

# HISTORIC AND DESIGN REVIEW COMMISSION

March 16, 2022

**HDRC CASE NO:** 2022-133  
**ADDRESS:** 1118 NOLAN ST  
**LEGAL DESCRIPTION:** NCB 1668 BLK L LOT E, 46 FT OF 6  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Tim Riley  
**OWNER:** ASSI SARA  
**TYPE OF WORK:** Replacement of wood windows with vinyl windows  
**APPLICATION RECEIVED:** February 24, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Claudia Espinosa

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing, wood windows with nine (9) vinyl windows.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for 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.

#### 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.

*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 wood 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.

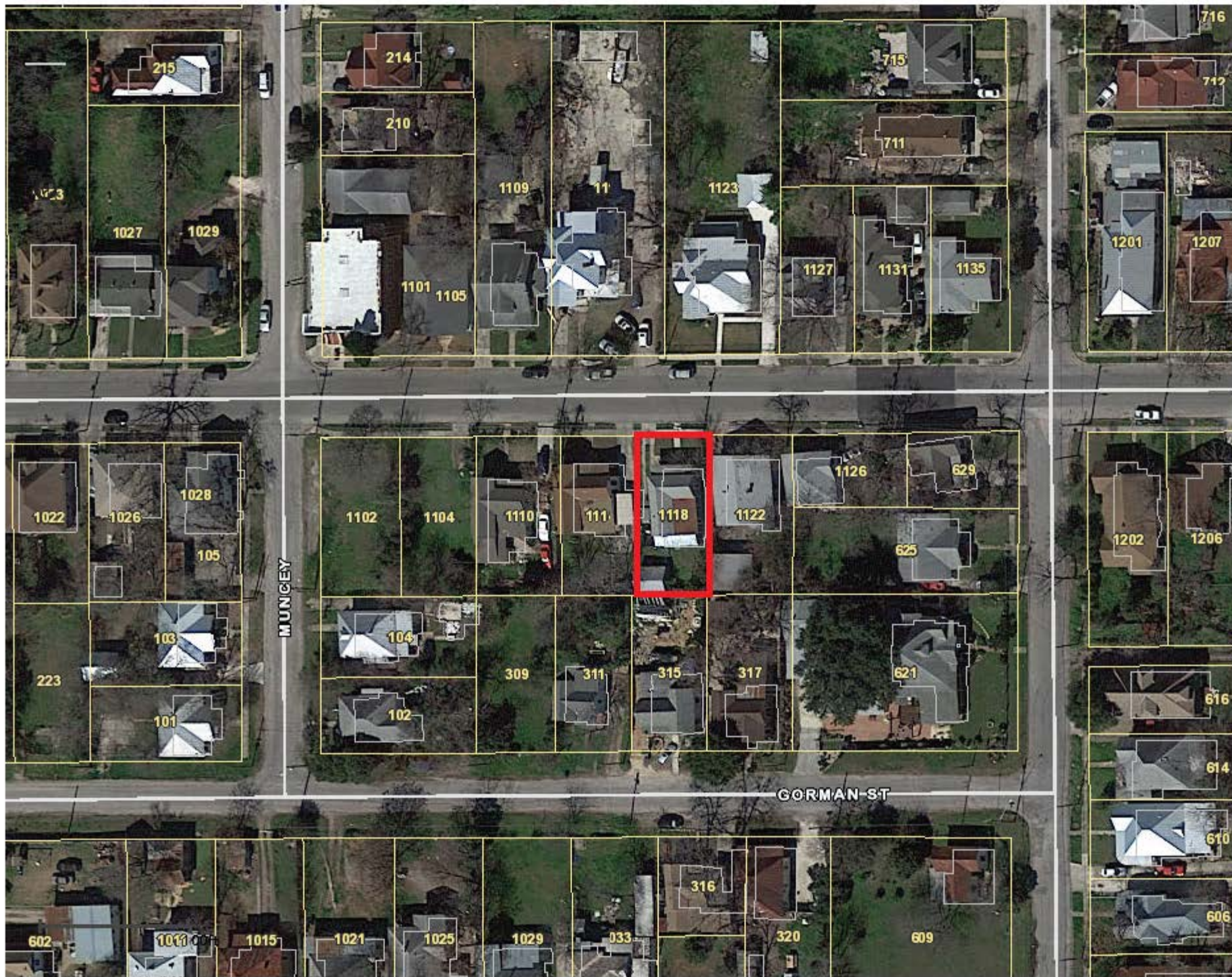
#### **FINDINGS:**

- a. The structure located at 1118 Nolan is located within the Dignowity Hills Historic District and was constructed circa 1930. At this time, the applicant is requesting a Certificate of Appropriateness for approval to install nine (9) vinyl windows to replace the existing wood windows. The existing wood windows predominately feature a four over four profile.
- b. **WINDOW REPLACEMENT** – At the time of staff's review, the applicant had not confirmed a time for OHP staff to perform a site visit to inspect windows. Per the submitted photos, OHP staff does not find the proposed windows to be in a state that is beyond repair. Staff finds that the existing wood windows should be repaired, in-kind. Additionally, the proposed material, vinyl, is not a consistent replacement material, per the Guidelines and Staff's Standards for Replacement Windows.

#### **RECOMMENDATION:**

Staff does not recommend approval based on findings a and b. Staff recommends the applicant repair the exiting, wood windows.





