

HISTORIC AND DESIGN REVIEW COMMISSION

February 05, 2025

HDRC CASE NO: 2025-015
ADDRESS: 1915 W KINGS HWY
LEGAL DESCRIPTION: NCB 1934 BLK 32 LOT 4 W 21.38 FT OF 3
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Luis Lopez/One Stop Construction and Cons
OWNER: Daniel Anastasio/ANASTASIO DANIEL
TYPE OF WORK: Garage door and window replacement; fenestration modifications; and exterior painting
APPLICATION RECEIVED: December 12, 2024
60-DAY REVIEW: February 10, 2025
CASE MANAGER: Bryan Morales
REQUEST:

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

1. Infill an existing garage door opening to include the installation of a door, window, and siding.
2. Replace the existing wood windows onsite with vinyl windows featuring internal faux muntins to include the resizing of existing window openings and removal of historic wood window screens.
3. Install three windows on the west facade.

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.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.

ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.

ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.

iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

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 dewood 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.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- 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.
- TRIM: 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: 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: Wood 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: Wood 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 property located at 1915 W Kings Hwy is a one story, single-family Craftsman structure built c. 1934 and first appears on the 1934 Sanborn Map. The property features a front-facing gable roof with composition shingles, Craftsman roof brackets, classical columns, and decorative wood windows screens throughout. This property contributes to the Monticello Park Historic District.
- b. ADMINISTRATIVE APPROVAL – The applicant is requesting approval to repaint the existing detached garage and replace the composition shingle roof in-kind. These requests are eligible for administrative approval and does not require HDRC review.
- c. VIOLATION – On December 12, 2024, the applicant submitted a Certificate of Appropriateness (COA) application for modifications on the existing detached garage. In the applicant's application, staff observed the installation of new vinyl windows featuring internal faux muntins that had not received a COA. Photos submitted as a part of a 2021 request for privacy fence replacement shows historic wood windows with wood screens on the detached garage. The applicant is seeking approval for the currently installed vinyl windows.
- d. GARAGE DOOR INFILL – The applicant is requesting approval to infill the existing garage door on the detached garage and install a door, vinyl window featuring internal faux muntins, and in-kind siding. The Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.i. states to preserve existing window and door openings and to avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. Staff finds the infill of the existing garage door generally appropriate.
- e. WINDOW REPLACEMENT – The applicant has proposed to replace all existing windows on the detached garage with new vinyl windows featuring faux muntins. Additionally, the applicant has removed the previously existing wood window screens and has modified the existing window openings to accommodate the currently installed windows. The applicant has not provided a cutsheet or technical document for the installed windows. According to the Historic Design Guidelines, wood windows should be repaired in place and restored whenever possible, unless there is substantial evidence that the windows are deteriorated beyond repair. If a window assembly is deemed irreparable, the window should be replaced in-kind in terms of materiality, configuration, inset, proportion, style, and

detailing. OHP staff did not conduct a window site to assess the windows' condition prior to their removal. Staff does not find the window replacement, modification to previously existing window openings, and removal of wood window screens consistent with the Guidelines.

- f. FENESTRATION MODIFICATIONS – The applicant is requesting approval to install a pair of ganged 3x5' windows and one 1x2' window on the west façade. The applicant has indicated the proposed ganged windows will match the currently installed vinyl windows onsite featuring faux internal muntins. Additionally, the proposed 1x2' window will be a horizontal sliding window. The applicant has not provided a cutsheet or technical document for the proposed windows. Exterior Maintenance and Alterations 6.B.iv. states to install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail. While staff finds the addition of new window openings on the existing detached garage generally appropriate, staff finds the proposed windows and window designs do not conform to Guidelines. Staff recommends the applicant modify their request to include the new window openings featuring historically appropriate sizes, types, configurations, materials, form, appearance, and detail.

RECOMMENDATION:

Item 1: Staff recommends approval for the garage door infill, based on findings a through d, with the following stipulations:

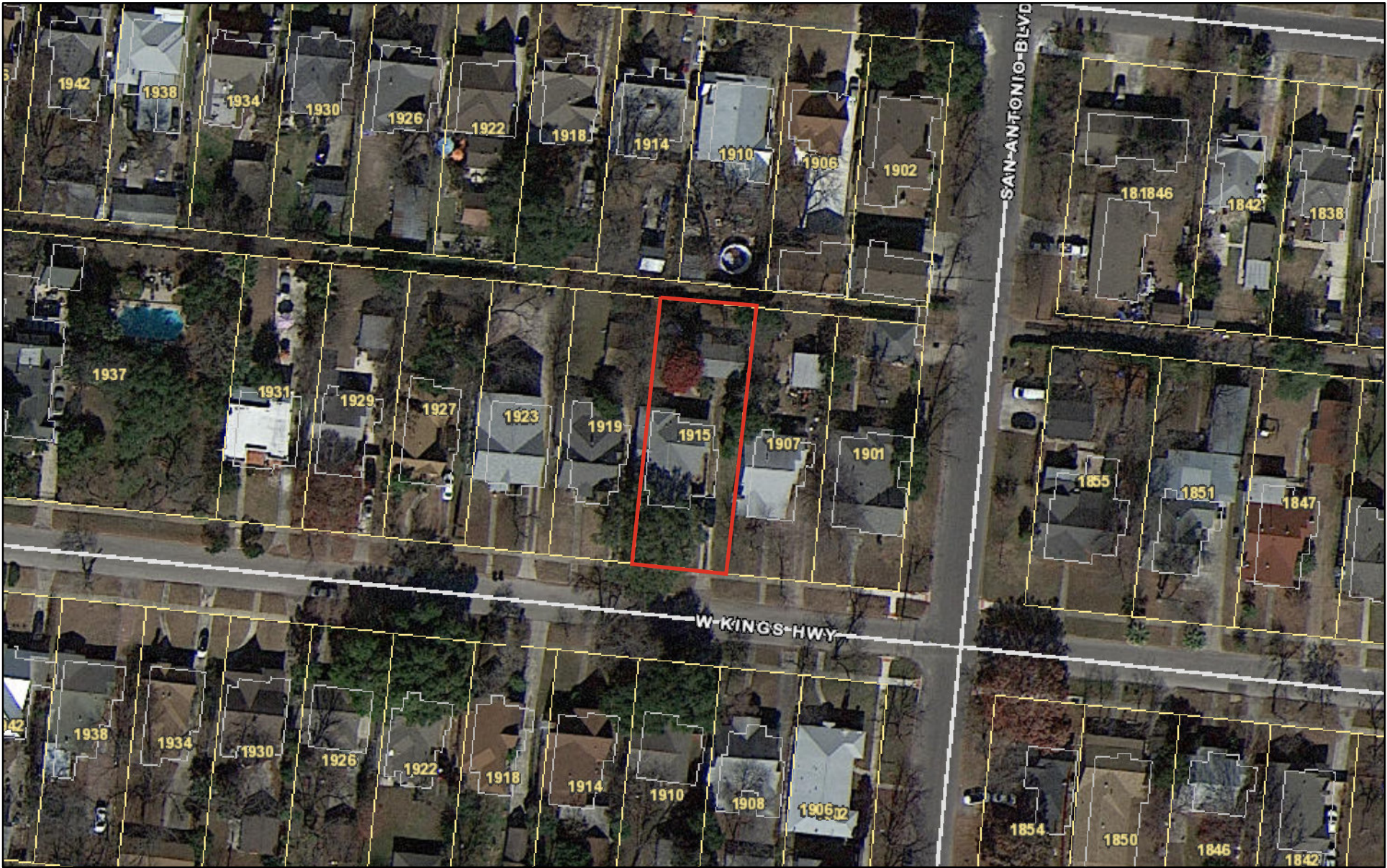
- i. That the applicant installs a fully wood or salvaged wood window that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically 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.
- ii. That the applicant provide staff with updated construction documents showing the installation of in-kind siding versus the proposed lap-and-gap siding.
- iii. That the applicant incorporate window trim to allow the installation of wood window screens if desired.
- iv. That the applicant install an architecturally appropriate door and provide final door specifications to OHP staff for review prior to the issuance of a Certificate of Appropriateness.

