

## HISTORIC AND DESIGN REVIEW COMMISSION

March 2, 2022

**HDRC CASE NO:** 2022-092  
**ADDRESS:** 115 QUEENS CRESCENT  
**LEGAL DESCRIPTION:** NCB 3087 BLK 3 LOT S IRR 99.22 FT OF 17 0.235 AC  
**ZONING:** R-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Angela Blake/BLAKE ANGELA LUTHI & TIMOTHY LEE  
**OWNER:** Angela Blake/BLAKE ANGELA LUTHI & TIMOTHY LEE  
**TYPE OF WORK:** window replacement, siding replacement  
**APPLICATION RECEIVED:** January 18, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Hannah Leighner  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to

1. Replace existing metal casement windows with wood windows.
2. Replace the existing tiled siding with new lapped siding

### APPLICABLE CITATIONS:

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

#### 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)

- 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.

#### **FINDINGS:**

- a. The historic structure at 115 Queens Crescent was constructed circa 1955 and is contributing to the Monte Vista Historic District. The structure currently features a combination of metal casement, vinyl sash and wood sash windows.
- b. **WINDOW REPLACEMENT: WOOD WINDOWS** – The applicant has proposed to replace the existing metal and vinyl windows with wood windows. The windows requested for replacement are located on the north, south, east, and west elevations. 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. The applicant has proposed to install new wood windows that match the existing windows in profile and style. The existing windows, per photos, appear to be in disrepair. Generally, staff finds the replacement of the existing, metal casement windows with wood windows with a matching profile to be appropriate; however, windows should feature a one over one profile where replacing sashed windows.
- c. **SIDING REPLACEMENT** – The applicant has proposed to replace the existing, tiled siding with new lap siding to feature a profile similar to a 105 profile. The current tiled siding is covering any potential original siding. Staff finds the proposed replacement of the tiled siding with wood siding only if an original siding profile is not determined beneath the current siding.

