

HISTORIC AND DESIGN REVIEW COMMISSION

June 16, 2021

HDRC CASE NO: 2021-264
ADDRESS: 922 E CROCKETT ST
LEGAL DESCRIPTION: NCB 583 BLK 8 LOT 3 & E 3.71 FT OF 4
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Ligaya Thompson
OWNER: THOMPSON LEE CAPITAL LLC
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: May 26, 2021
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:

1. Remove the existing siding to provide structural and framing repairs to the historic structure.
2. Replace seven existing wood windows with aluminum windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

1. Woodwork
1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See General Paint Type Recommendations in Preservation Brief #10 listed under Additional Resources for more information.
- v. Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.

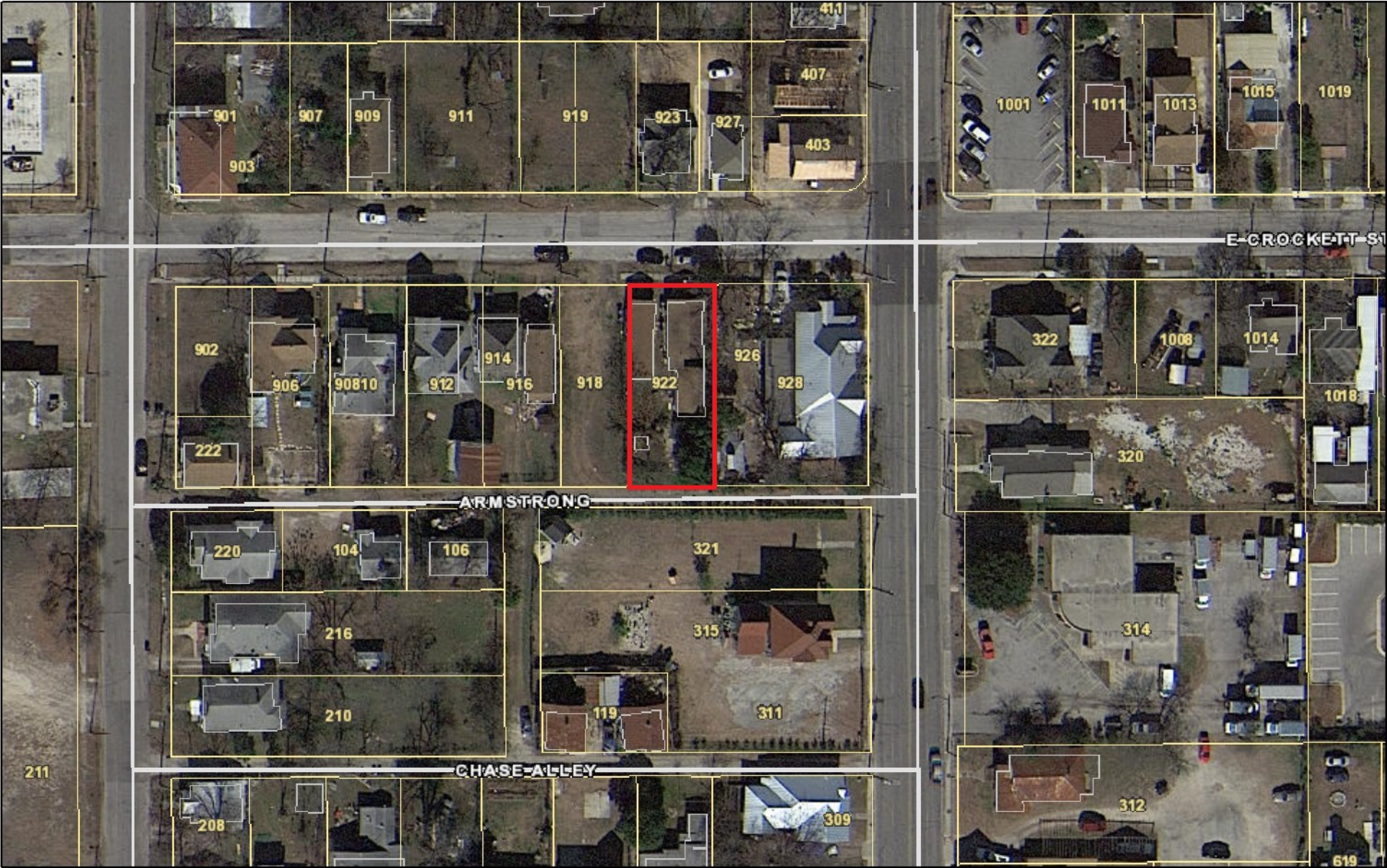
FINDINGS:

