

# HISTORIC AND DESIGN REVIEW COMMISSION

May 4, 2022

**HDRC CASE NO:** 2022-247  
**ADDRESS:** 507 NOLAN ST  
**LEGAL DESCRIPTION:** NCB 546 BLK 19 LOT S 129.86 FT OF 12  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 2  
**HIST. DIST. NAME:** Dignowity Hill  
**APPLICANT:** Lourdes Jacques/5900 BALCONES DR #100  
**OWNER:** Lourdes Jacques/5900 BALCONES DR #100  
**TYPE OF WORK:** Window replacement  
**APPLICATION RECEIVED:** April 22, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Jessica Anderson

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace existing metal windows with vinyl 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 Replacement Windows*

Consistent with the Historic Design Guidelines, the following recommendations are made for replacement windows:

- **MATERIALS:** 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.
- **SASHES:** 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 finish. 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.

#### **FINDINGS:**

- a. The applicant is requesting a Certificate of Appropriateness for approval to replace 16 existing metal-sash windows with vinyl windows.
- b. 507 Nolan St is a one-story, single-family vernacular residence built as early as 1877. The address first appears in city directories in 1877, the earliest directory available. It first appears on Sanborn Fire Insurance maps in 1904; in previous editions, it was outside map coverage. Staff was unable to determine whether the current structure contains any remnants of the c. 1877 adobe structure pictured on Sanborn maps. The property contributes to the Dignowity Hill historic district.
- c. **CASE HISTORY** – In 2018, staff approved the replacement of existing aluminum windows with new bronze aluminum windows with the stipulation that windows are to feature a matching installation depth and one-over-one profile.
- d. **WINDOW REPLACEMENT** – The applicant has proposed to replace existing metal-sash one-over-one windows with Ply-Gem 500 Series black vinyl one-over-one windows. Staff finds the proposed replacement windows do not conform to staff's standards for replacement windows.

**RECOMMENDATION:**

Staff does not recommend approval based on findings a through d. Staff recommends that the applicant propose a window type that is consistent with staff's standards for replacement windows, as noted in the applicable citations and below. An aluminum window that meets staff's standards would also be appropriate.

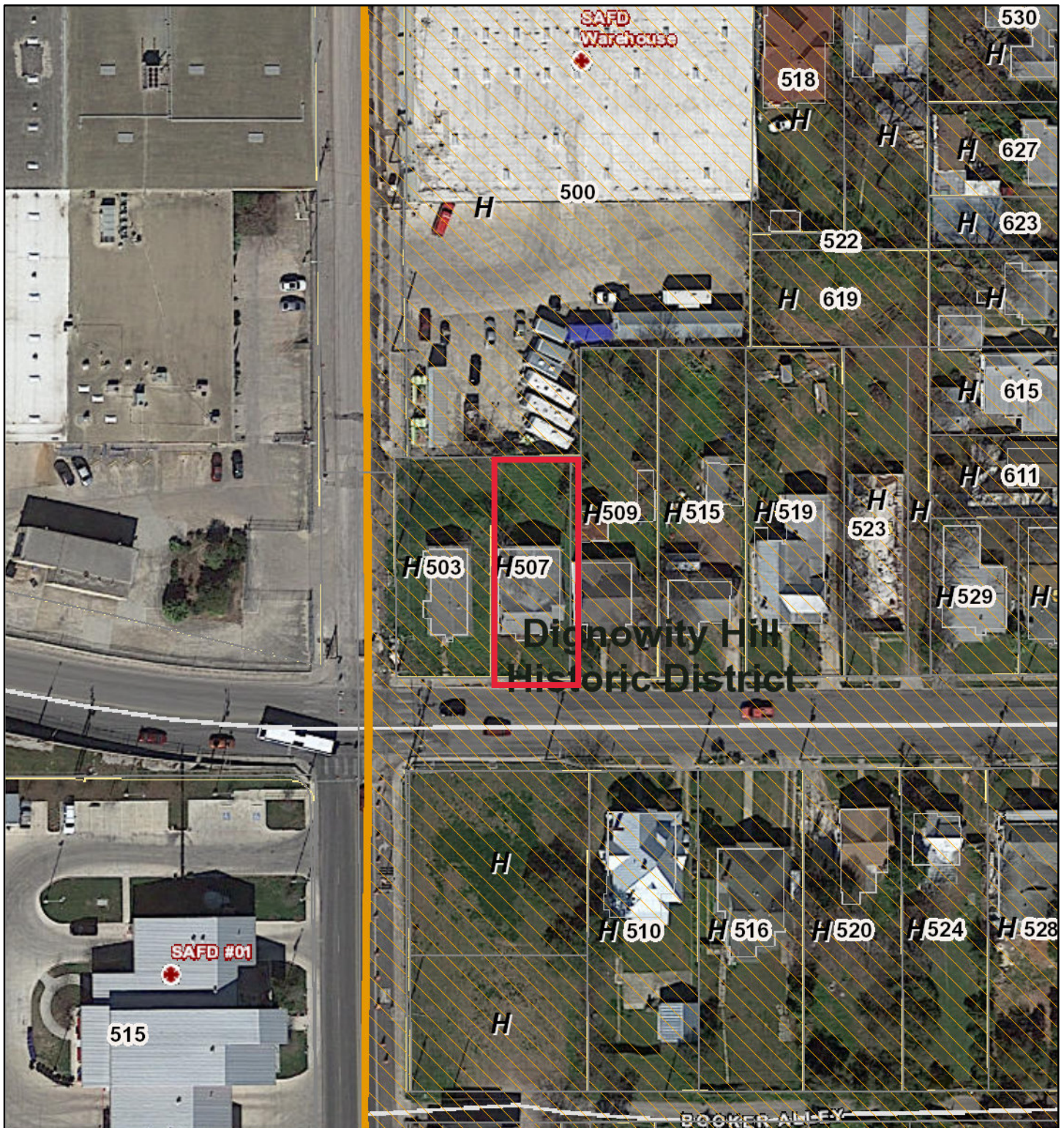
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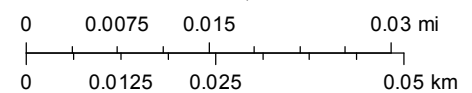
# City of San Antonio One Stop