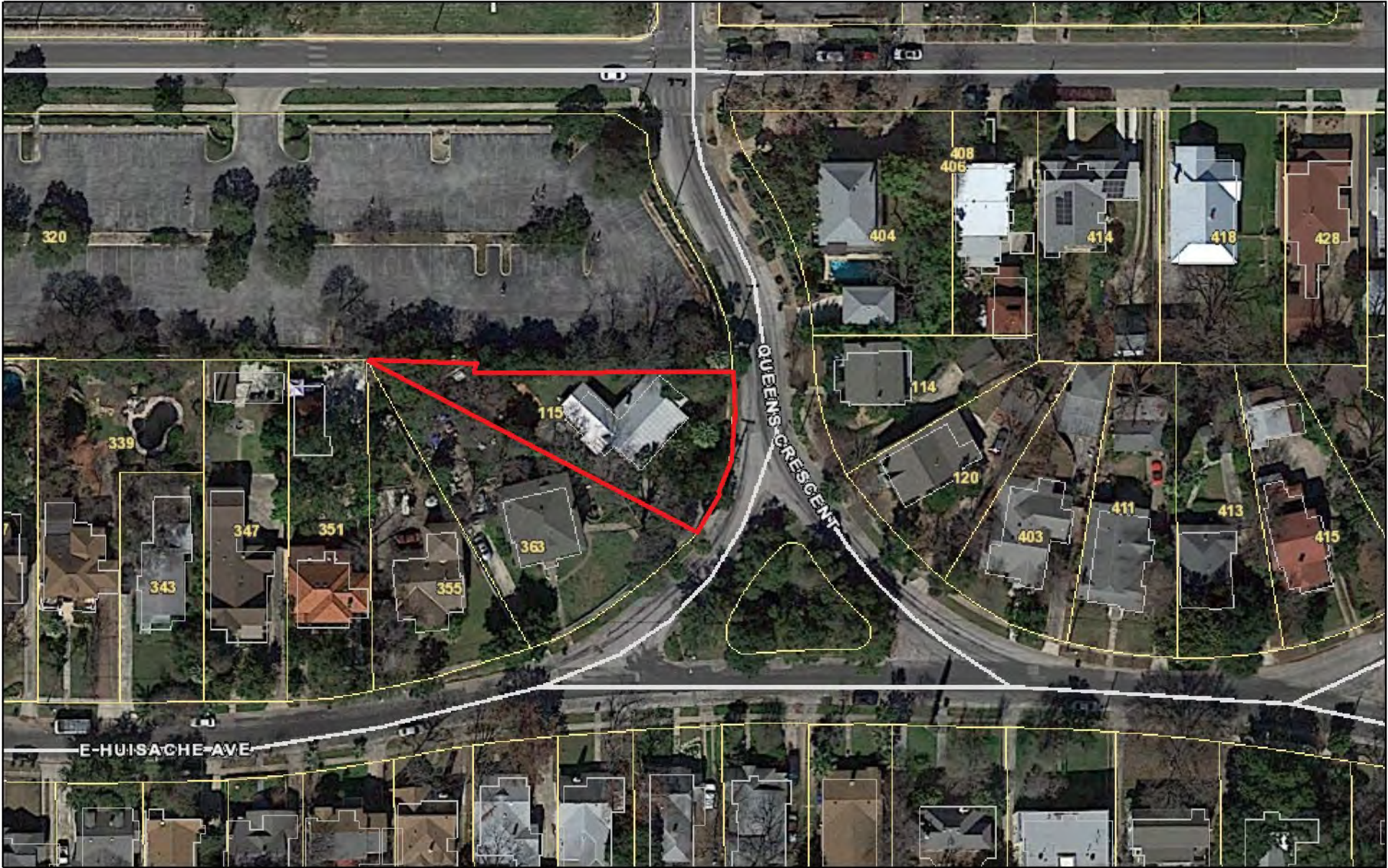
#### **RECOMMENDATION:**

Staff recommends approval of item #1, window replacement with the stipulation that all windows adhere to staff's standards for replacement windows and that windows feature a one over one profile where replacing sashed windows.

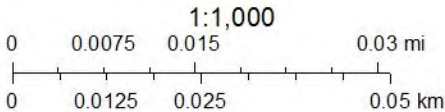
Staff recommends approval of item #2, siding replacement, with the stipulation that the applicant confirm that an original siding profile is not found under the tiled siding. Information confirming no original wood siding profile should be submitted to OHP staff for review prior to the issuance of a COA.