- a. The historic structure at 922 E Crockett features Craftsman detailing with wood siding and windows. The applicant received a Certificate of Appropriateness from the Historic and Design Review Commission on October 20, 2020, for approval to reconstruct rear additions and perform porch modifications. The applicant has received administrative Certificates of Appropriateness for repair and maintenance.
- b. FRAMING – The applicant has noted structural damage to the structure’s framing which has resulted in the structure leaning, and various façade openings no longer being square. The applicant has proposed to remove the existing, original siding and to perform framing repairs to ensure that the structure is square. Staff finds the proposed scope of work to be appropriate; however, staff finds that all siding that is removed should be reinstalled. Siding that is beyond repair is to be documented, and its replacement approved by OHP staff.
- c. WINDOW REPLACEMENT – The applicant has proposed to replace seven (7) wood windows. OHP staff performed a site visit on June 3, 2021, and found five of the seven wood windows to be in a repairable state. One existing window featured non-original sashes and the other was missing a bottom sash and had significantly deteriorated. Both of these windows are located in room 1 on the plan.
- d. WINDOW REPLACEMENT – The applicant has proposed to replace the existing, wood windows with an aluminum window. The Guidelines for Exterior Maintenance and Alterations recommends that if original windows are beyond repair, they are to be replaced with new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail. The previously proposed replacement windows are not consistent with the Historic Design Guidelines, Guidelines for Exterior Maintenance and Alterations. Staff finds that the existing wood windows should be repaired. Where the original windows and their elements no longer exist, wood windows should be installed that match the profile and material of the original wood windows.

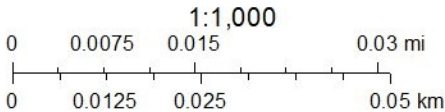
RECOMMENDATION:

- 1. Staff recommends approval of item #1, the removal of the existing siding to provide structural and framing repairs to the historic structure with the stipulation that all framing be done in-kind, that window openings are fully documented and remain in their exact location, and that existing, original siding be repaired and re-installed.
- 2. Staff does not recommend approval of item #2, window replacement. Staff recommends repair of the existing windows with in-kind replacement of only two windows, both located in room 1, noted on the floor plan.

City of San Antonio One Stop



June 11, 2021



June 3, 2021 at 9:39 AM
924 E Crockett St
San Antonio TX 78202
United States



June 3, 2021 at 9:47 AM
910 E Crockett St
San Antonio TX 78202
United States



June 3, 2021 at 9:40 AM
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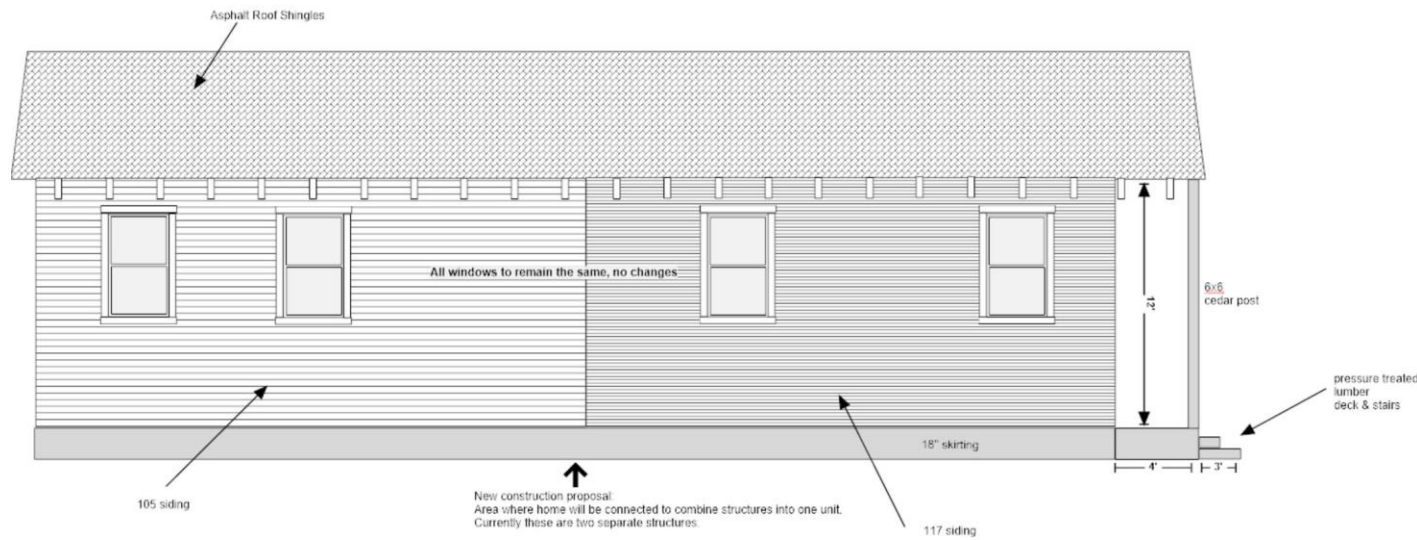
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Approved Plan