Item 2: Staff does not recommend approval for the window replacement, window opening modifications, and removal of wood window screens, based on findings a through c and finding e. Staff recommends the applicant install salvaged wood or new wood windows that meet staff's general window stipulations and return to the previously existing window openings.

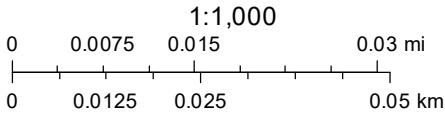
Item 3: Staff recommends approval for the window installation on the west façade, based on findings a and f, with the following stipulation:

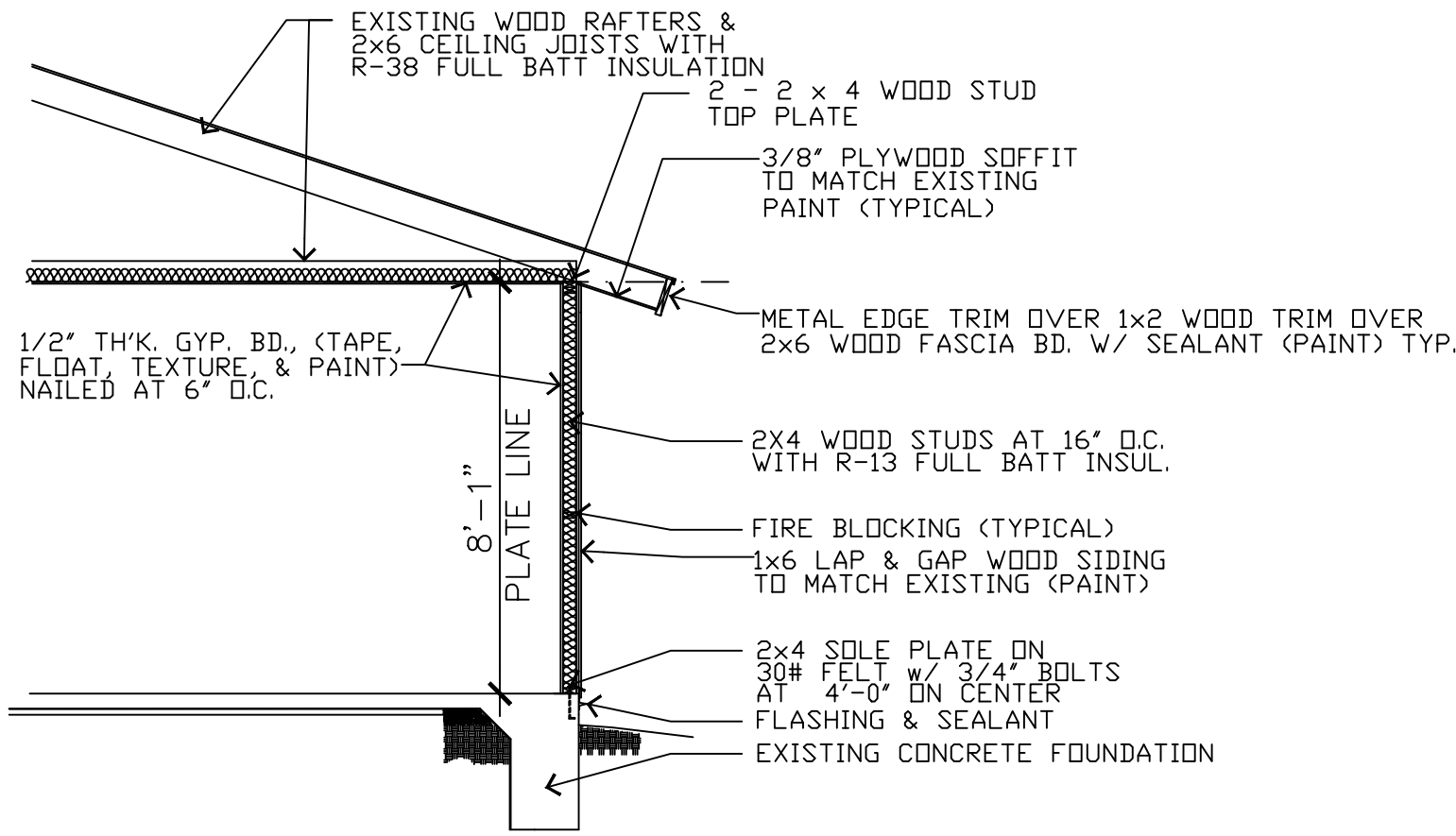
- i. That the applicant installs a fully wood or salvaged wood window that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically 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.