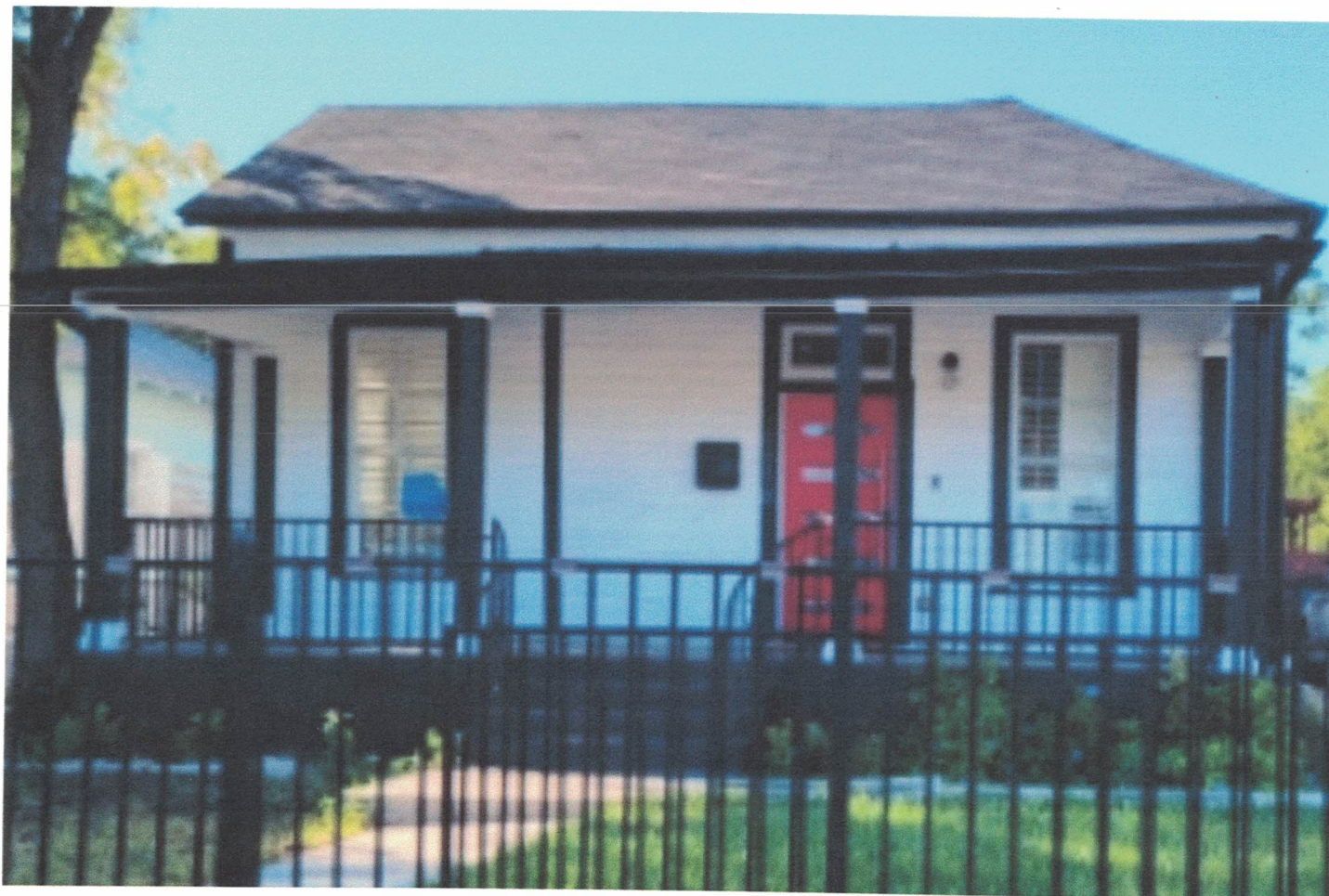


1118 Nolan St. San Antonio, TX 78202

Scope of Work: Install nine (9) Simonton 6500 Series windows. Same size, shape, and location as the existing windows. Window grids will match existing windows.

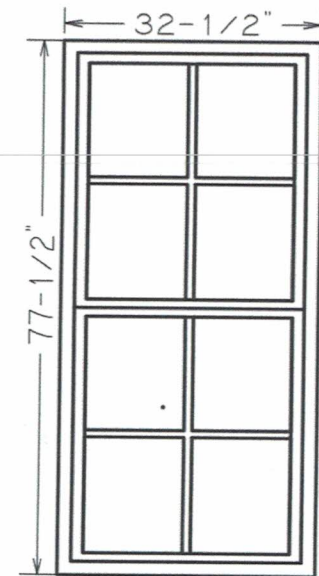
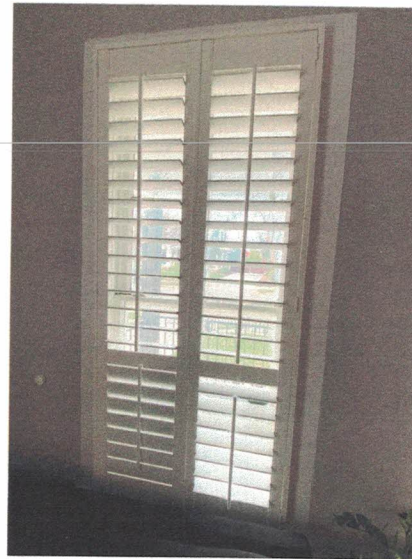


**Sara Assi  
1118 Nolan Street  
San Antonio TX 78202**





## 1<sup>st</sup> Floor Living Room #1

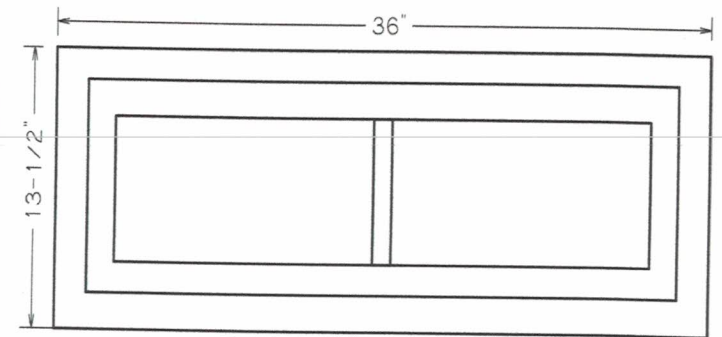


1

1st/LIV/Windows

Simonton 6500, Double Hung, White Int. Finish, White Ext. Finish, Width 33, Height 77.5, Width + Height 110.5, Sculptured - Grids Between Glass Grid, COLONIAL Pattern, White Int. Grid Color, White Ext. Grid Color, ALL Grid Position, 1 Bar(s) Horizontal, 1 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Horizontal, 1 Bar(s) Vertical, Glass - 6500 - SoundSecurity - Southern, New Exterior Casing / Replace Rotted Wood F&I, New Exterior Fiber Cement Casing F&I