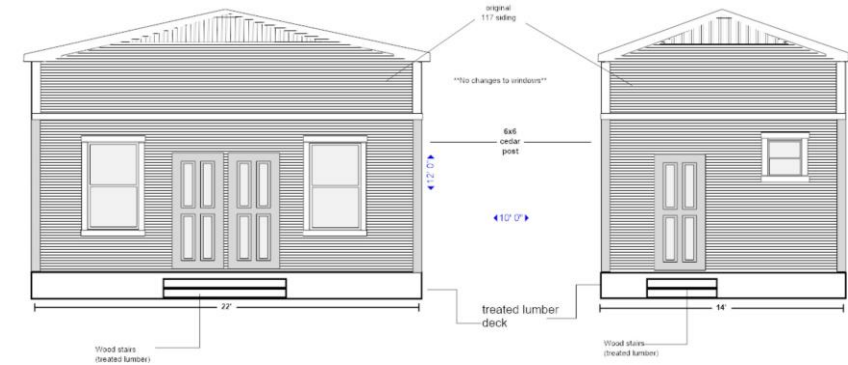
Side Elevation

922 E CROCKETT ST



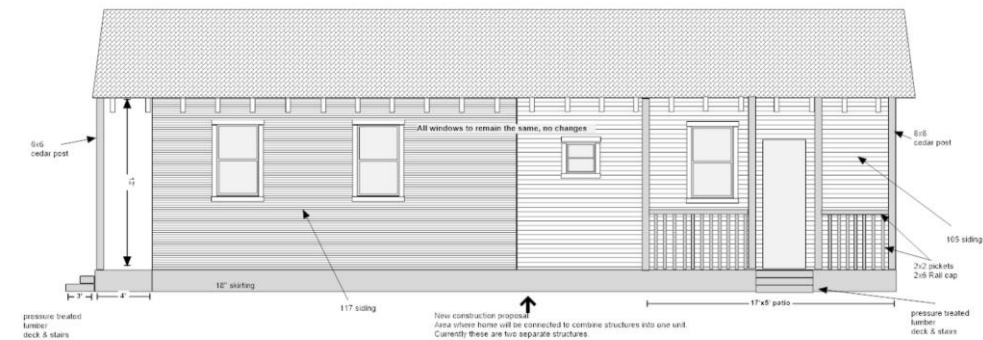
Front Elevation

922 E CROCKETT



Side Elevation

922 E CROCKETT ST



Our findings:

As we began to replace the siding and begin working on the addition our findings are:
Framing is uneven and the home is not properly supported to the rear.
This has caused the home to shift and misaligned the entire house.

