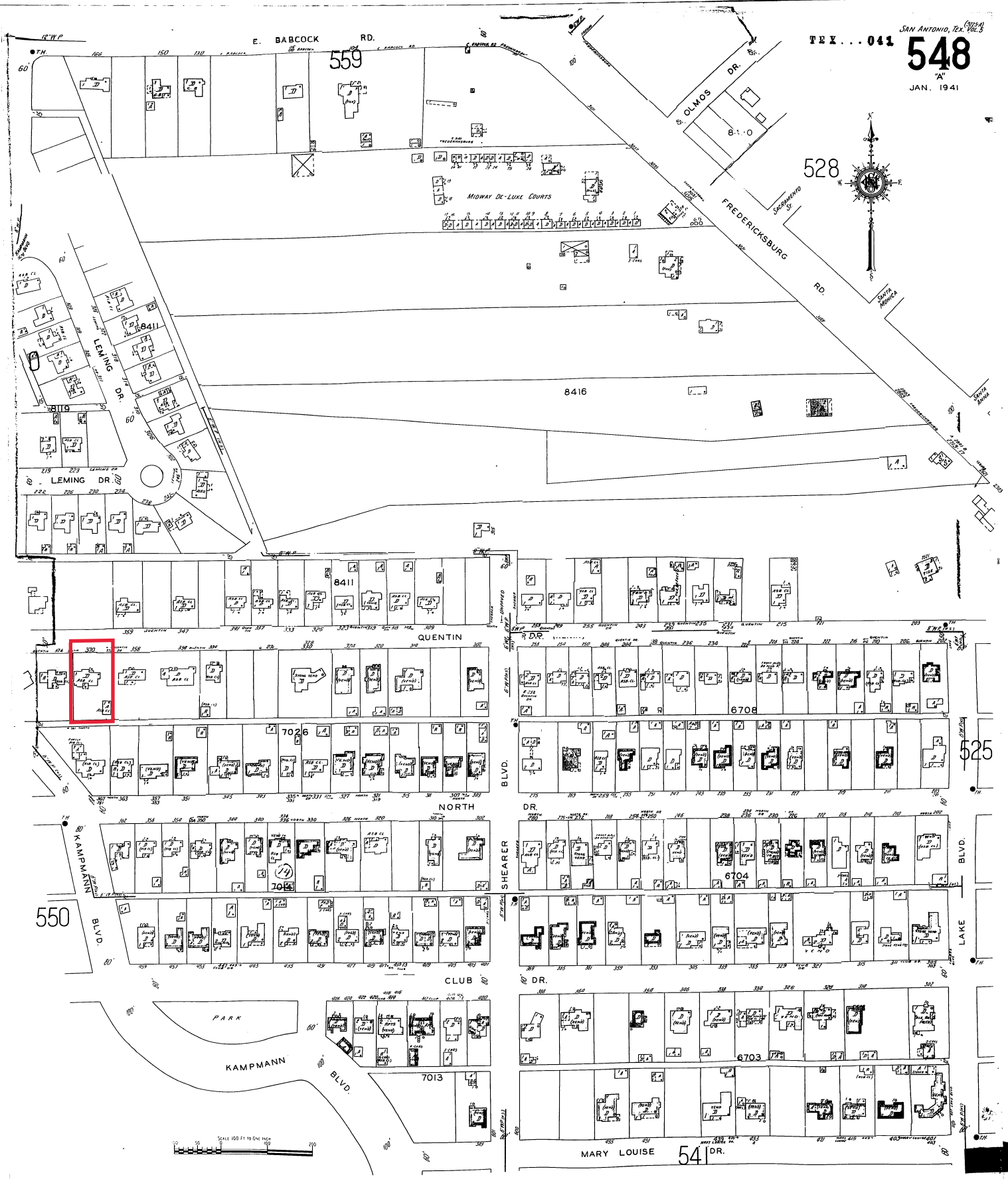
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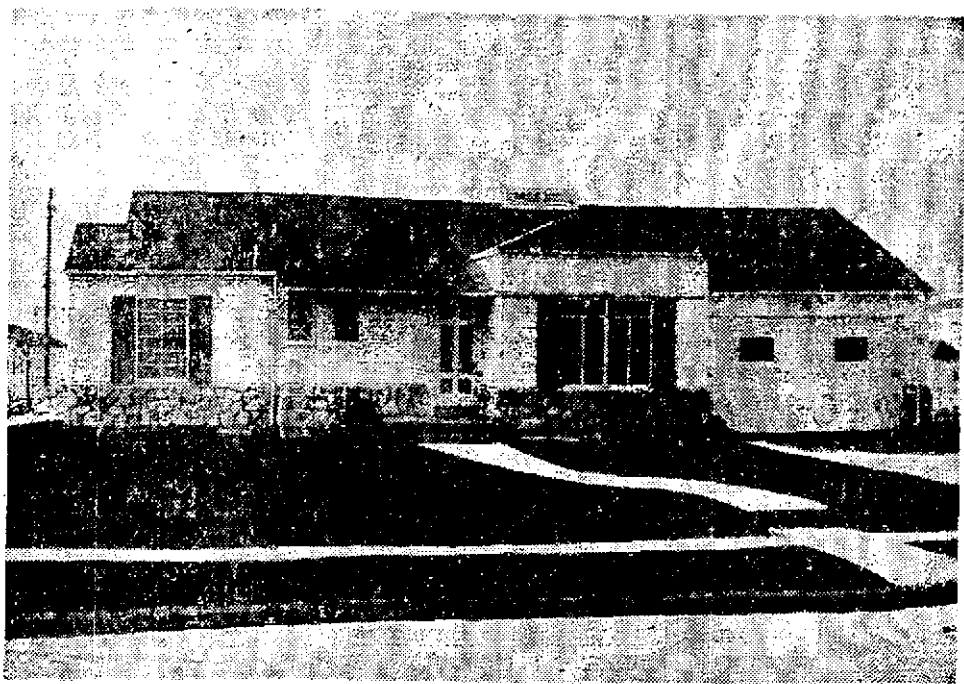