City of San Antonio One Stop

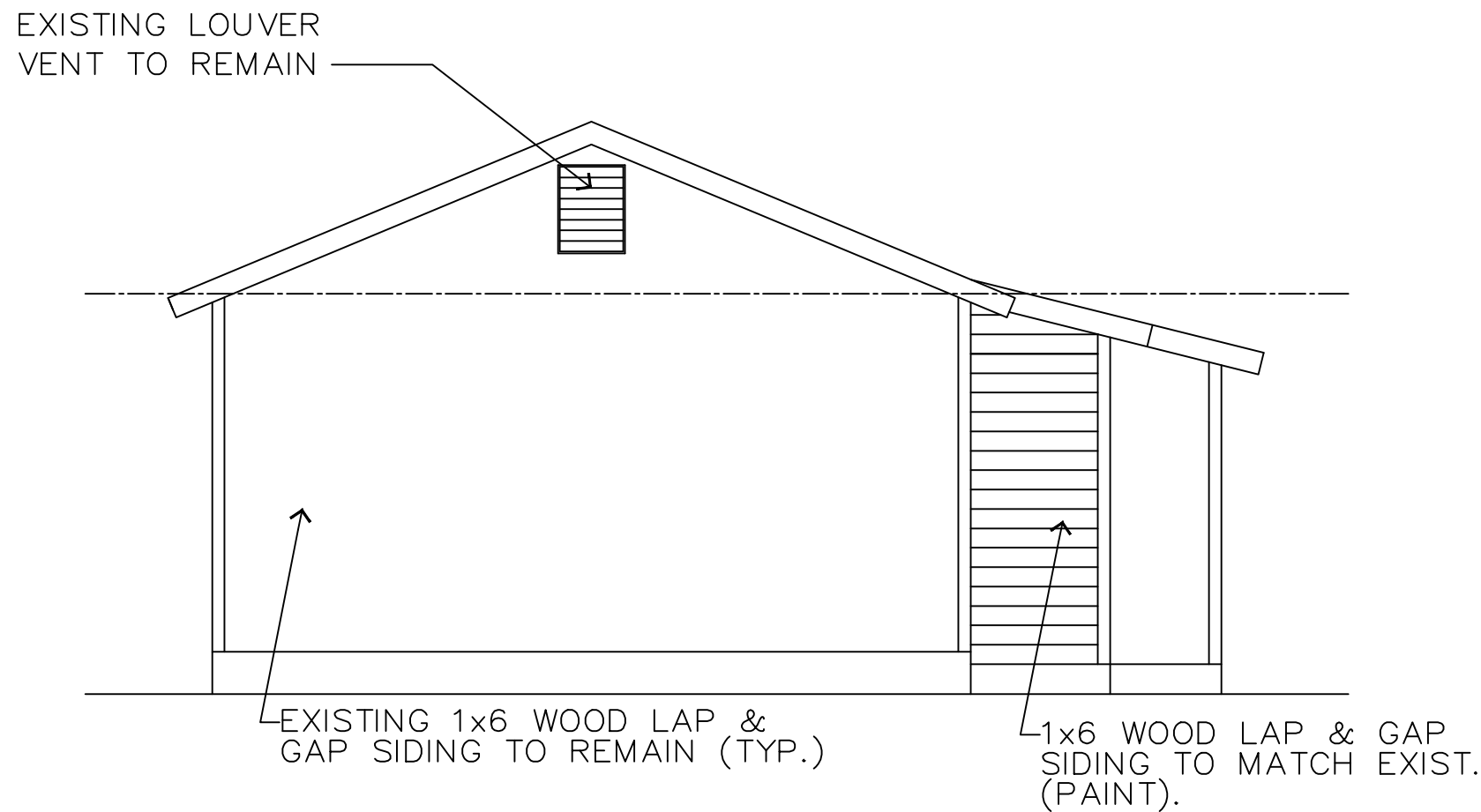


January 31, 2025

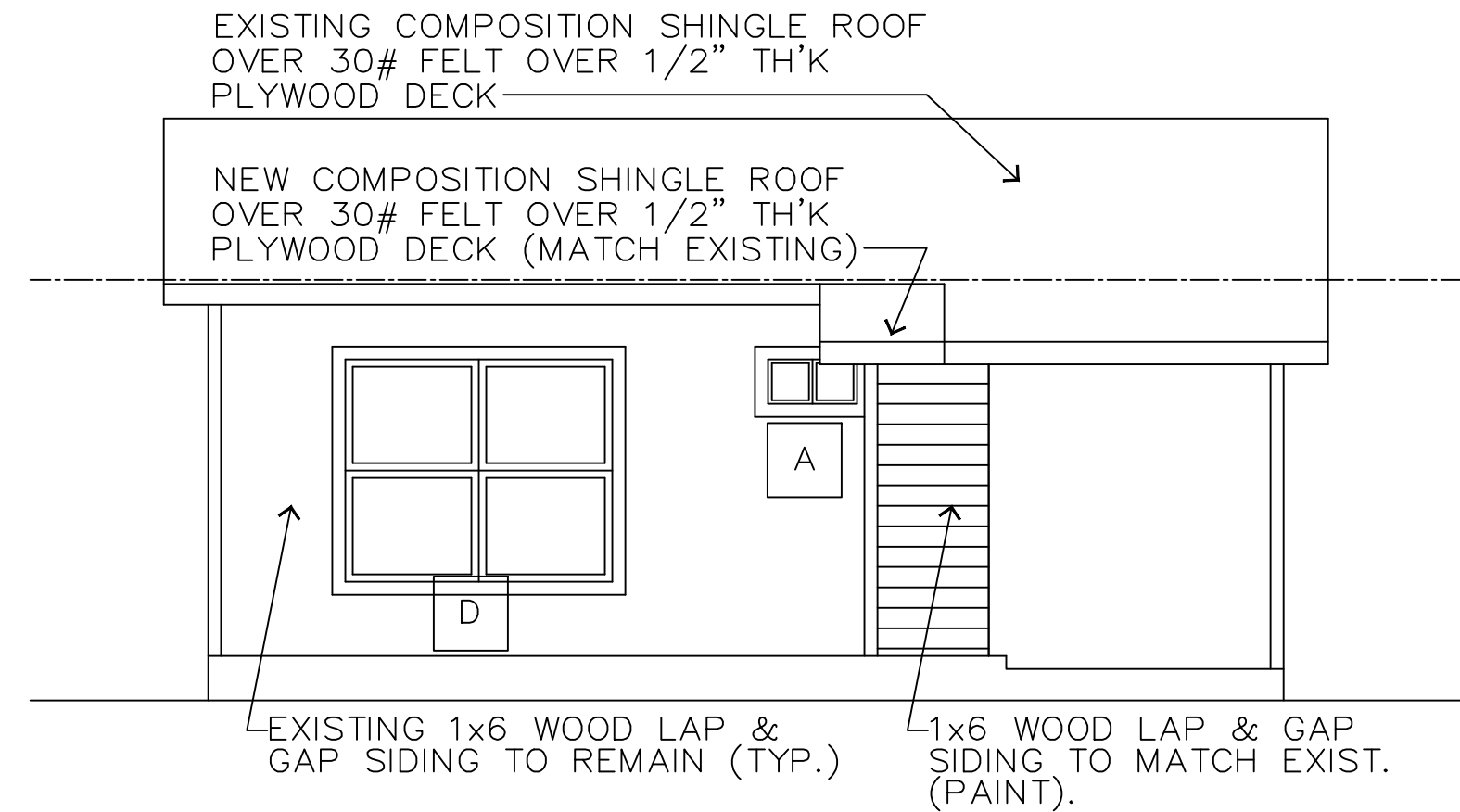




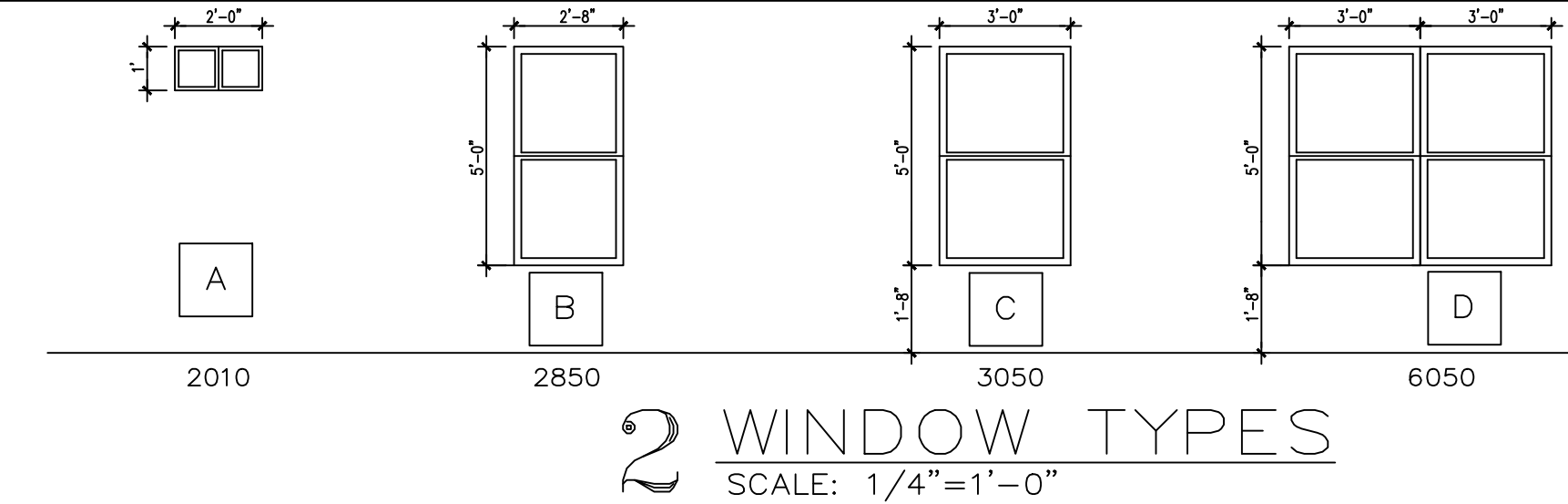