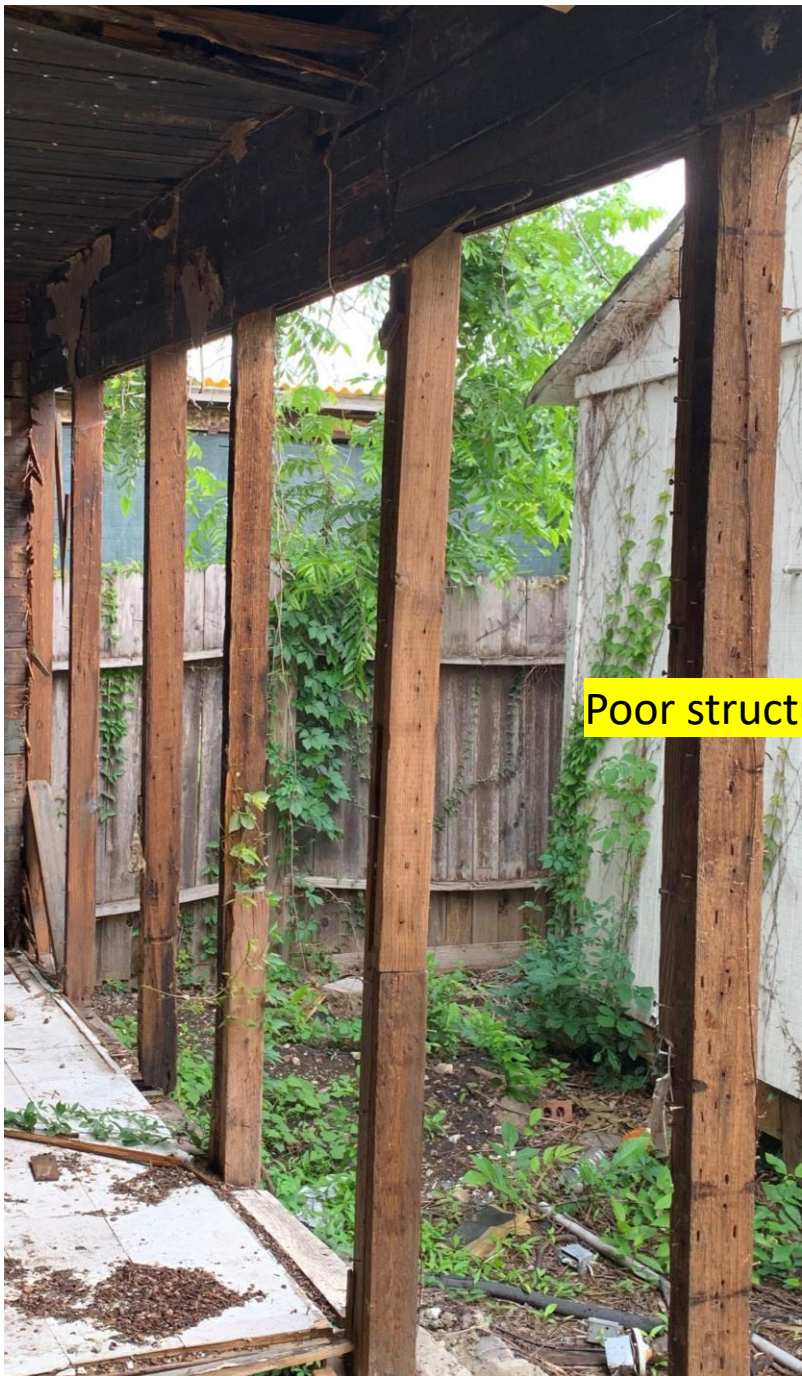
In order for us to continue restoring the home back to livable condition, the house will need to be braced to prevent the home from collapsing entirely as siding and framing is completed.

Due to need to reframe the entire home and the cost required to brace the house, we are no longer looking to add any previously approved extensions to the home. We will keep the home in its original form and continue to restore siding, windows, roof, and the interior. However, with the home needing to be reframed it will require us to replace the windows entirely. In summary, the current structure is unsafe and needs to be addressed so we can move forward with repairs.





crooked framing



Poor structural support





Current condition of windows



Proposed Window Replacements



Ply Gem 35.25 in. x 59.25 in. Single Hung
Aluminum Window - White

Specifications

Dimensions

Grid Width (in.)	None	Jamb Depth (in.)	2.4375
Product Depth (in.)	2.4375	Product Height (in.)	59.25
Product Width (in.)	35.25	Rough Opening Height (In.)	60
Rough Opening Width (In.)	36	Width (in.) x Height (in.)	35.25 x 59.25