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MARY LOUISE 541 DR.





**CALIFORNIA COLONIAL**—This rock and asbestos home at 370 Quentin Drive, north of Jefferson High School, near Kampmann Blvd., has a number of features. There are ornamental iron grilles between the living and dining rooms and the lot is landscaped. Steel studio windows add to the appearance and there is a rear flower porch. N. Straus Nayfach is the architect.—Photo by Studer.

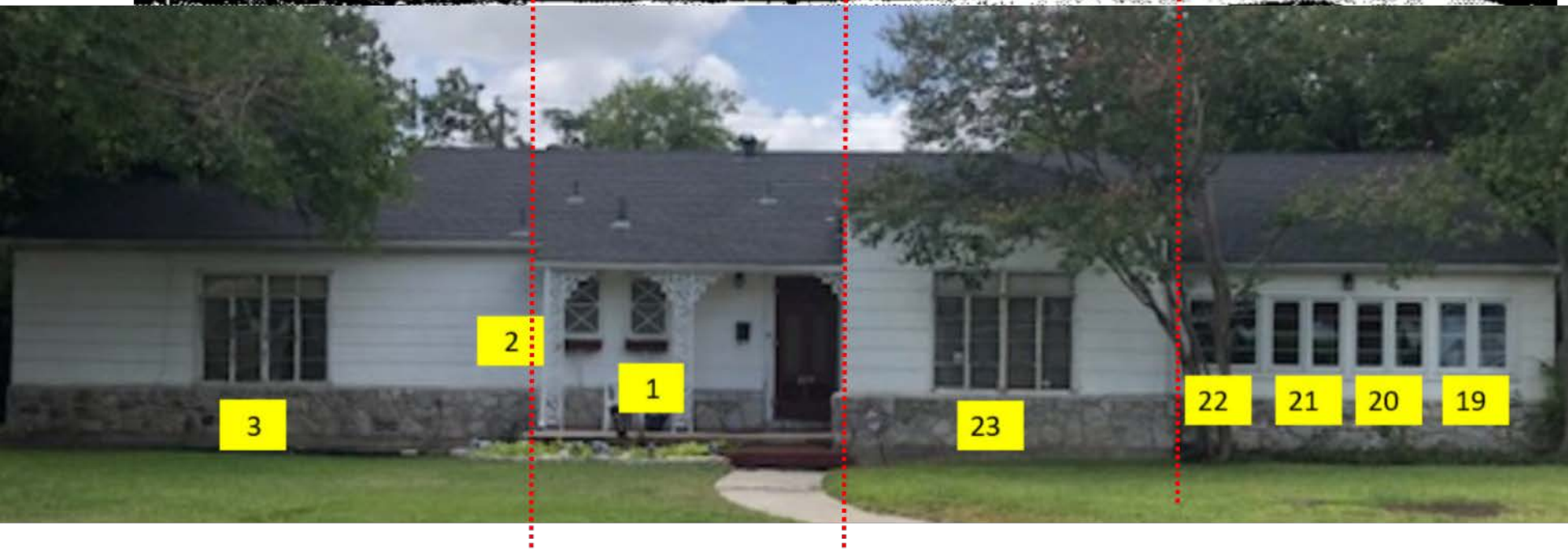
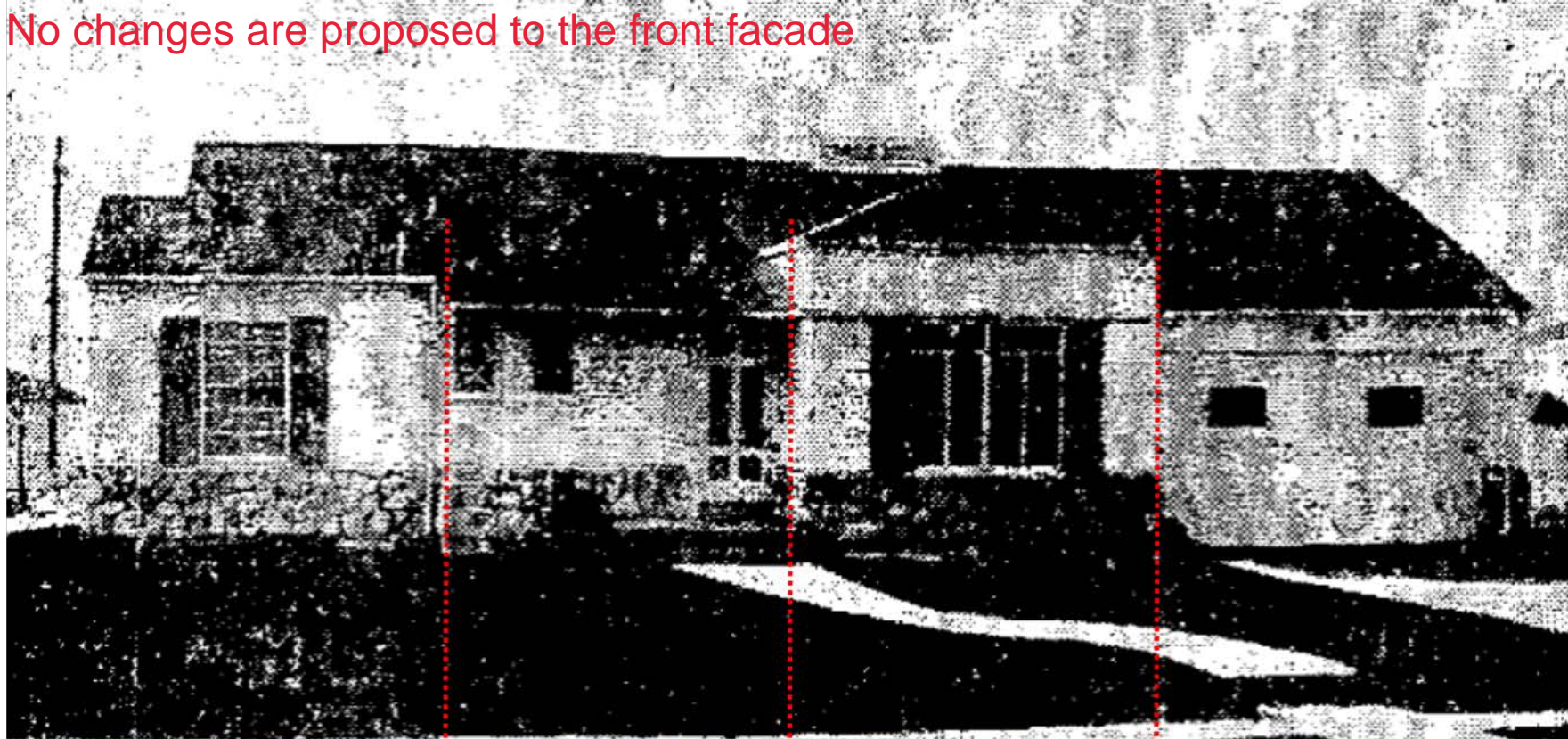
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No changes are proposed to the front facade