7 TYPICAL WALL SECTION
SCALE: 1/4"=1'-0"



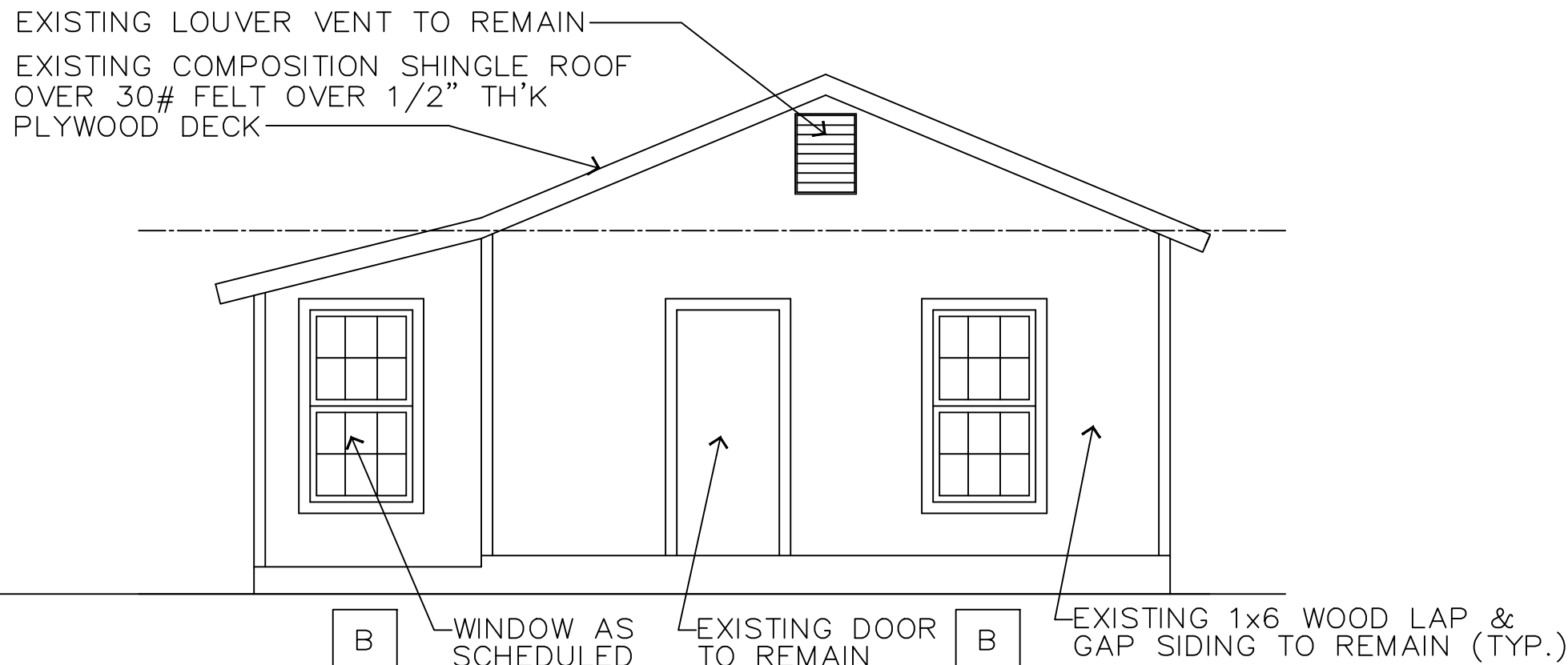
6 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"