## 1<sup>st</sup> Floor Entry #2



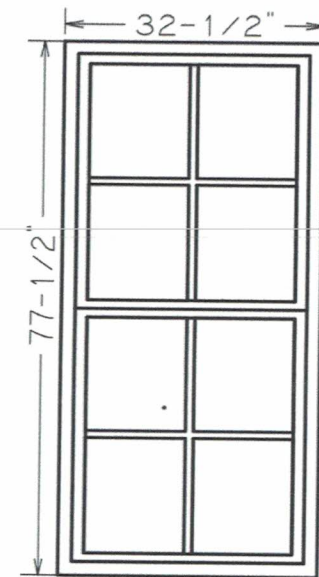
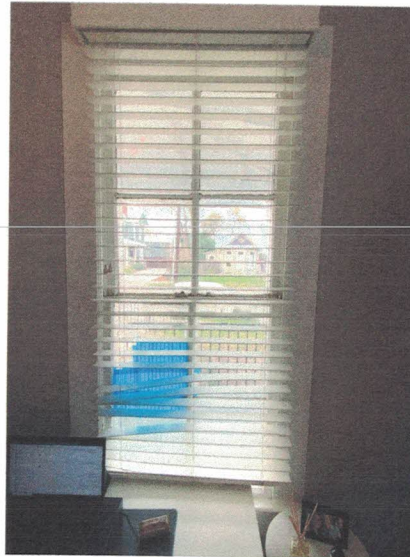
2

### 1st/ENTRY/Windows

Simonton 6500, Picture Window, White Int. Finish, White Ext. Finish, Width 36, Height 14, Width + Height 50, Sculptured - Grids Between Glass Grid, COLONIAL Pattern, White Int. Grid Color, White Ext. Grid Color, ALL Grid Position, 1 Bar(s) Vertical, Glass - Standard Tempered Glass Full, New Exterior Casing / Replace Rotted Wood F&I, Metal Out / Vinyl Flange Window Removal, New Exterior Fiber Cement Casing F&I



## 1<sup>st</sup> Office #3



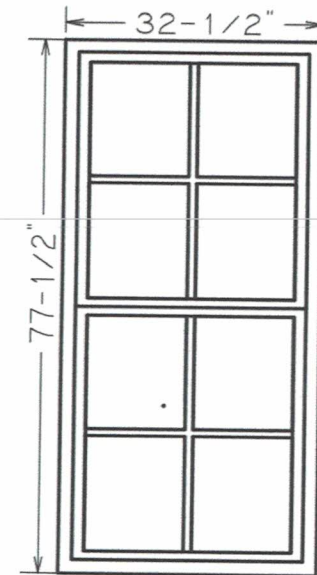
3

### 1st/OFC/Windows

Simonton 6500, Double Hung, White Int. Finish, White Ext. Finish, Width 33, Height 77.5, Width + Height 110.5, Sculptured - Grids Between Glass Grid, COLONIAL Pattern, White Int. Grid Color, White Ext. Grid Color, ALL Grid Position, 1 Bar(s) Horizontal, 1 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Horizontal, 1 Bar(s) Vertical, Glass - 6500 - SoundSecurity - Southern, New Exterior Casing / Replace Rotted Wood F&I, New Exterior Fiber Cement Casing F&I



## 1<sup>st</sup> Office #4

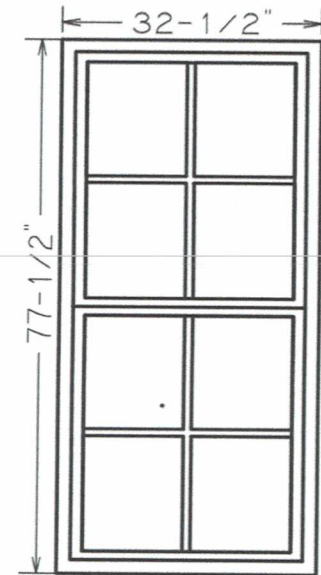
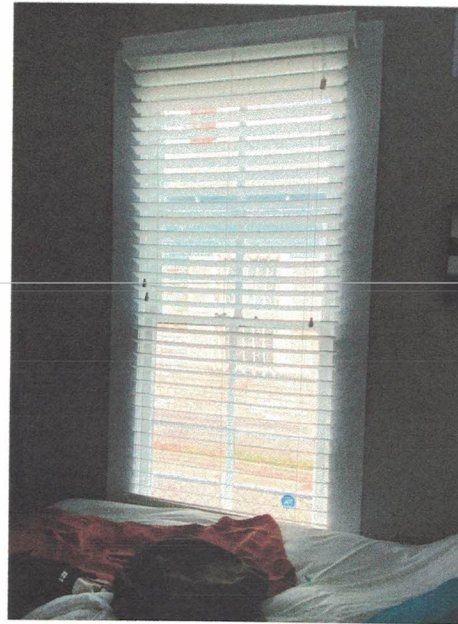