The areas impacted by the proposed remodel are in the rear of the structure and one window on the right-hand side of the house.

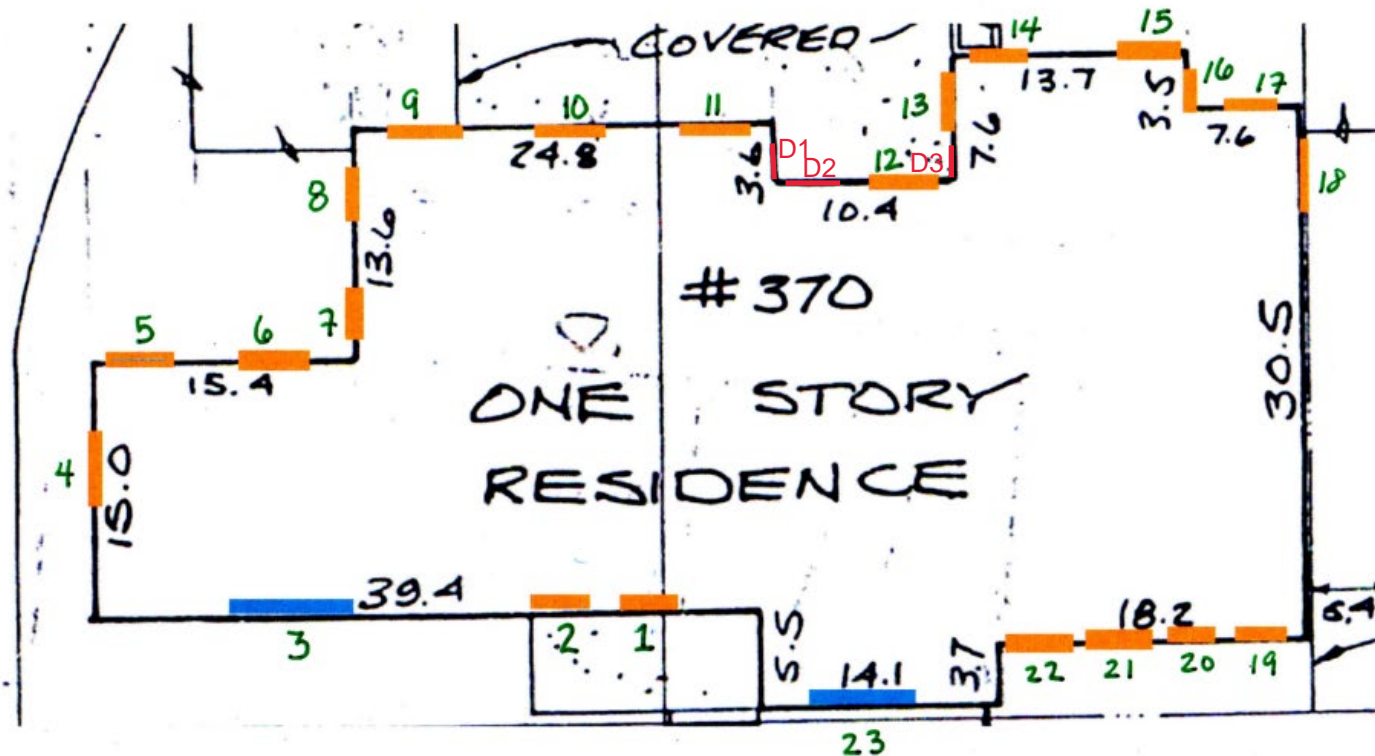
We would like to remove and enclose windows 13 and the adjacent door. The plan is to close off the wall for the purpose of installing base and overhead cabinets on the interior side. Neither window nor the door is believed to be original. The door is a metal door with blinds built into the glass. The window is not constructed like the other windows given no rope and weights are used.