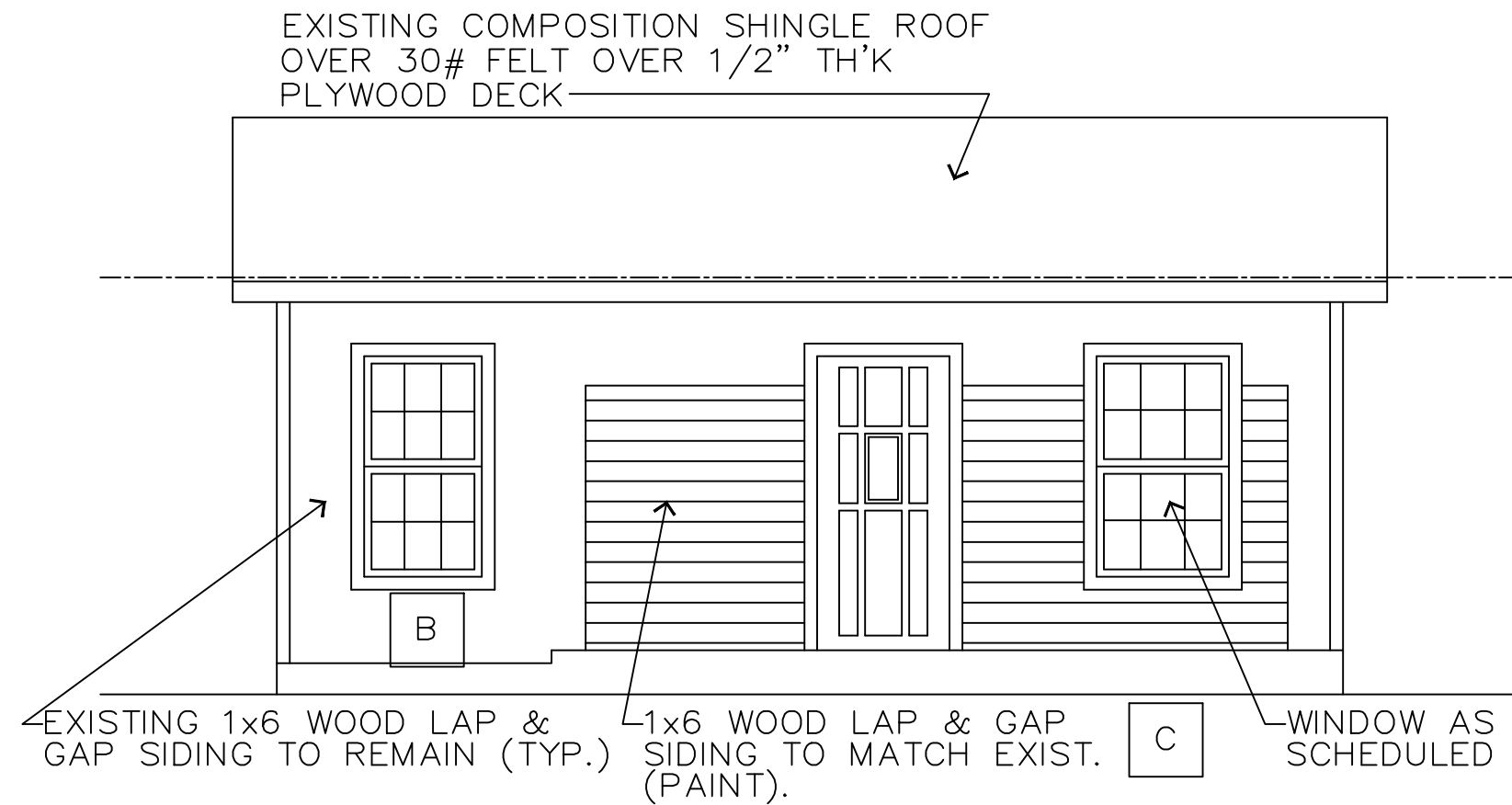
4 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"