4

### 1st/OFC/Windows

Simonton 6500, Double Hung, White Int. Finish, White Ext. Finish, Width 33, Height 77.5, Width + Height 110.5, Sculptured - Grids Between Glass Grid, COLONIAL Pattern, White Int. Grid Color, White Ext. Grid Color, ALL Grid Position, 1 Bar(s) Horizontal, 1 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Horizontal, 1 Bar(s) Vertical, Glass - 6500 - SoundSecurity - Southern, New Exterior Casing / Replace Rotted Wood F&I, New Exterior Fiber Cement Casing F&I

## 1<sup>st</sup> Bedroom #1 #5



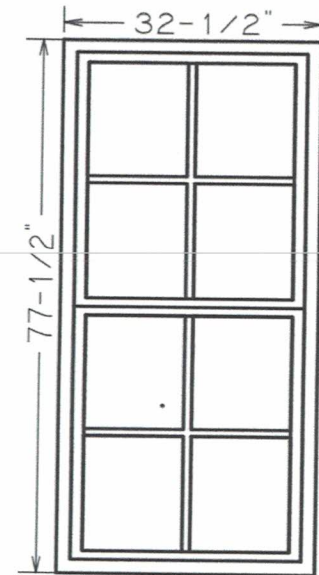
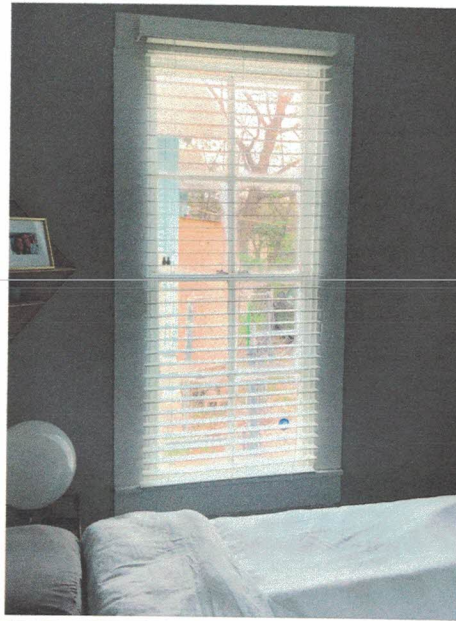
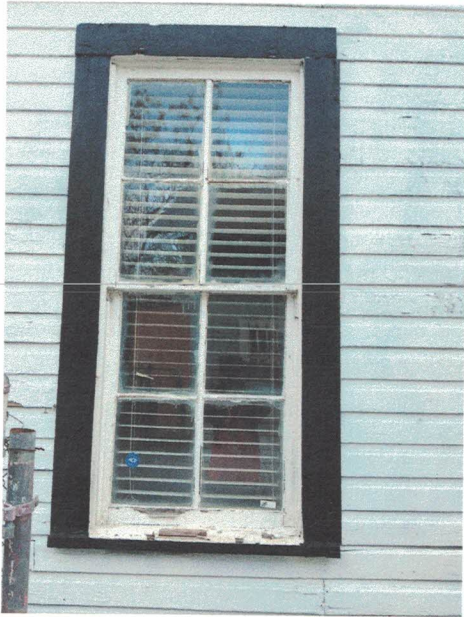
5

### 1st/BED1/Windows

Simonton 6500, Double Hung, White Int. Finish, White Ext. Finish, Width 33, Height 77.5, Width + Height 110.5, Sculptured - Grids Between Glass Grid, COLONIAL Pattern, White Int. Grid Color, White Ext. Grid Color, ALL Grid Position, 1 Bar(s) Horizontal, 1 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Horizontal, 1 Bar(s) Vertical, Glass - 6500 - SoundSecurity - Southern, New Exterior Casing / Replace Rotted Wood F&I, New Exterior Fiber Cement Casing F&I