City of San Antonio One Stop



February 25, 2022

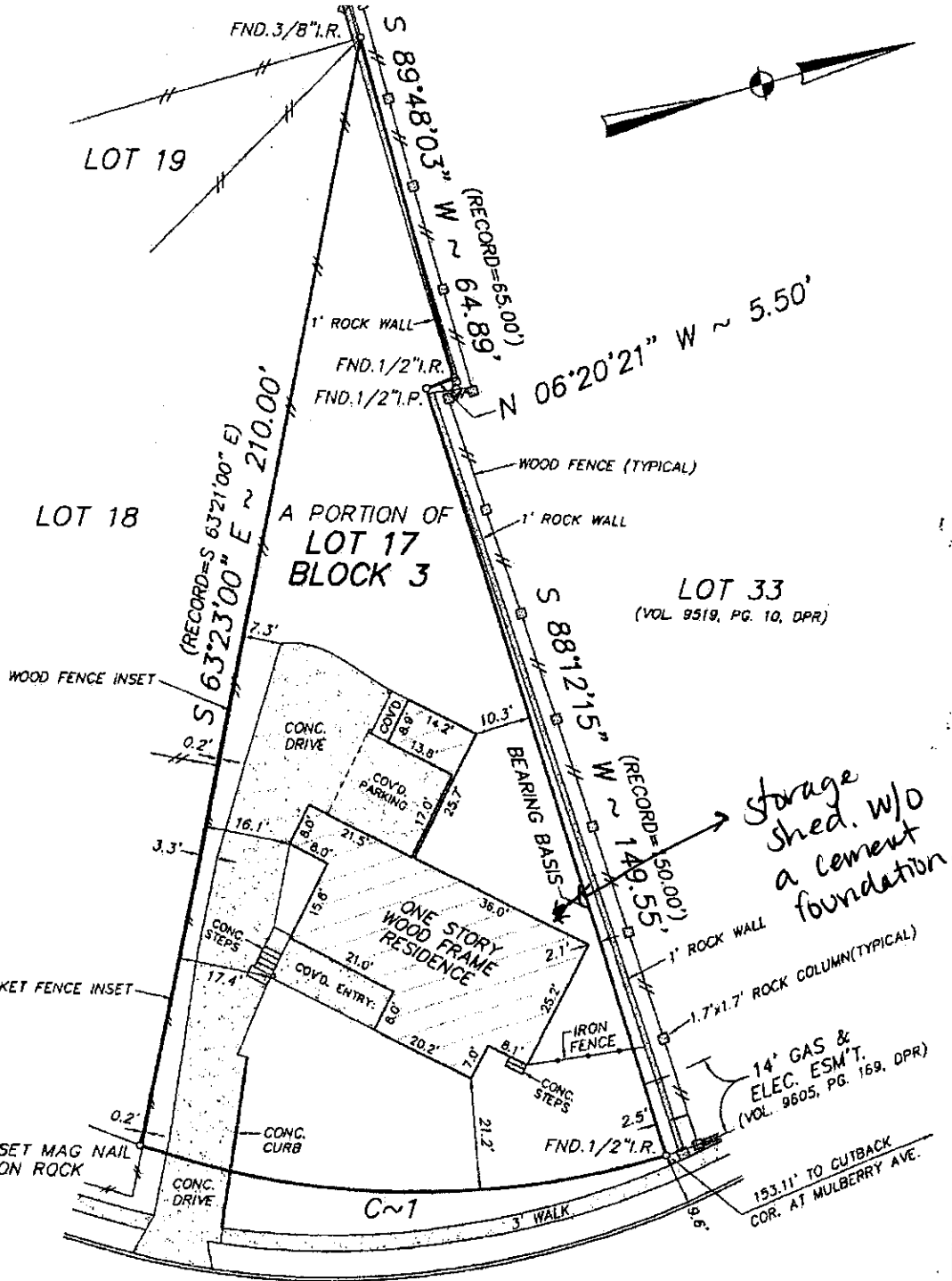




We hereby acknowledge that a survey has been provided and reviewed by us.

*Angela Luthi Blake*

*Survey for Blake*



CURVE DATA: C~1  
 $\Delta = 37^{\circ}53'52''$   
 $R = 150.00'$   
 $L = 99.22'$  (RECORD=99.20')  
 CHD. BRG. & DIST.  
 $N 16^{\circ}13'46'' E \sim 97.42'$

#### RESTRICTIONS:

- VOL. 105, PG. 170-171, DPR
- VOL. 822, PG. 641, DR  
 (CONTAINS 5' SEWER RIGHT-OF-WAY LOCATED NEAR NORTH PROPERTY LINE)(NOT-PLOTTABLE)
- VOL. 268, PG. 111, DR  
 (CONTAINS BARN OR OUTBUILDING SETBACK OF 100' TO STREET LINE)

#### NOTES:

1. DIRECTIONAL CONTROL LINE = MONUMENTS AS FOUND.
2. ——— = DENOTES CONCRETE CURB.
3. BEARING BASIS = PLAT AS REFERENCED BELOW
4. INSET OR OUTSET DIMENSIONS FOR FENCES, IF ANY, ARE TO CLOSEST EDGE OF POST.
5. THE FOREGOING PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE X ACCORDING TO THE APPLICABLE FEMA FLOOD INSURANCE RATE MAP #48029C0455 F, DATED JUNE 18, 2007. ZONE X IS NOT WITHIN A 100 YEAR FLOOD ZONE.

## QUEENS CRESCENT

(VARIABLE WIDTH R.O.W.)  
 (VOL. 105, PG. 170-171, DPR)

#### ADDRESS:

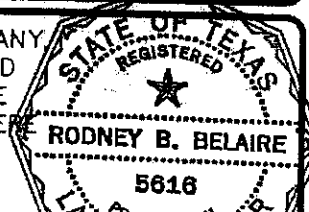
115 QUEENS CRESCENT  
 LOT AREA = 10,224 sq. ft.

SCALE: 1"=30'

LAND TITLE SURVEY OF  
**A PORTION OF**  
**LOT 17, BLOCK 3**  
**NEW CITY BLOCK 3087**

WE, MAVERICK LAND SURVEYING COMPANY HAVE MADE A SURVEY ON THE GROUND OF THE FOREGOING PROPERTY, AND WE CERTIFY THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

BY: *Reh BBL*



12-26-21

Angela + Tim Blake  
115 Queens Crescent  
San Antonio, TX 78212

X's : new siding will  
replace current  
siding from 1948.

front main bedroom  
window replacement  
metal to wood

side main  
bedroom  
window  
replacement  
vinyl to wood

right side of  
front door  
window  
metal to  
wood

left side of  
front door  
window  
metal  
to wood

front porch  
window replacement  
metal to wood

window replacement  
metal to wood  
Dining room  
side

Back bedroom  
side  
window  
replacement  
vinyl to  
wood.