April 28, 2022

1:1,000

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels
- Historic Landmark Sites
- Historic Districts
- Zoning Overlay Label



# 507 Nolan

Replacing Windows



# Scope of Work

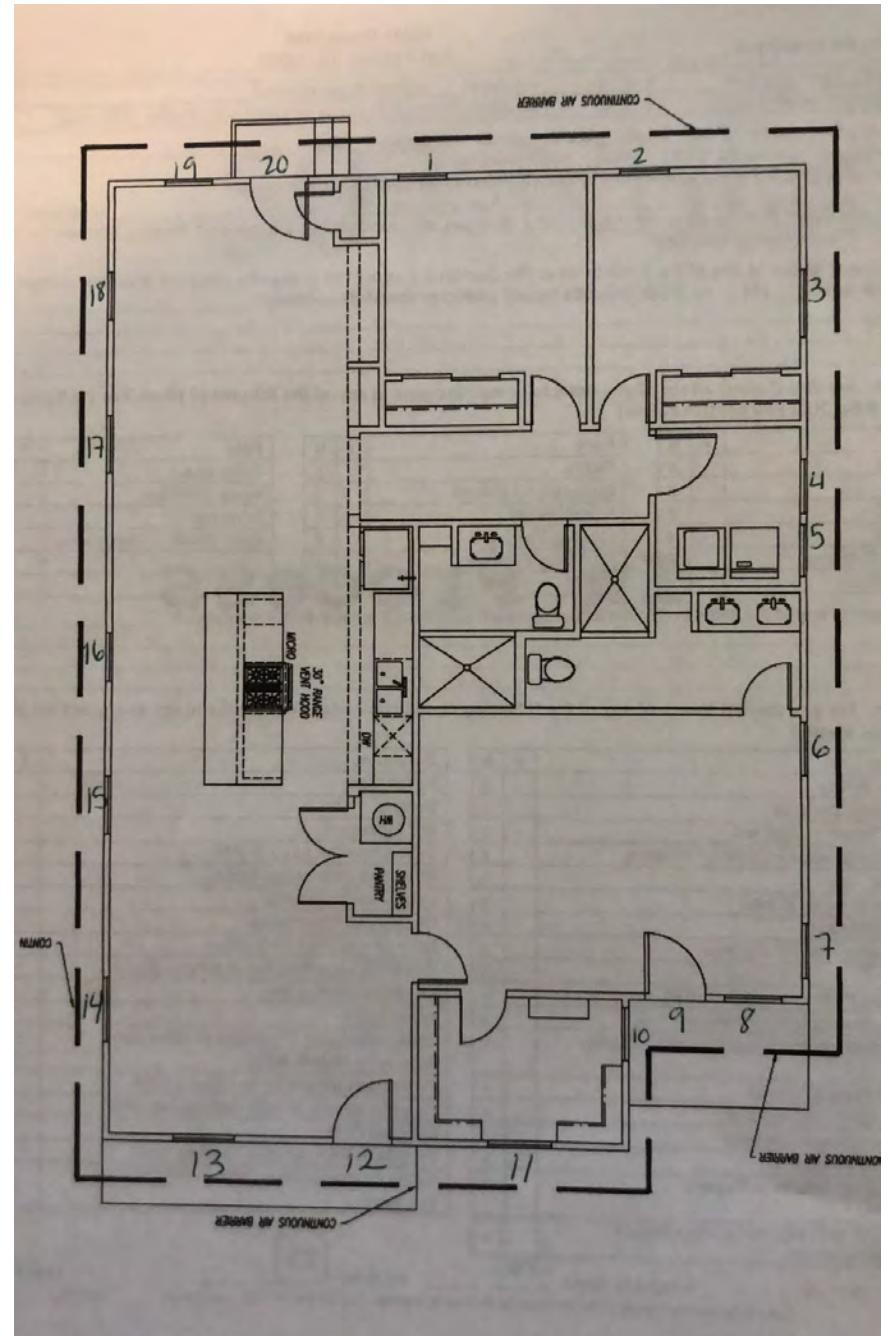
- All Windows on subject property are broken and boarded up
- They are single pane aluminum windows, single hung
- The existing windows are not historic
- Proposal to replace with vinyl single hung windows