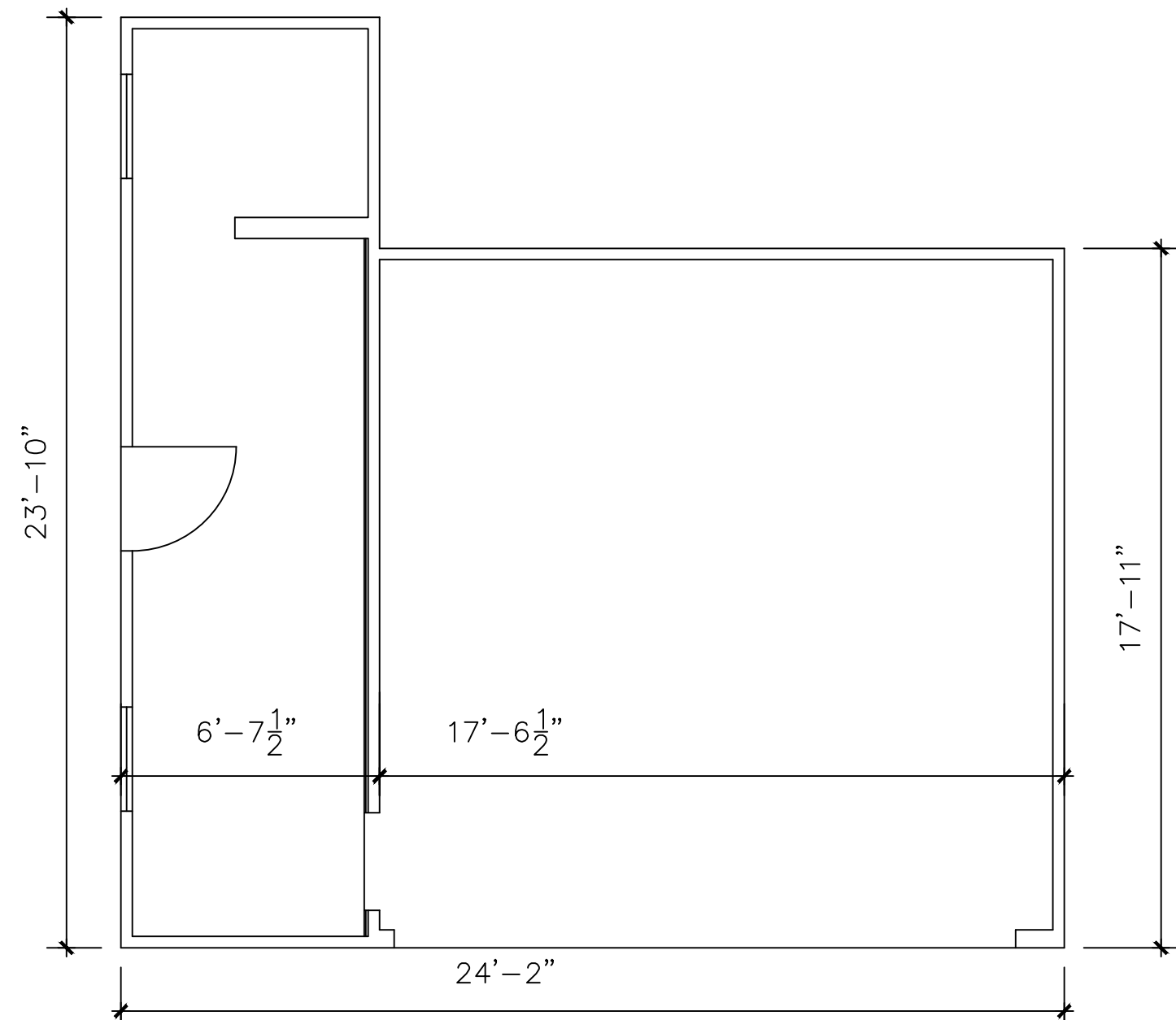
- A PROVIDE & INSTALL 1'-0" TALL x 2'-0" WIDE INSULATED (DOUBLE PANE) HORIZONTAL SLIDING WINDOW W/ LOW-E GLAZING (U FACTOR 0.33, AND SHGC FACTOR 0.21). ALL WINDOWS SHALL BE OPERABLE.
- B PROVIDE & INSTALL 5'-0" TALL x 2'-8" WIDE INSULATED (DOUBLE PANE) VERTICAL SLIDING WINDOW W/ LOW-E GLAZING (U FACTOR 0.33, AND SHGC FACTOR 0.21).
- C PROVIDE & INSTALL 5'-0" TALL x 3'-0" WIDE INSULATED (DOUBLE PANE) VERTICAL SLIDING WINDOW W/ LOW-E GLAZING (U FACTOR 0.33, AND SHGC FACTOR 0.21).
- D PROVIDE & INSTALL 5'-0" TALL x 3'-0" WIDE INSULATED (DOUBLE PANE) VERTICAL SLIDING WINDOW W/ LOW-E GLAZING (U FACTOR 0.33, AND SHGC FACTOR 0.21).



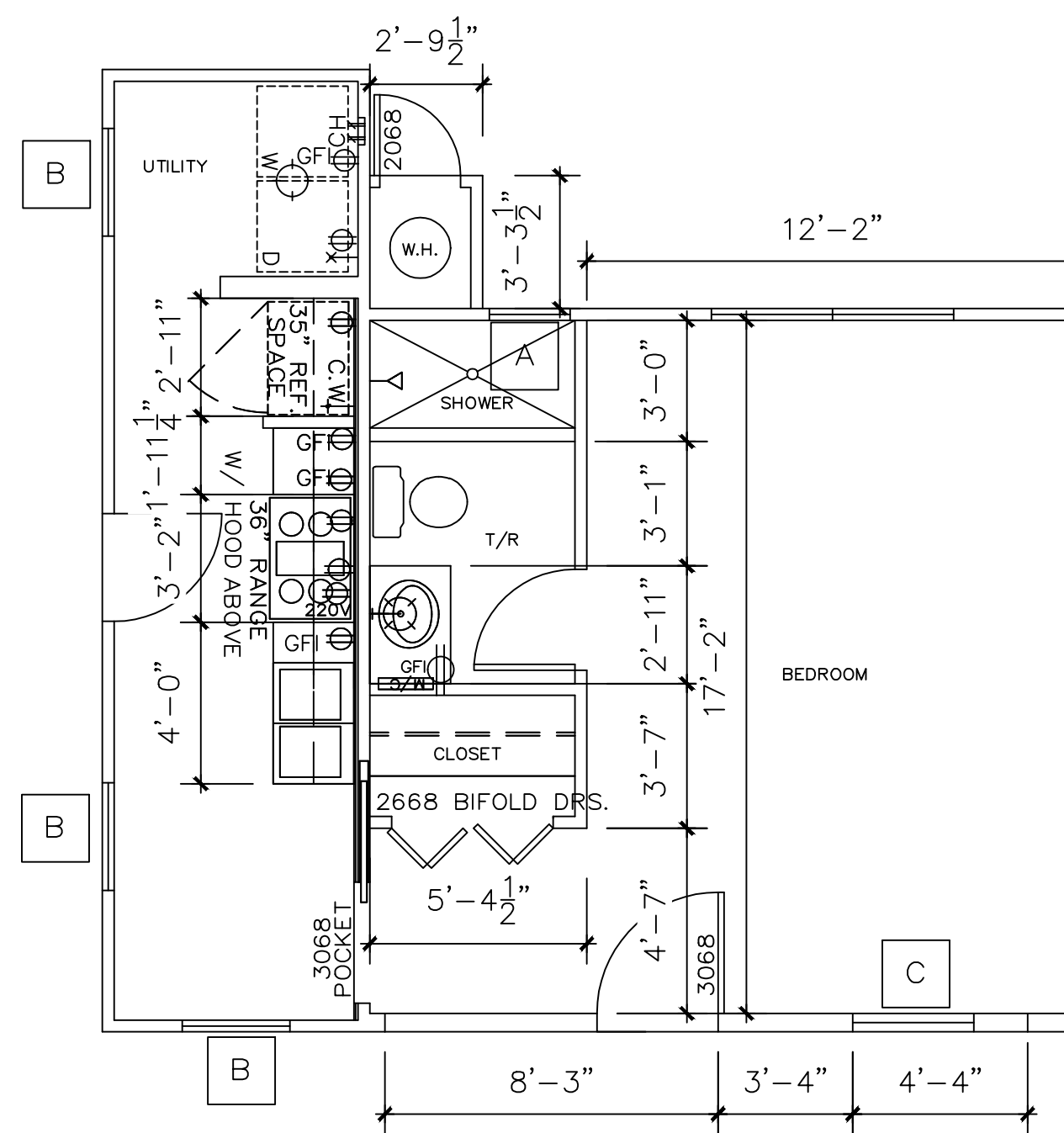
5 PROPOSED SOUTH ELEVATION
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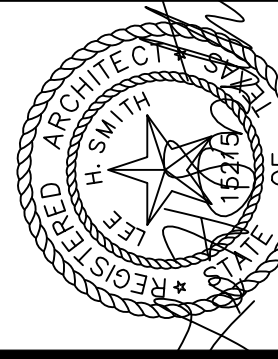
3 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"