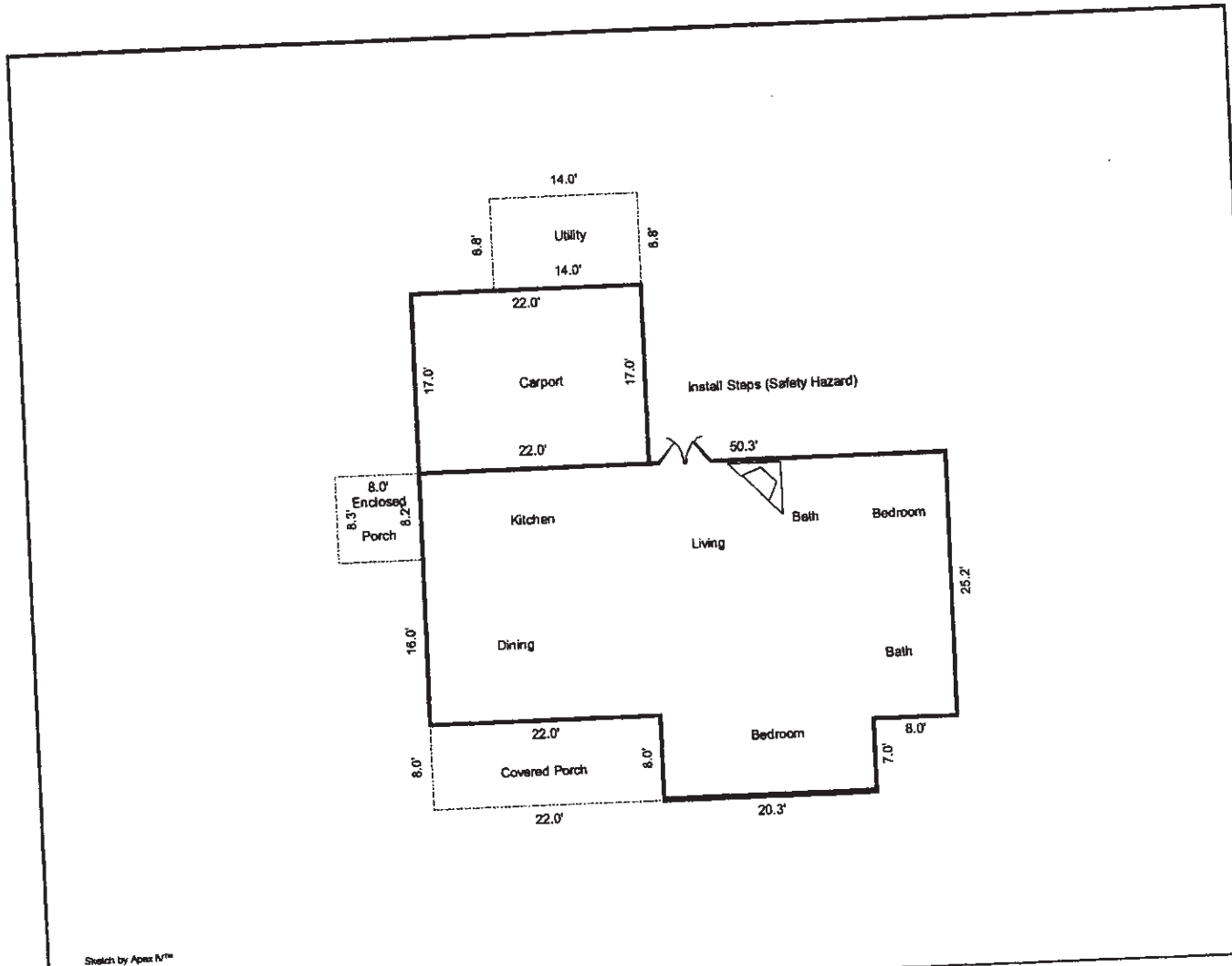
new  
siding  
ends

new  
siding  
already  
installed



# Building Sketch

Borrower	ANGELA & TIMOTHY BLAKE		
Property Address	115 Queens Crescent St	County Bexar	State TX Zip Code 78212-5330
City	San Antonio		
Lender	Security Service Federal Credit Union		



Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1387.7	1387.7
P/P	Porch	176.0	
	Porch	66.4	365.6
	Utility	123.2	
GAR	carport	374.0	374.0

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
20.3	x	32.2	653.7
22.0	x	24.2	532.4
8.0	x	25.2	201.6





































































James Otremba  
8526 VIDOR AVE



QUOTE BY : James Otremba

QUOTE # : JW2111016V8 - Version 0

SOLD TO : BLAKE RES  
ANGELA  
115 QUEENS CRESCENT  
SAN ANTONIO TX 78212

SHIP TO :

Phone : (210) 413-1886

PO# :


PROJECT NAME :

Ship Via : Ground


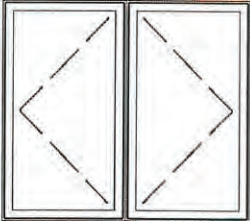
REFERENCE :