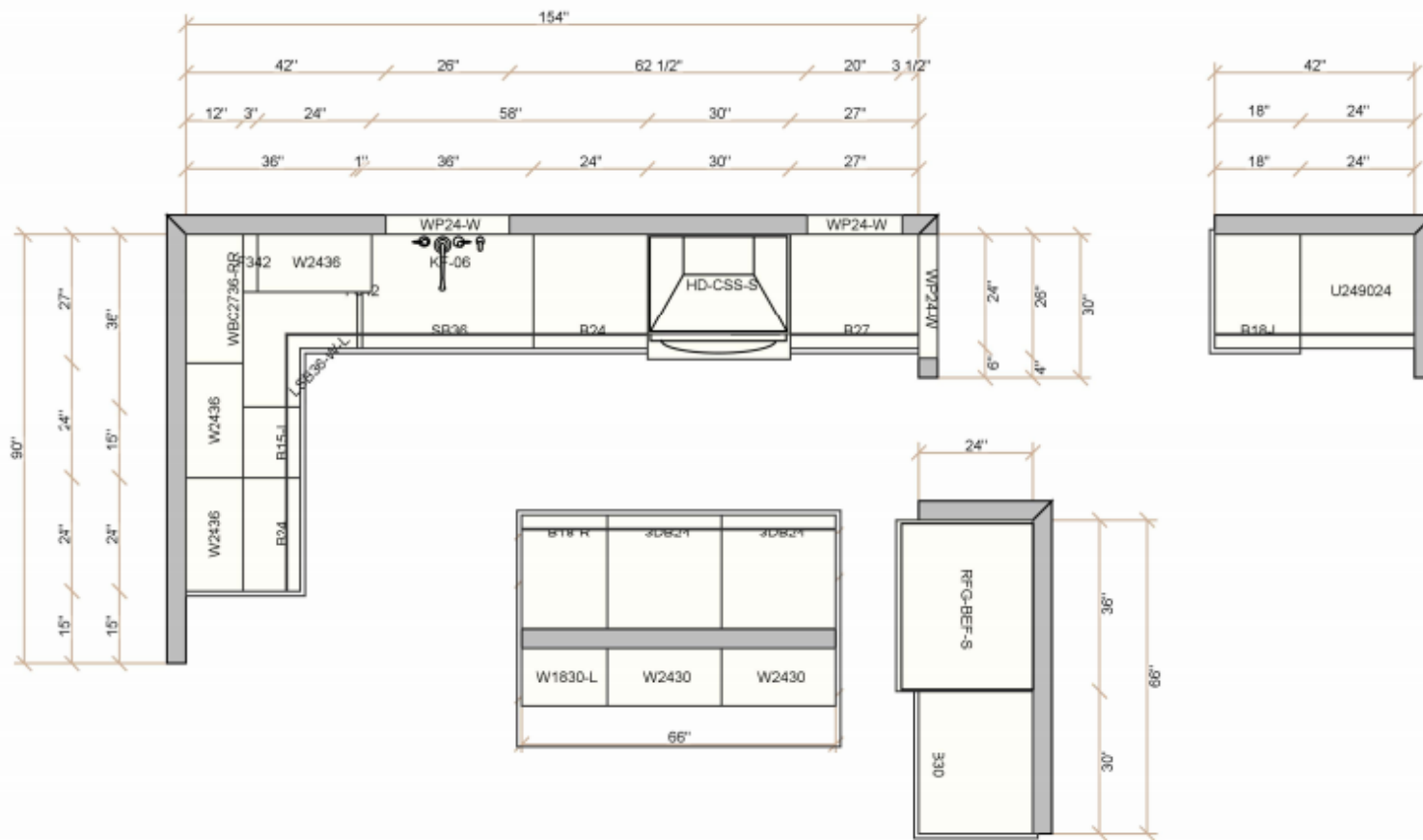
Window 14 will be resized and built of wood to match the existing windows. The plan is to install base cabinets and relocate the sink along the back wall. Window Windows 15 & 16 will be reconditioned to appear new.

We would like to remove and enclose windows 17 & 18. The plan is to create a laundry area. The washer and dryer are to go against the wall where window #17 exists. The sill of this window is 18" from the floor. Would like the washer and dryer vent, water and electrical source to be on this wall. Window #18 cannot be seen from the interior as the window along with the other wall is covered by wooden planks.