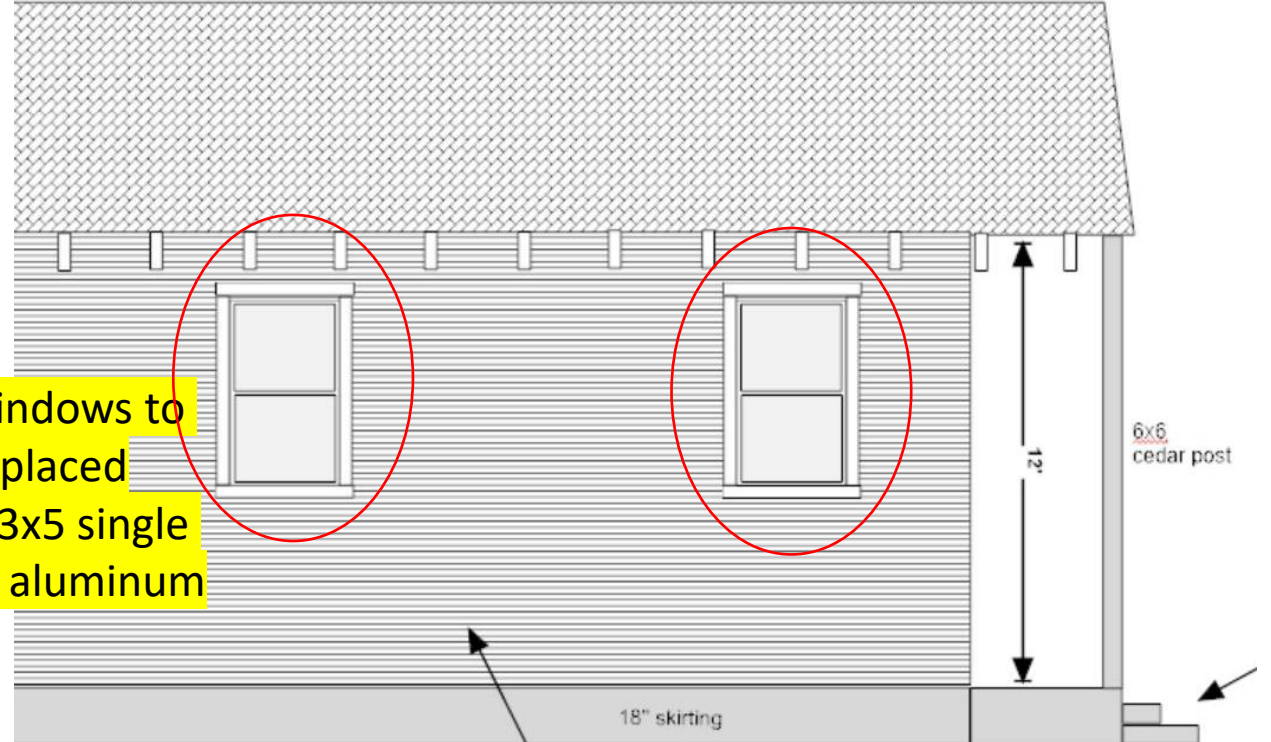
Details

Exterior Color/ Finish	White	Exterior Color/Finish Family	White
Features	Insect Screen	Frame Material	Aluminum
Frame Type	Nail Fin	Glass Type	Low-E Glass
Glazing Type	Double-Pane	Grid Pattern	No Grid
Grille Type	No Grille	Hardware Color/Finish Family	White
Included	Hardware,Screen	Interior Color/Finish Family	White
Lock Type	Standard Lock	Number of Grids	No Grid
Number of Locks	2	Product Weight (lb.)	42
Solar Heat Gain Coefficient	.33	U-Factor	.53
Window Type	Single Hung	Window Use Type	New Construction