U-Factor Weighted Average: 0.27



SHGC Weighted Average: 0.17

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	TEMPERED @ DOOR	Frame Size : 19 X 63 (Outside Casing Size: 29 X 68 15/16), Siteline Wood Casement, Auralast Pine, Primed Exterior, Primed Interior, 5 1/2" Flat Casing, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 5 Jamb, 4/4 Thick, Hinge Left, Nesting Crank Handle, Chestnut Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Tempered Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 5/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial 1 Wide 5 High BetterVue Mesh Chestnut Bronze Screen, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD- WEN warranty for additional information, *Custom-Width*, *Custom- Height*, IGThick=0.726(1/8 / 1/8), Clear Opening:9.1w, 58.5h, 3.7 sf U-Factor: 0.27, SHGC: 0.17, VLT: 0.39, Energy Rating: 16.00, CR: 62.00, CPD: JEL-N-881-02921-00001 PEV 2021.3.0.3573/PDV 6.360 (09/09/21)NW			
	Rough Opening : 19 3/4 X 63 3/4				
					
	Viewed from Exterior.				
			\$1,147.39	1	\$1,147.39

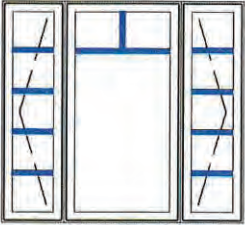


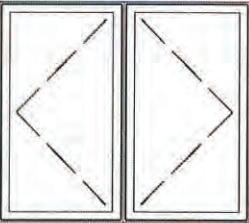
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 2	TEMPERED @ DOOR Rough Opening : 19 3/4 X 63 3/4	Frame Size : 19 X 63 (Outside Casing Size: 29 X 68 15/16), Siteline Wood Casement, Auralast Pine, Primed Exterior, Primed Interior, 5 1/2" Flat Casing, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 5 Jamb, 4/4 Thick, Hinge Right, Nesting Crank Handle, Chestnut Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Tempered Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 5/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial 1 Wide 5 High BetterVue Mesh Chestnut Bronze Screen, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD- WEN warranty for additional information, *Custom-Width*, *Custom- Height*, IGThick=0.726(1/8 / 1/8), Clear Opening:9.1w, 58.5h, 3.7 sf U-Factor: 0.27, SHGC: 0.17, VLT: 0.39, Energy Rating: 16.00, CR: 62.00, CPD: JEL-N-881-02921-00001 PEV 2021.3.0.3573/PDV 6.360 (09/09/21)NW			
					
	Viewed from Exterior.				
			\$1,147.39	1	\$1,147.39
Line 3	RT SIDE Rough Opening : 71 3/4 X 63 3/4	Frame Size : 71 X 63 (Outside Casing Size: 81 X 68 15/16), Siteline Wood Casement, Auralast Pine, 2 Wide Primed Exterior, Primed Interior, 5 1/2" Flat Casing, Standard Sill Nosing, Vinyl DripCap, 5 Jamb, 4/4 Thick, Left/Right, Nesting Crank Handle, Chestnut Bronze Hardware, US National-WDMA/ASTM, DP 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, Combination SDL Putty Int BAR, ( 5/8" Putty SDL Horizontal / 2 5/16" Putty SDL - Vertical ) Light Bronze Shadow Bar, Uneven All Lite(s) 2 Wide 5 High ( 10 Rect Lite ) BetterVue Mesh Chestnut Bronze Screen, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. PEV 2021.3.0.3573/PDV 6.360 (09/09/21)NW			
					
	Viewed from Exterior. Scale: 1/2" =1'				
			\$2,662.40	1	\$2,662.40



LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 4	RT SIDE	Frame Size : 36 X 63			
	Rough Opening : 36 3/4 X 63 3/4	(Outside Casing Size: 46 X 68 15/16), Siteline Wood Casement, Auralast Pine, Primed Exterior, Primed Interior, 5 1/2" Flat Casing, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 5 Jamb, 4/4 Thick, Hinge Right, Nesting Crank Handle, Chestnut Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Tempered Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, Combination SDL Putty Int BAR, ( 5/8" Putty SDL Horizontal / 2 5/16" Putty SDL - Vertical ) Light Bronze Shadow Bar, Uneven 2 Wide 5 High ( 10 Rect Lite ) BetterVue Mesh Chestnut Bronze Screen, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD- WEN warranty for additional information, *Custom-Height*, IGThick=0.726(1/8 / 1/8), Clear Opening:26.1w, 58.5h, 10.6 sf U-Factor: 0.27, SHGC: 0.16, VLT: 0.35, Energy Rating: 16.00, CR: 62.00, CPD: JEL-N-881-02936-00001 PEV 2021.3.0.3573/PDV 6.360 (09/09/21)NW Drawing Number: B-1			
					
	Viewed from Exterior. Scale: 1/2" =1'				
			\$1,538.92	1	\$1,538.92
Line 5	PORCH	Frame Size : 92 3/4 X 63			
	Rough Opening : 93 1/2 X 63 3/4	(Outside Casing Size: 102 3/4 X 68 15/16), Siteline Wood Casement, Auralast Pine, 3 Wide Flanker= 18 , Primed Exterior, Primed Interior, 5 1/2" Flat Casing, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 5 Jamb, 4/4 Thick, Left/Stat/Right, Nesting Crank Handle, Chestnut Bronze Hardware, US National-WDMA/ASTM, DP 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 5/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Define Pattern Separately All Lite(s) BetterVue Mesh Chestnut Bronze Screen, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. PEV 2021.3.0.3573/PDV 6.360 (09/09/21)NW			
					