Would like to remove window #12 and the adjacent door and have it replaced with French doors.

Exterior shingles are asbestos shingles which are no longer available. The hope is to find a Hardie shingles or equal to match the existing wood grain pattern as close as possible. All to be painted white. Screens to match will be constructed where needed.







Left side of the kitchen is where we would like to close off window #13 and the adjacent door. Upper and lower cabinets to be installed along the wall.

Window #14 over sink is the window we would like to resize and relocate and built to match the existing window, wooden material, single pane, single hung window. The sill for window #13 is 19" from the floor which is lower than the base cabinets.





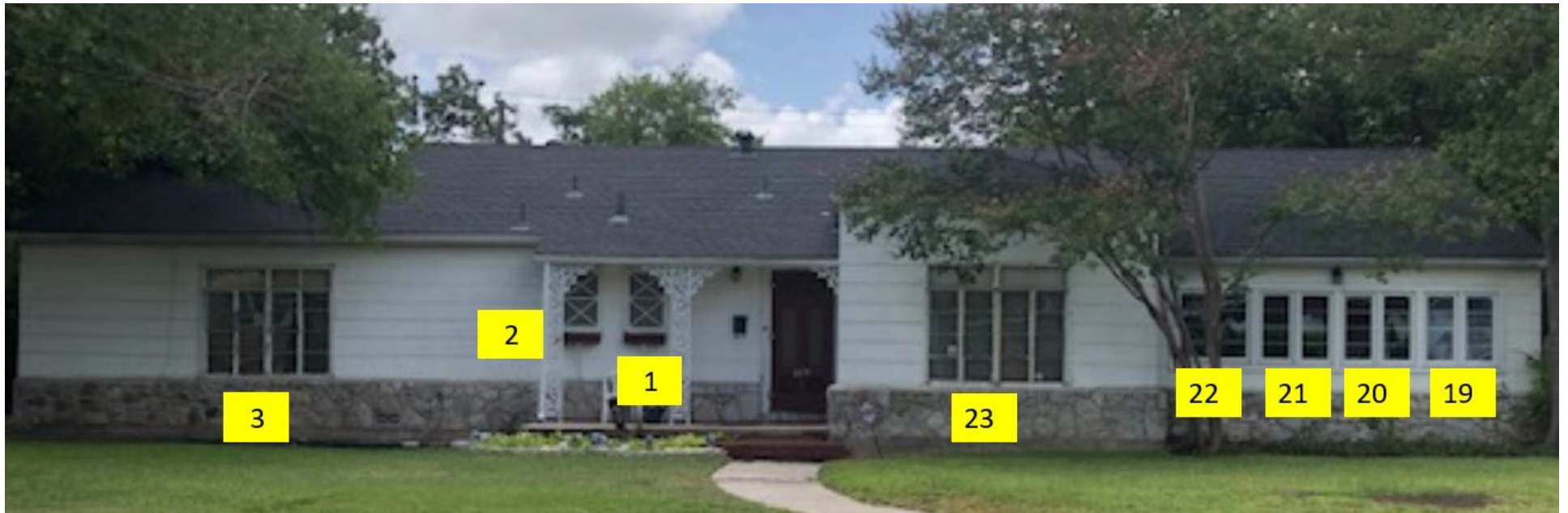


Would like to remove window #12 and the adjacent door and have it replaced with French doors. The doors in the rendering do not illustrate what we would like. We would like something similar to the one below the rendering, 72" x 80" steel door.