Window Replacement Schedule



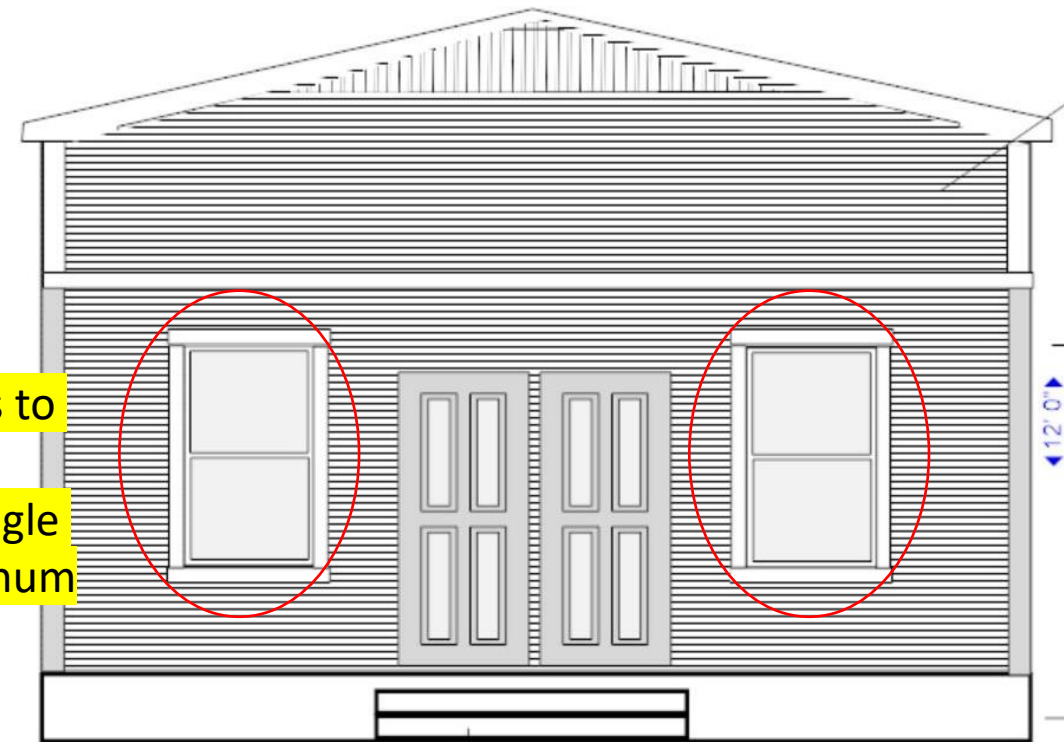
All windows to
be replaced
with 3x5 single
hung aluminum