	Viewed from Exterior. Scale: 1/2" =1'				
			\$3,011.31	1	\$3,011.31




LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 6	RT SIDE	Frame Size : 69 1/2 X 63 (Outside Casing Size: 79 1/2 X 68 15/16), Siteline Wood Casement, Auralast Pine, 3 Wide Flanker= 18 , Primed Exterior, Primed Interior, 5 1/2" Flat Casing, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 5 Jamb, 4/4 Thick, Left/Stat/Right, Nesting Crank Handle, Chestnut Bronze Hardware, US National-WDMA/ASTM, DP 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 5/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Define Pattern Separately All Lite(s) BetterVue Mesh Chestnut Bronze Screen, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. PEV 2021.3.0.3573/PDV 6.360 (09/09/21)NW			
					
	Viewed from Exterior. Scale: 1/2" =1'				
			\$2,690.71	1	\$2,690.71

Line 7	LEFT SIDE	Frame Size : 73 X 63 (Outside Casing Size: 83 X 68 15/16), Siteline Wood Casement, Auralast Pine, 2 Wide Primed Exterior, Primed Interior, 5 1/2" Flat Casing, Standard Sill Nosing, Vinyl DripCap, Solid Spread Mull, 5 Jamb, 4/4 Thick, Left/Right, Nesting Crank Handle, Chestnut Bronze Hardware, US National-WDMA/ASTM, DP 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, Combination SDL Putty Int BAR, ( 5/8" Putty SDL Horizontal / 2 5/16" Putty SDL - Vertical ) Light Bronze Shadow Bar, Uneven All Lite(s) 2 Wide 5 High ( 10 Rect Lite ) BetterVue Mesh Chestnut Bronze Screen, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. Vertical Spread Mull 1" Wide, PEV 2021.3.0.3573/PDV 6.360 (09/09/21)NW			
					
	Viewed from Exterior. Scale: 1/2" =1'				
			\$2,524.76	1	\$2,524.76

**Total:** \$14,722.88  
**STATE (8.2500%):** \$1,214.64  
**Net Total:** \$15,937.52  
**Total Units:** 7



 Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.

Note: QUOTE VALID FOR 30 DAYS BUILDER OR HOME OWNER IS RESPONSIBLE FOR REVIEW OF QUOTE CONTENT FOR ACCURACY 50% DEPOSIT REQUIRED

It is the responsibility of the Builder/Purchaser to ensure that all windows and doors in the quote above are in accordance with, but not limited to, the following:

1. All current Zoning requirements.
2. All current Fire Regulations.
3. All current Building Standard Regulations, including, but not limited to, the Local Building code.