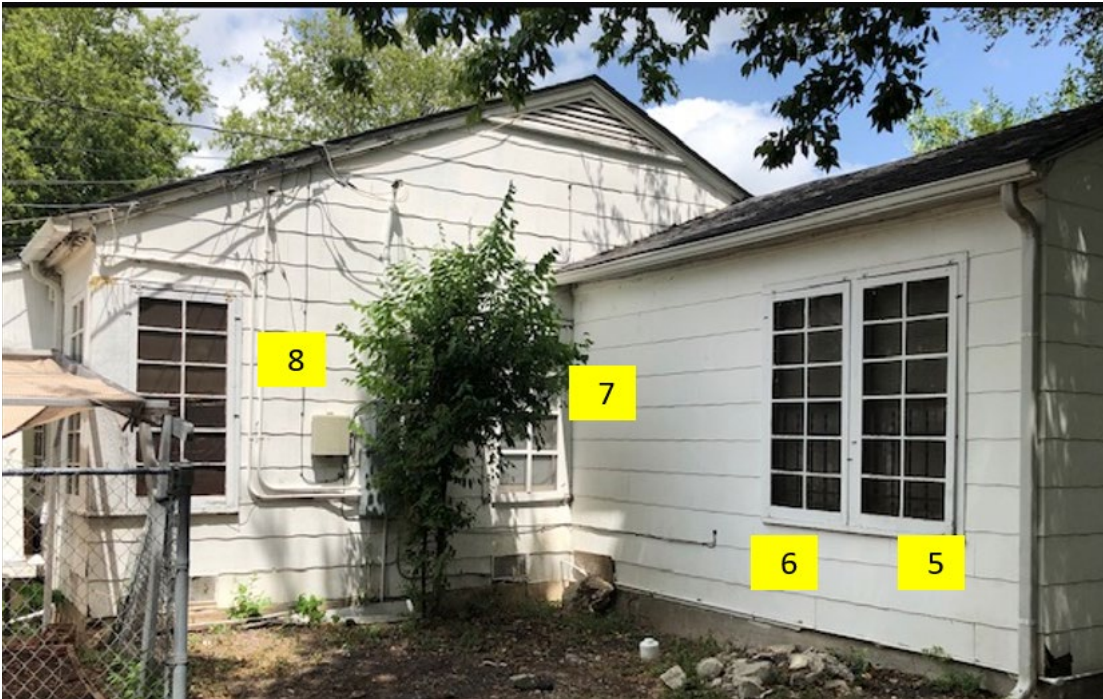




No changes are proposed to the front facade.



No changes are proposed to these windows.













View of window #18, 2<sup>nd</sup> picture screen is raised. Windows had been painted white.



18



18





12

13

D3

D2

D1

Window #13 on left and adjacent door. Would like to close up. Window on right is window #12.





Window #12 and adjacent door to be replaced with French door.

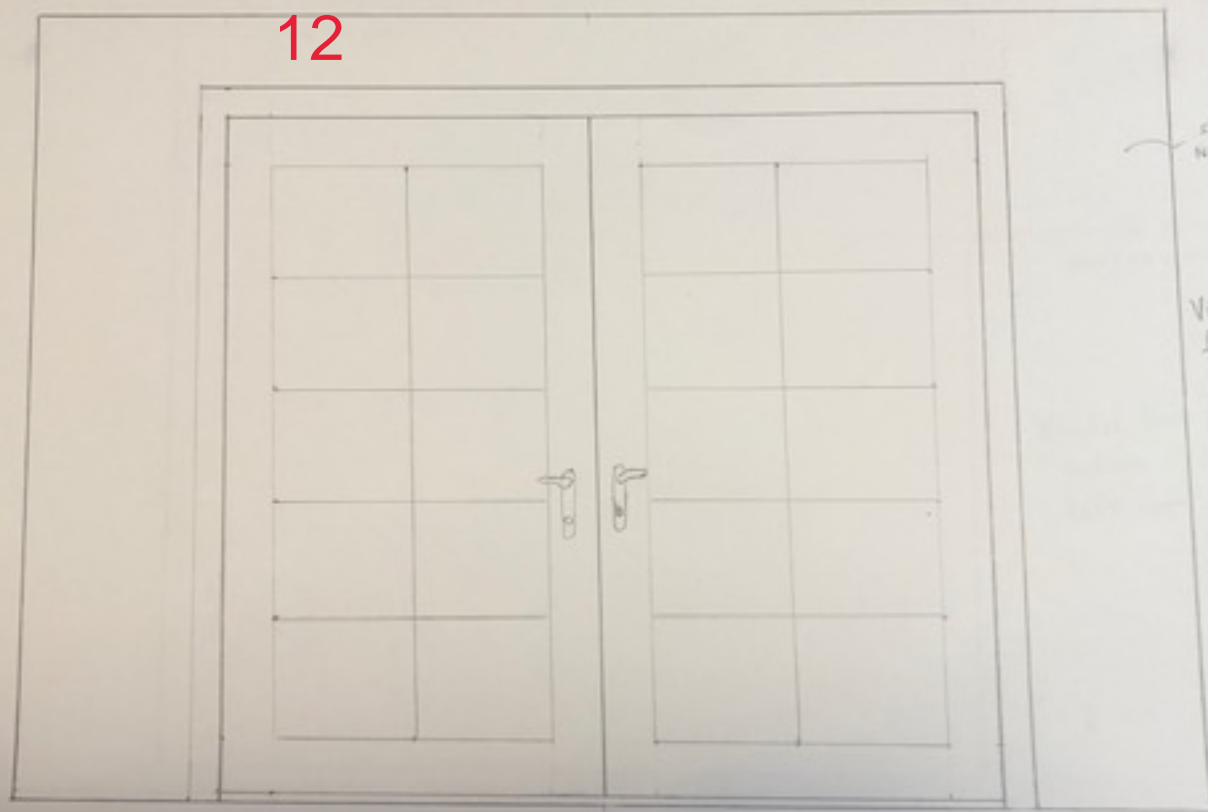


D2

For reference purposes, a third existing door on the porch which is next to the adjacent door of window #12. Comment, I have no idea why anyone would place two doors that close to each other or why three doors would be needed for one porch.