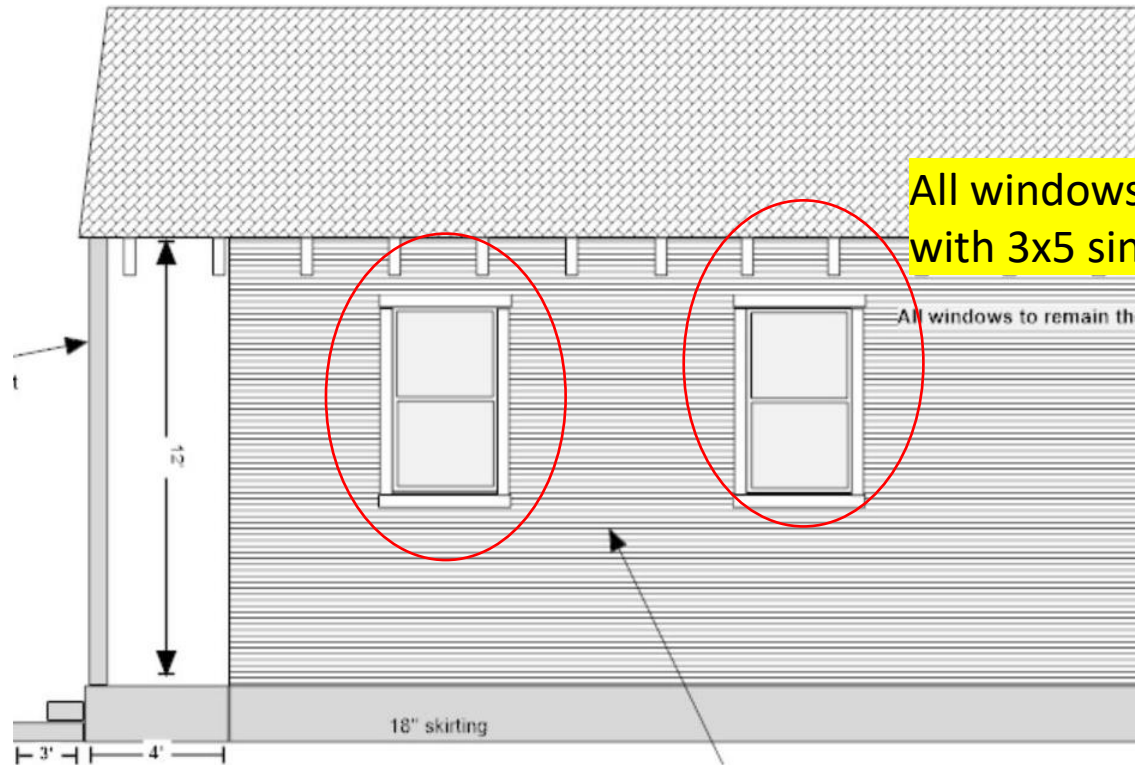
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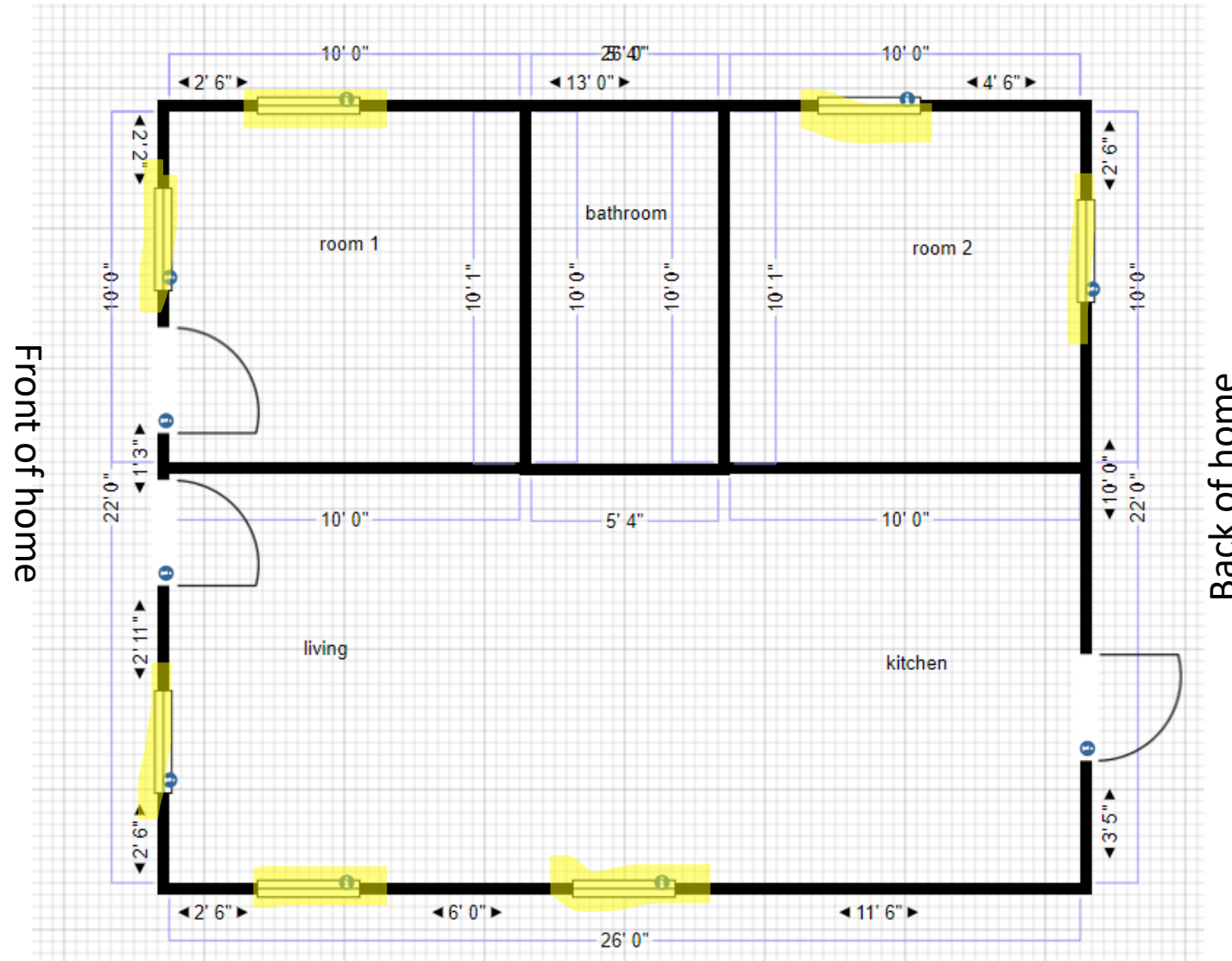
Window Replacement Schedule



All windows to be replaced with 3x5 single hung aluminum



Window Replacement Schedule



All window locations are highlighted in yellow