Presented by: \_\_\_\_\_

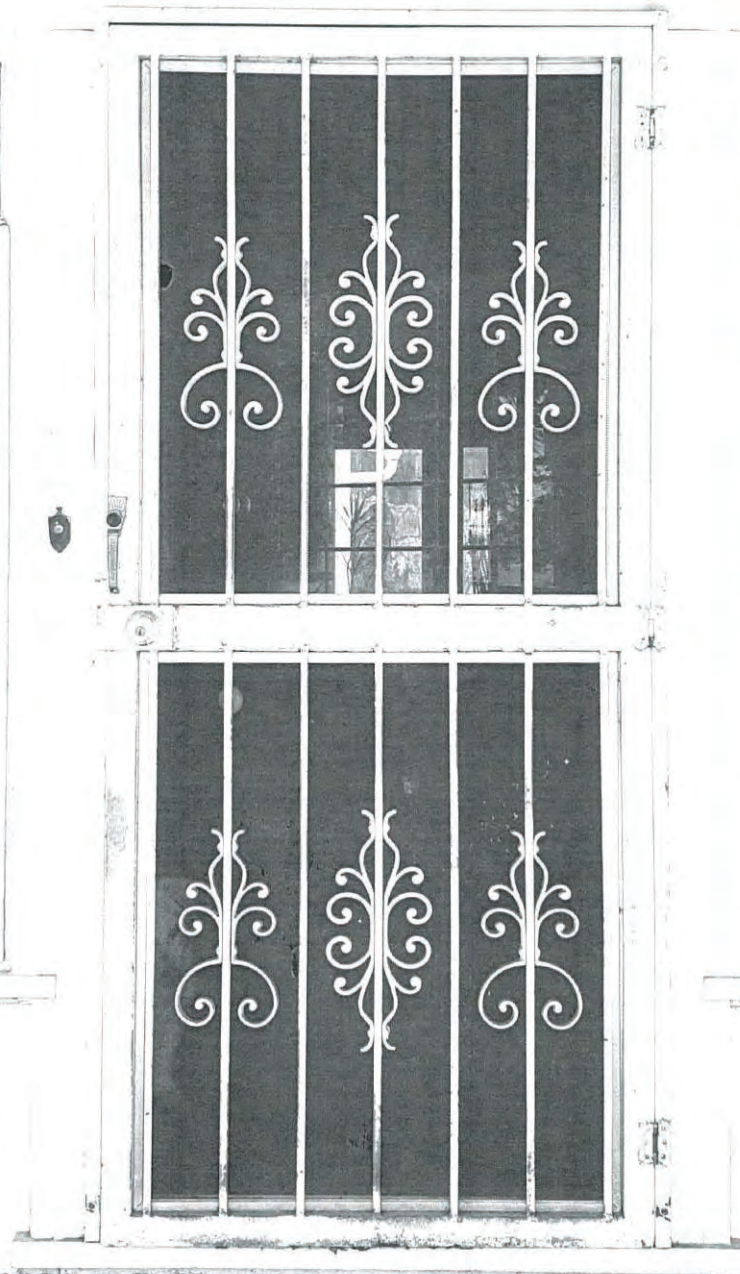
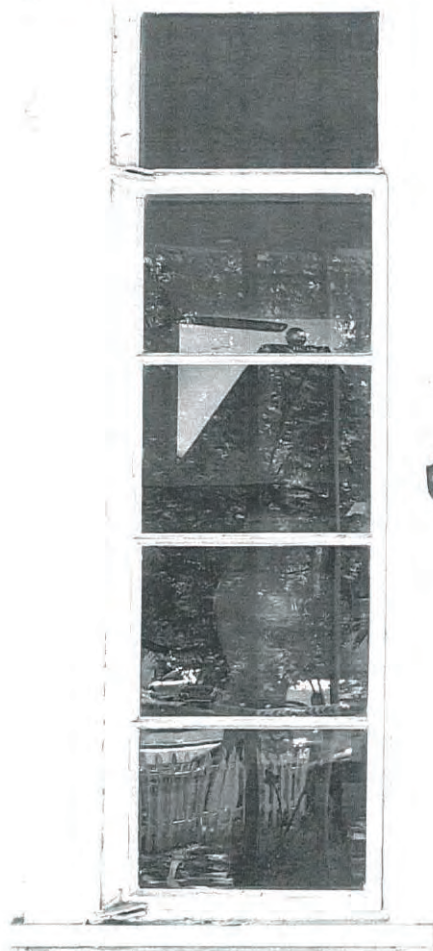
Date: \_\_\_\_\_

Purchaser: \_\_\_\_\_

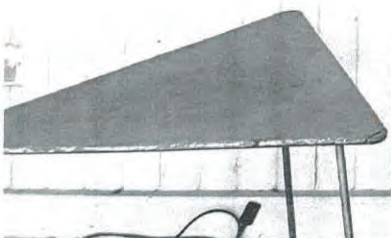
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Line 1