12

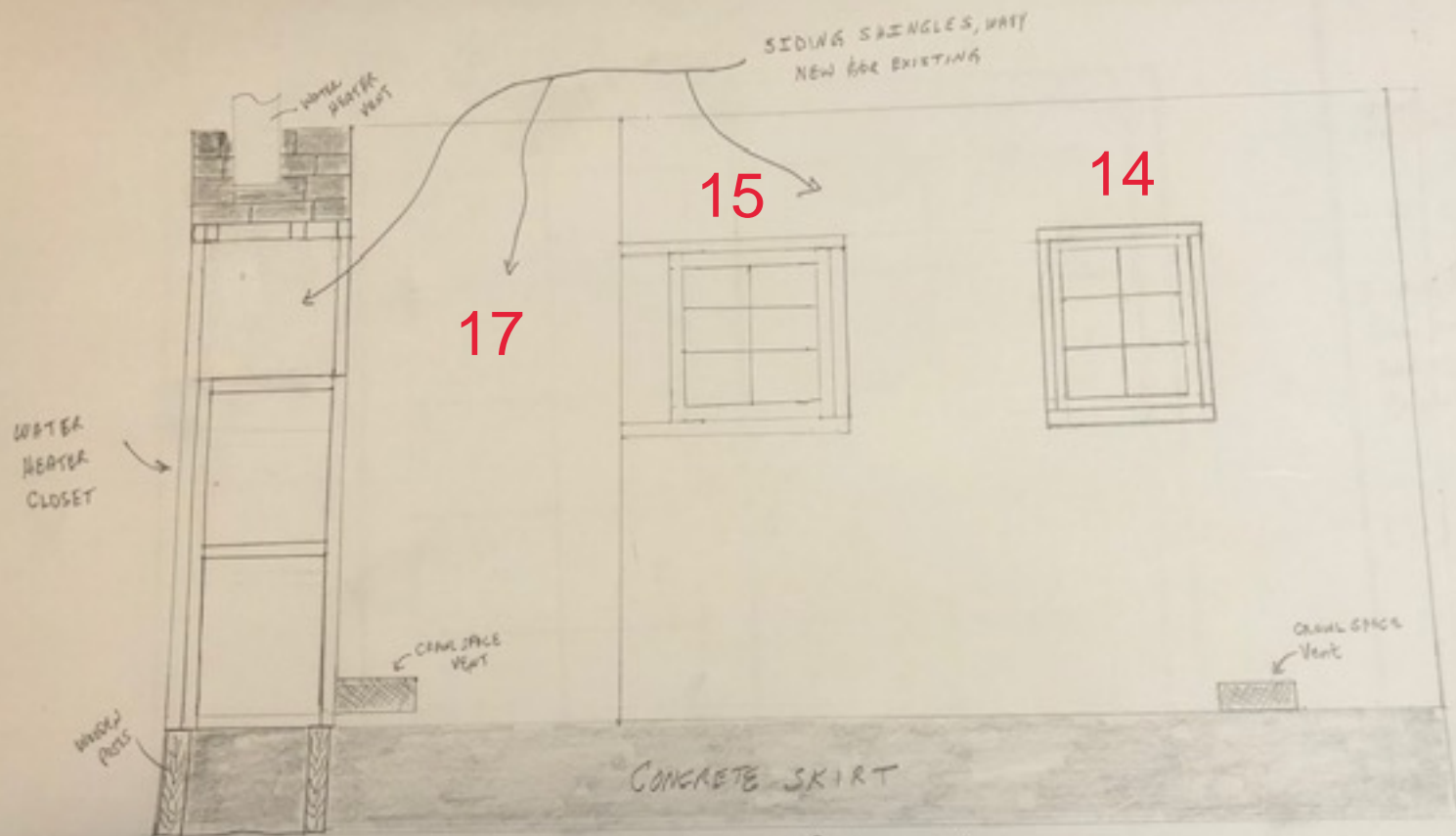


EXISTING SINGLES, VERY  
NEW FOR EXISTING

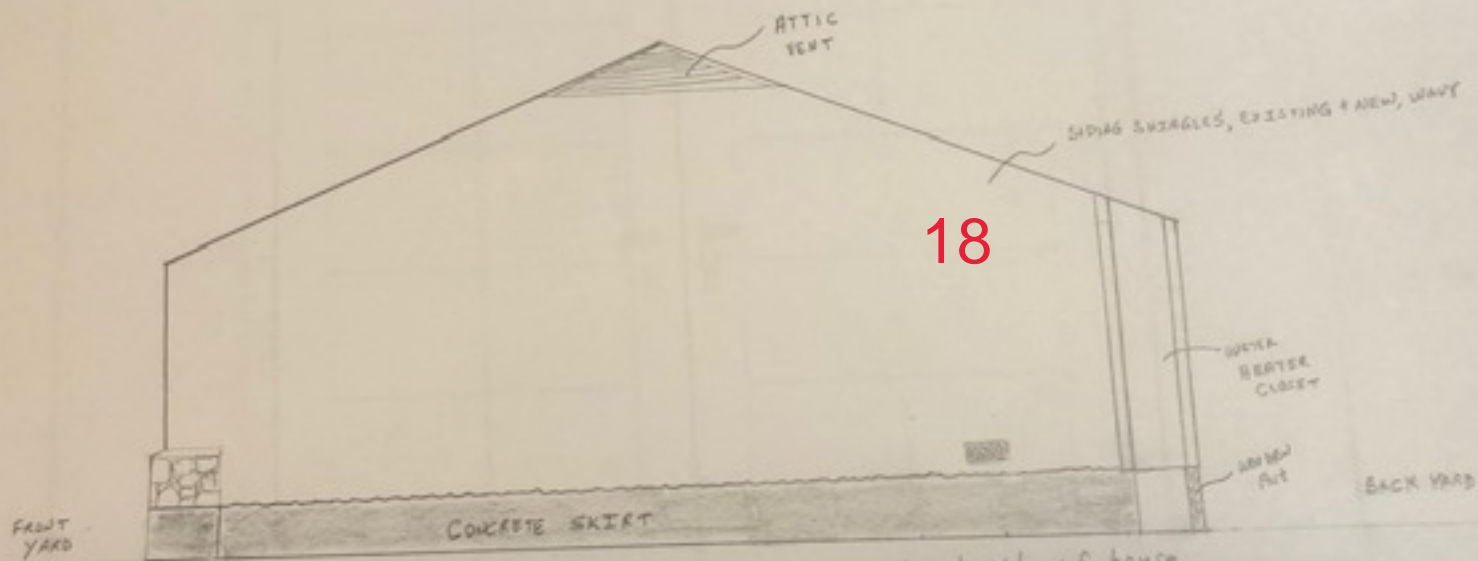
Viewing Porch  
from outside  
Looking in-  
Center wall