2 EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"



1 PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"



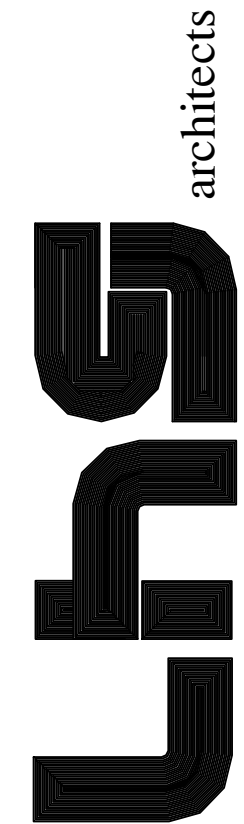
No.	Revisions:	Date:

Project: Repair to Existing Accessory Structure for
Daniel Anastacio
1915 W. Kings Hwy., SAN ANTONIO, TEXAS

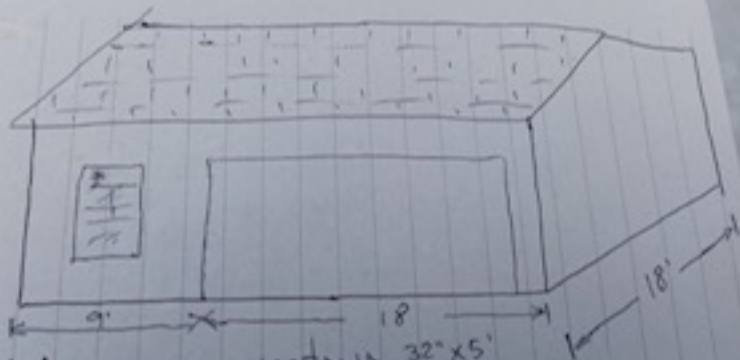
Lee H. Smith, Architect
P.O. BOX 1516, CASTROVILLE, TEXAS 78009 (210)-400-5702

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1/10/2025



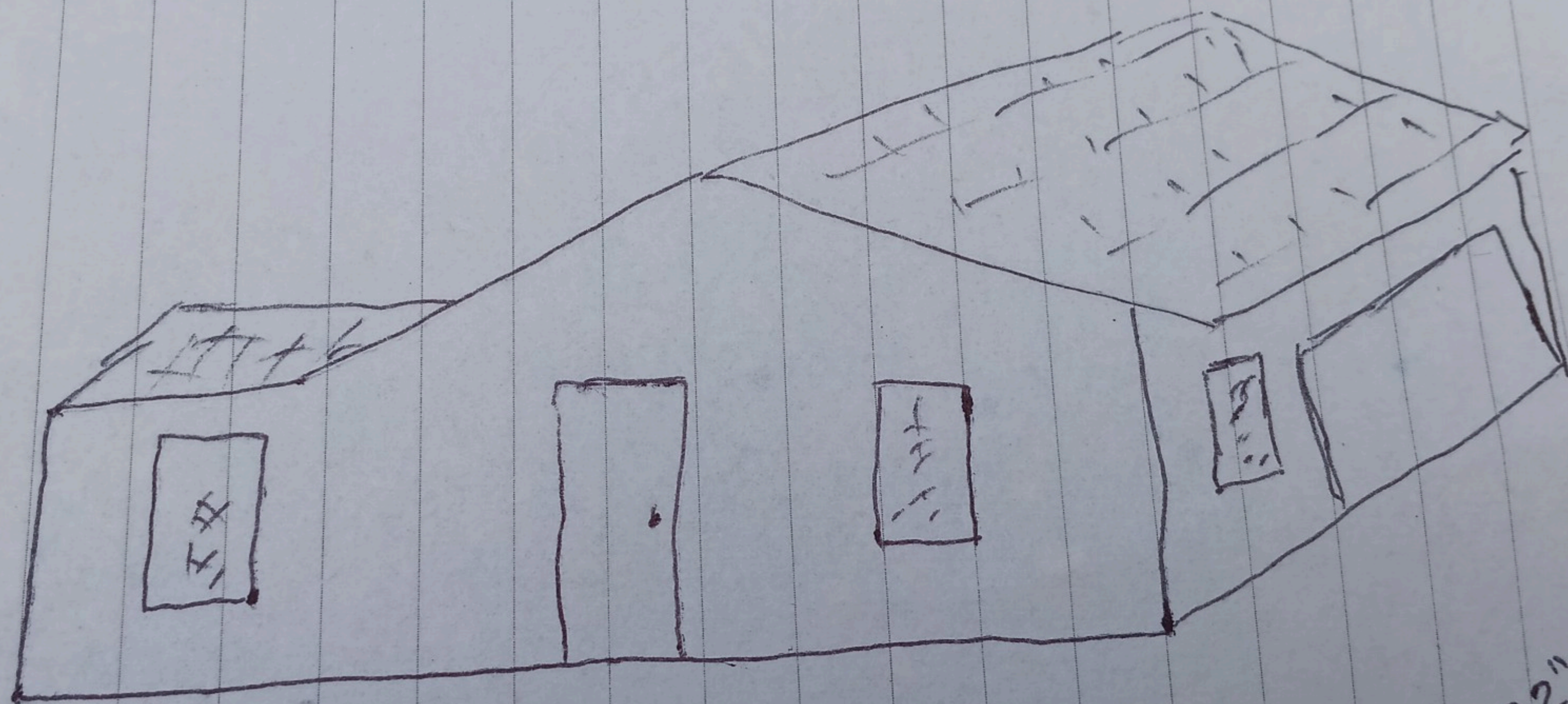
Drawn: LHS	Project No.: 2025-01
Checked: LHS	Date: 1/10/2025
Scale: 1/4"=1'-0"	
Drawing Title: FLOOR PLAN, ELEV'S.	
Sheet No.: of A.1	



* ACTUAL VENTANA 32" X 5"
exist.