# 507 Nolan Street

## Window/Door Plan

Door 9, 12, 20

Windows 1, 2, 3, 4, 5, 6,  
7, 8, 10, 11, 13, 14, 15,  
16, 17, 18



# Window 1

## Current Exterior



## Current Interior



Ply Gem

35.5 in. x 59.5 in. 500 Series Black Vinyl Single Hung Window with HPSC Screen Included

★★★★★ Questions & Answers



EXTERIOR

## Replacement Window



## Window 2

### Current Exterior



### Current Interior



Ply Gem

35.5 in. x 59.5 in. 500 Series Black Vinyl Single Hung Window with HPSC Screen Included

★★★★★ Questions & Answers



EXTERIOR

### Replacement Window

## Window 3

### Current Exterior



### Current Interior



Ply Gem

35.5 in. x 59.5 in. 500 Series Black Vinyl Single Hung Window with HPSC Screen Included

★★★★★ Questions & Answers



EXTERIOR

### Replacement Window



## Window 4 & 5

### Current Exterior



### Current Interior



Ply Gem

35.5 in. x 59.5 in. 500 Series Black Vinyl Single Hung Window with HPSC Screen Included

★★★★★ Questions & Answers



EXTERIOR

### Replacement Window

## Window 6

### Current Exterior



### Current Interior



Ply Gem

35.5 in. x 59.5 in. 500 Series Black Vinyl Single Hung Window with HPSC Screen Included

★★★★★ Questions & Answers



EXTERIOR

### Replacement Window

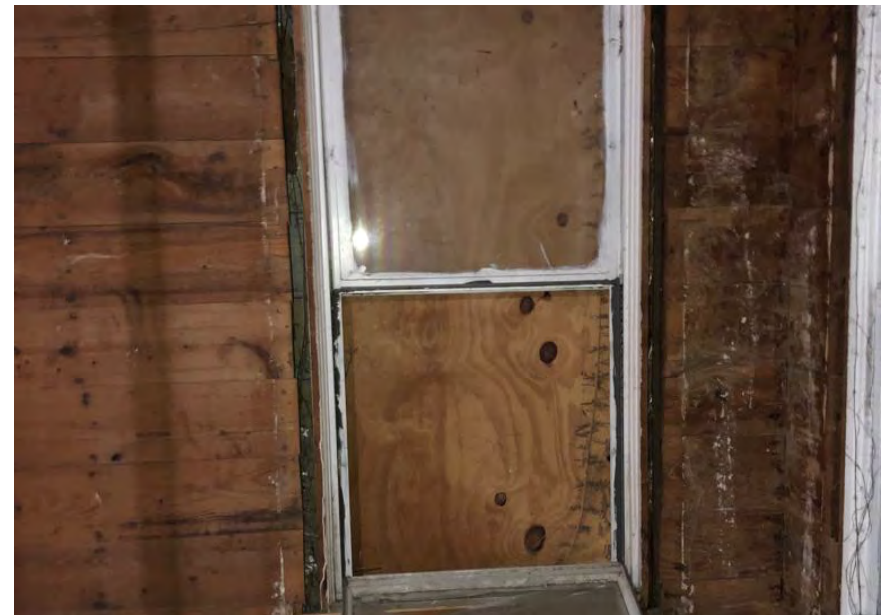


# Window 7

## Current Exterior



## Current Interior



Ply Gem

35.5 in. x 59.5 in. 500 Series Black Vinyl Single Hung Window with HPSC Screen Included