1" = 1 Foot





Looking to rear of house, left side of Porch  $\frac{1}{2}'' = 1 \text{ Foot}$



Street view - Right hand side of house

$\frac{1}{4}" = 1 \text{ Foot}$



SIDING SHINGLES, WAVY  
NEW & EXISTING

13

Viewing Porch from  
Outside Looking In -  
Left hand side



1" = 1 Foot




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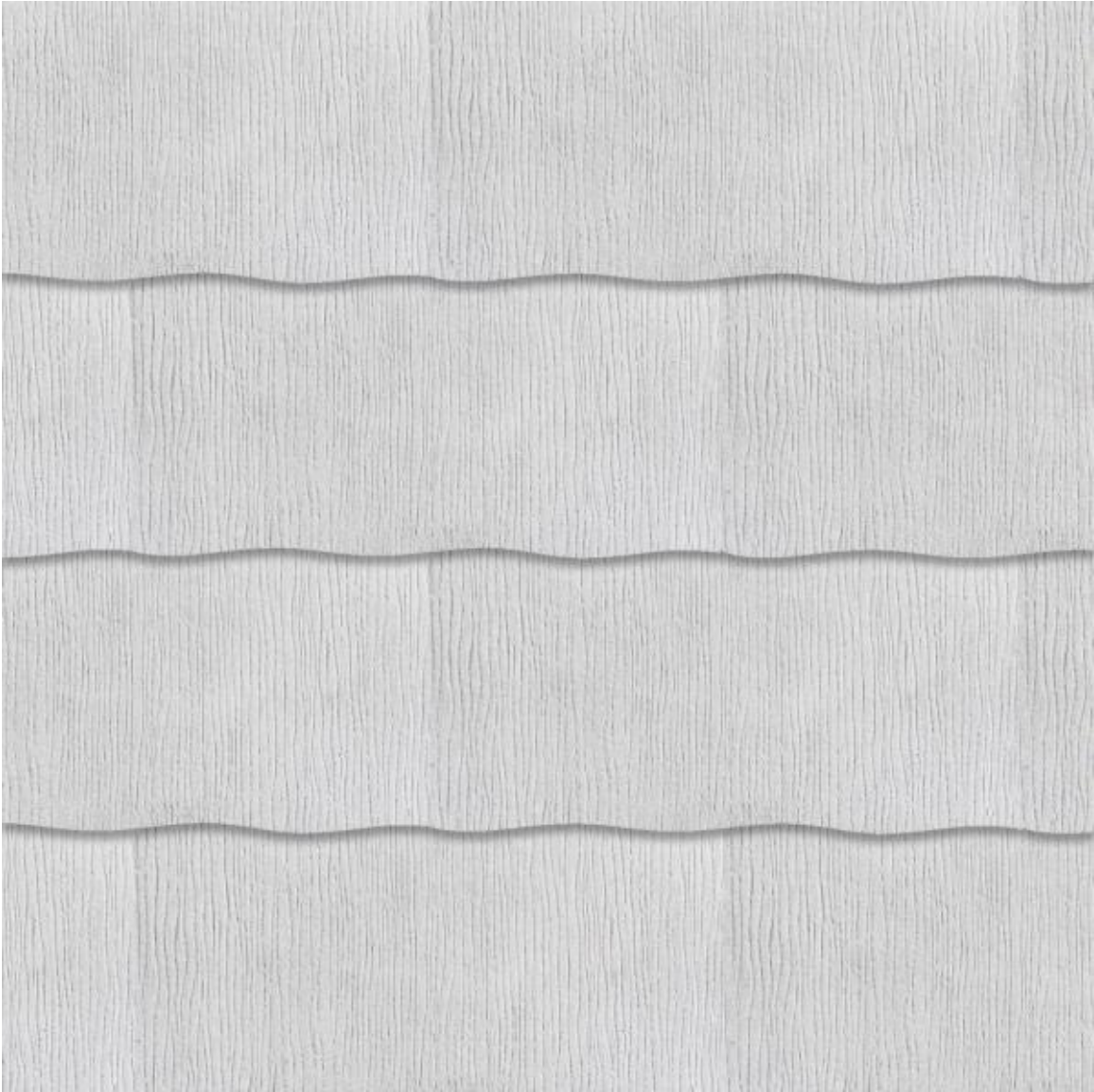
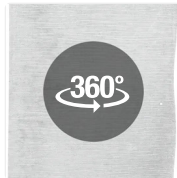
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