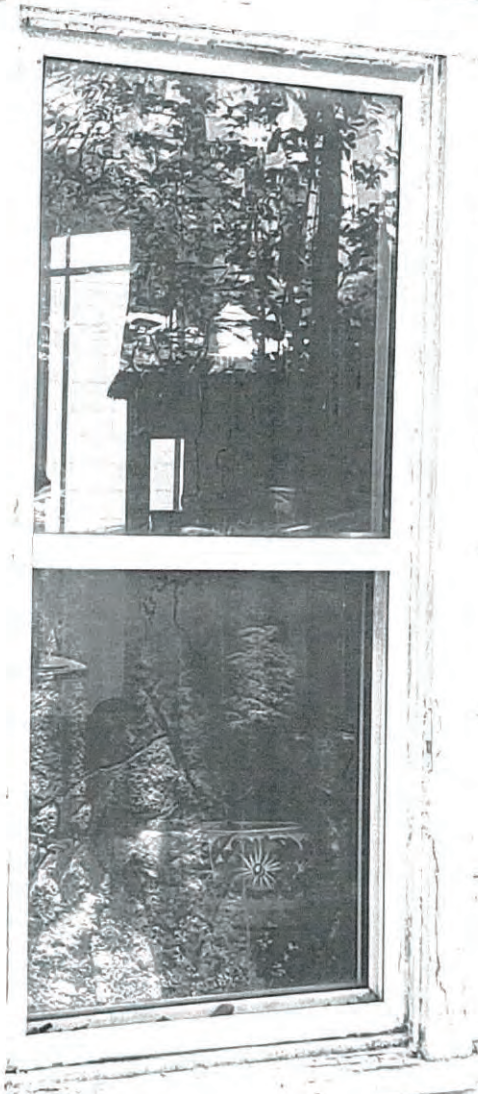
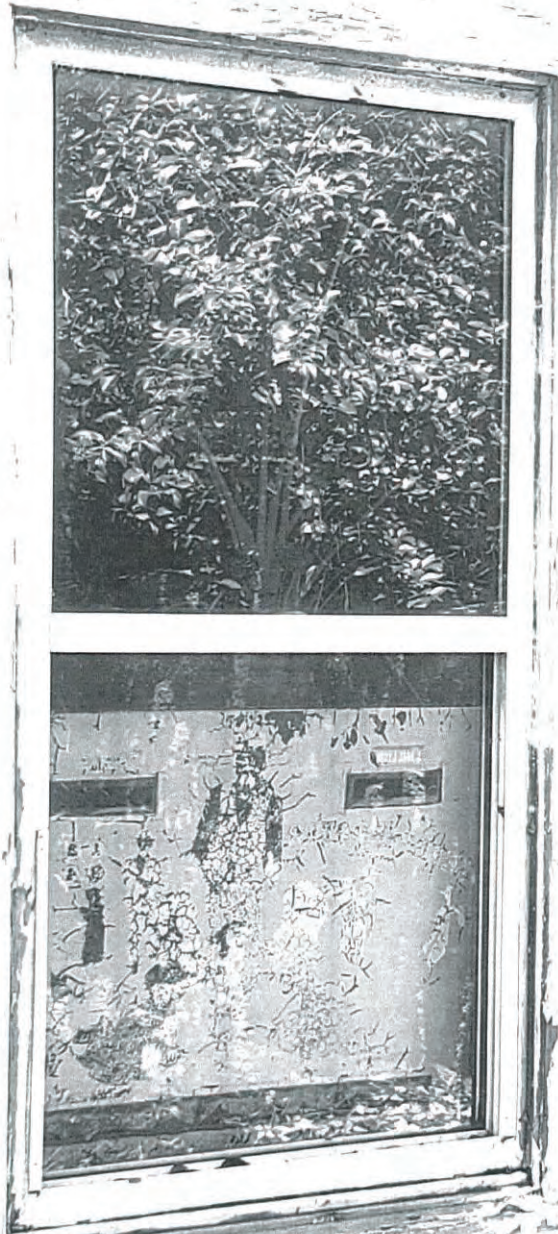


Line 2





Line 3



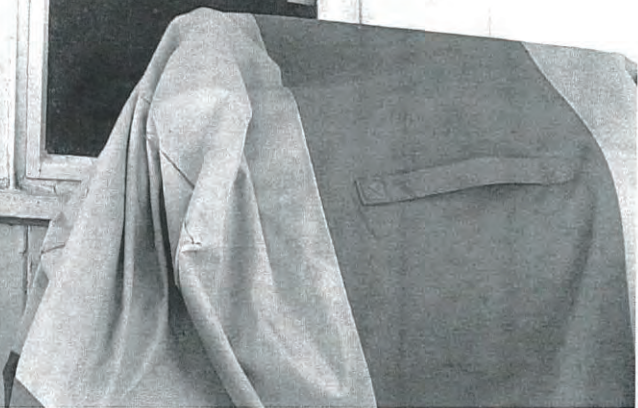
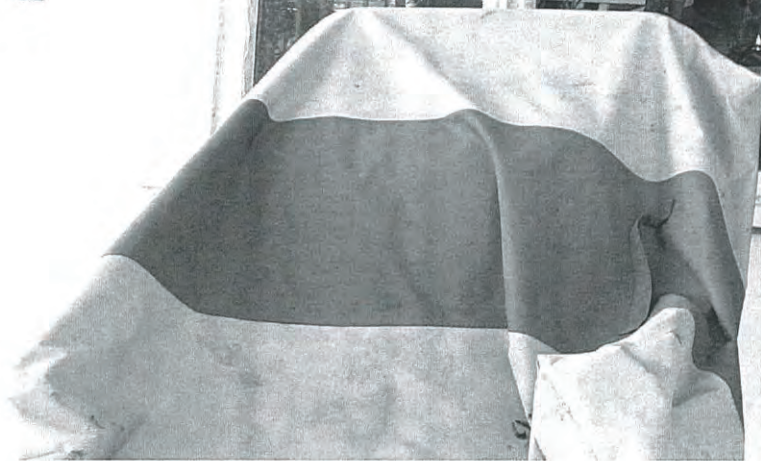


Line 4





Line 5





Line Co







Line 7