★★★★★ Questions & Answers



EXTERIOR

## Replacement Window

## Window 8

### Current Exterior



### Current Interior



Ply Gem

35.5 in. x 59.5 in. 500 Series Black Vinyl Single Hung Window with HPSC Screen Included

★★★★★ Questions & Answers



EXTERIOR

### Replacement Window



# Window 10

## Current Exterior



## Current Interior



Ply Gem

35.5 in. x 59.5 in. 500 Series Black Vinyl Single Hung Window with HPSC Screen Included

★★★★★ Questions & Answers



EXTERIOR

## Replacement Window

# Window 11

## Current Exterior



## Current Interior



Ply Gem

35.5 in. x 59.5 in. 500 Series Black Vinyl Single Hung Window with HPSC Screen Included

★★★★★ Questions & Answers



EXTERIOR

## Replacement Window



# Window 13

## Current Exterior



## Current Interior



Ply Gem

35.5 in. x 59.5 in. 500 Series Black Vinyl Single Hung Window with HPSC Screen Included

★★★★★ Questions & Answers



EXTERIOR

## Replacement Window

# Window 14

## Current Exterior



## Current Interior



Ply Gem

35.5 in. x 59.5 in. 500 Series Black Vinyl Single Hung Window with HPSC Screen Included

★★★★★ Questions & Answers



EXTERIOR

## Replacement Window

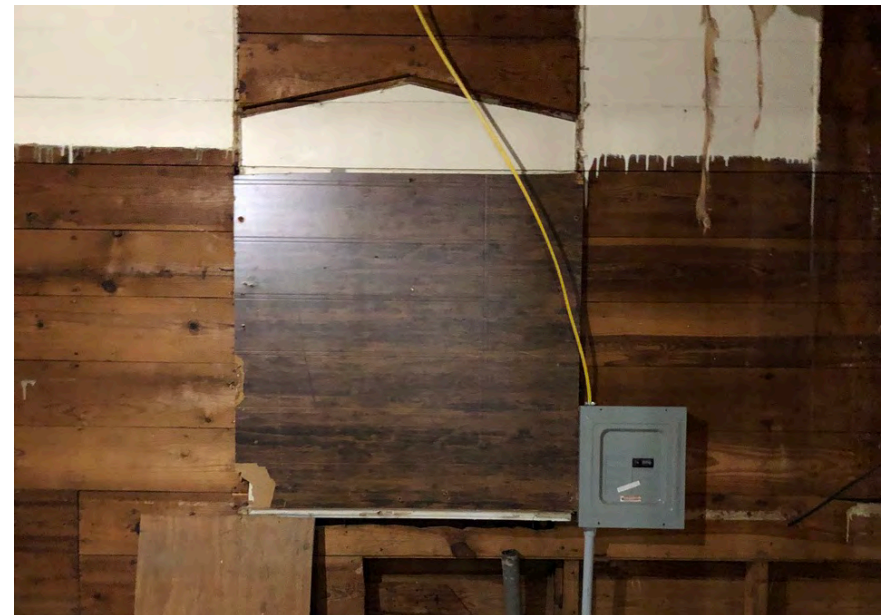


# Window 15

## Current Exterior



## Current Interior



Ply Gem

35.5 in. x 59.5 in. 500 Series Black Vinyl Single Hung Window with HPSC Screen Included

★★★★★ Questions & Answers



EXTERIOR

## Replacement Window

# Window 16

## Current Exterior



## Current Interior



Ply Gem

35.5 in. x 59.5 in. 500 Series Black Vinyl Single Hung Window with HPSC Screen Included

★★★★★ Questions & Answers



EXTERIOR

## Replacement Window



# Window 17

## Current Exterior



## Current Interior



Ply Gem

35.5 in. x 59.5 in. 500 Series Black Vinyl Single Hung Window with HPSC Screen Included

★★★★★ Questions & Answers



EXTERIOR

## Replacement Window

# Window 18

## Current Exterior



## Current Interior



Ply Gem  
35.5 in. x 59.5 in. 500 Series Black Vinyl Single Hung Window with HPSC  
Screen Included

★★★★★ Questions & Answers



EXTERIOR

## Replacement Window



