FRONT
27'





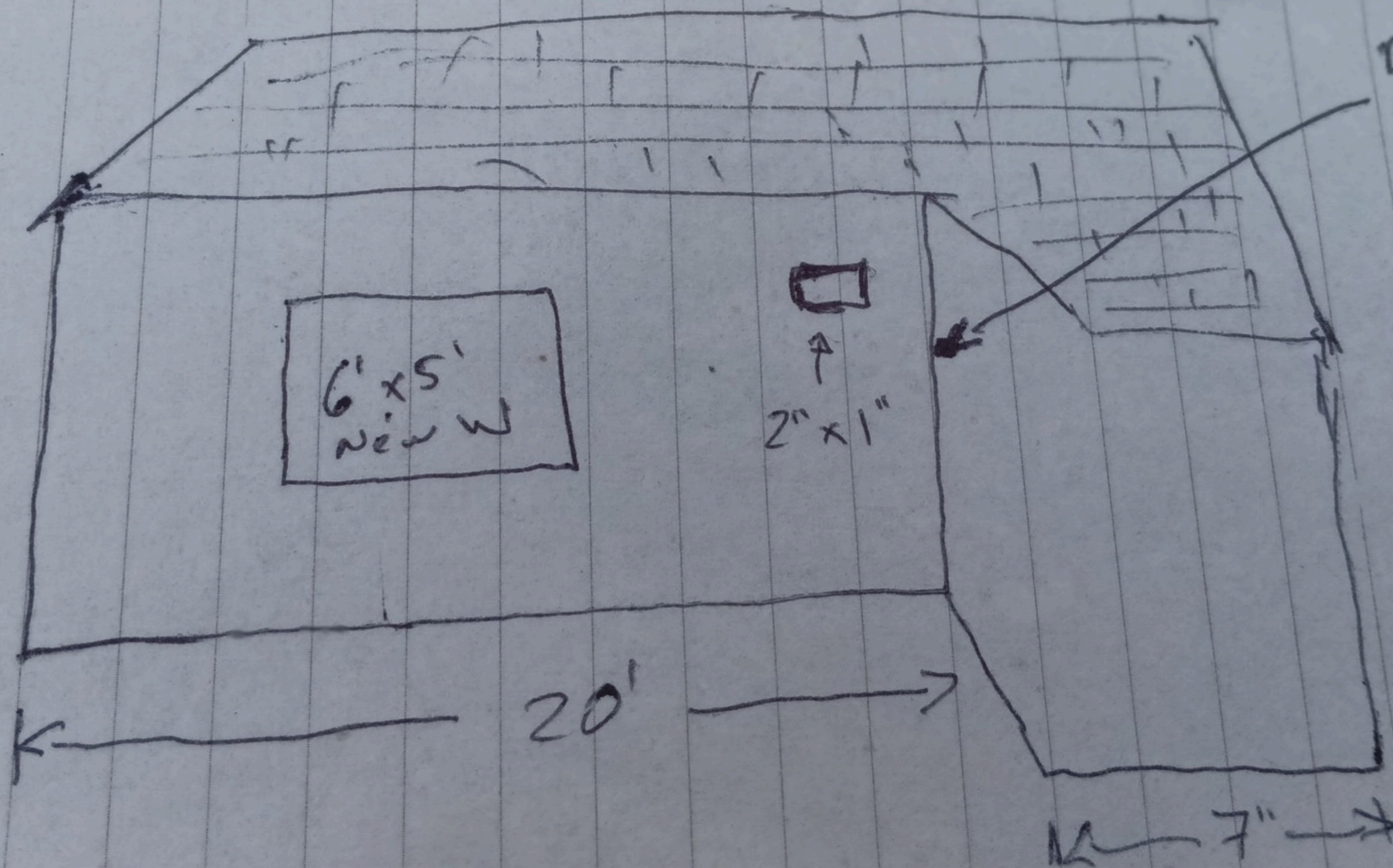
SIDE 12d.
24'

2 Vert. 32" x 5
1 Door 36"
Actual
exist









Boiler
Room
off side

Back exasistente



388CL

388CL

388CL

388CL

10' 0"

10' 0"

529.18

T2 W X 00 114





National Fenestration
Rating Council®

CERTIFIED

Krestmark Industries L. P.

214-237-5055

(400-SH)

WHITE ■ 2.2MM ■ 3/4" IG ■ E866 LOW-E / CLEAR ■
GCOL=2VX1H

Vertical Slider Window

KRM-A-15-01850-00002

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P)

0.33

Solar Heat Gain Coefficient

0.21

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance

0.48

Air Leakage (U.S./I-P)

≤ 0.3

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult Manufacturer's literature for other product performance information.
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MARY LOUISE DRIVE (CLEVELAND)

FURR DRIVE (CONSTANTIA)

DONALDSON AV.

W. GRAMERCY PL. (JOHNS AV.)

W. KINGS HIGHWAY

W. SUMMIT AV.

W. MULBERRY AV.

MARY LOUISE APARTMENTS
VEND.

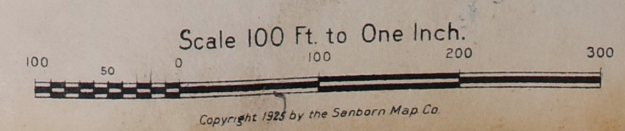
6693

1930

1935

1940

1953



Scale 100 Ft. to One Inch.

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+ 1915 w kings hwy san antonio texas

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← purchase image and/or print

Post

aerials

2022

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atlases

2016

compare

2014

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measure

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1963

1959

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1954

1939

+

-



20 m

50 ft

29.46024 : -98.52726

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