## 1<sup>st</sup> Floor Bedroom Room #6

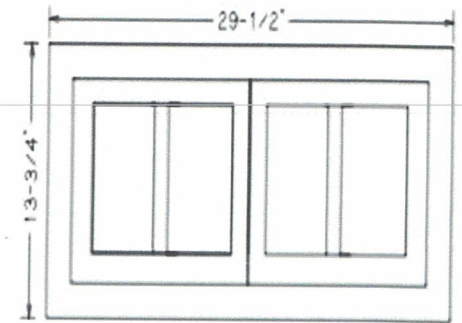
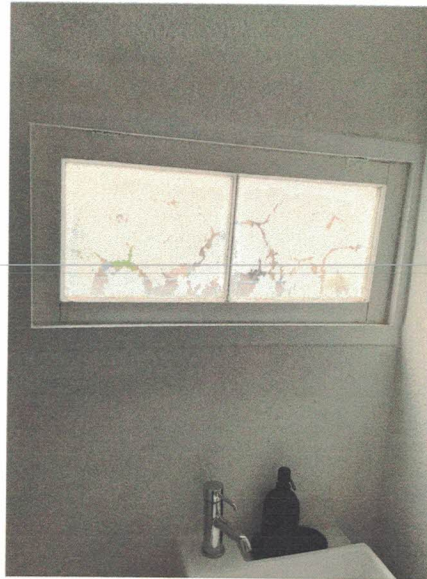


6

1st/BED1/Windows

Simonton 6500, Double Hung, White Int. Finish, White Ext. Finish, Width 33, Height 77.5, Width + Height 110.5, Sculptured - Grids Between Glass Grid, COLONIAL Pattern, White Int. Grid Color, White Ext. Grid Color, ALL Grid Position, 1 Bar(s) Horizontal, 1 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Horizontal, 1 Bar(s) Vertical, Glass - 6500 - SoundSecurity - Southern, New Exterior Casing / Replace Rotted Wood F&I, New Exterior Fiber Cement Casing F&I

## 1<sup>st</sup> Floor Bathroom #7



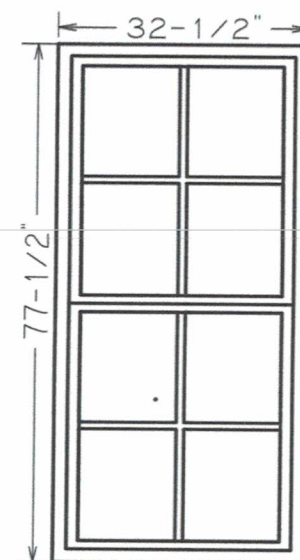
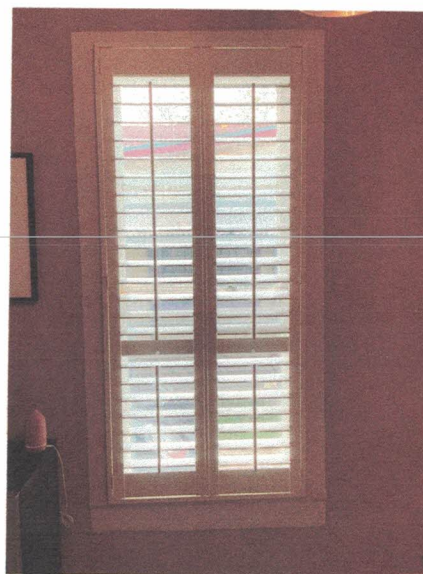
7

### 1st/BATH/Windows

Simonton 6500, Picture Window, White Int. Finish, White Ext. Finish, Width 30, Height 15, Width + Height 45, Sculptured - Grids Between Glass Grid, COLONIAL Pattern, White Int. Grid Color, White Ext. Grid Color, ALL Grid Position, 1 Bar(s) Vertical, Glass - Standard, New Exterior Fiber Cement Casing F&I



## 1<sup>st</sup> Floor Dinning Room #8

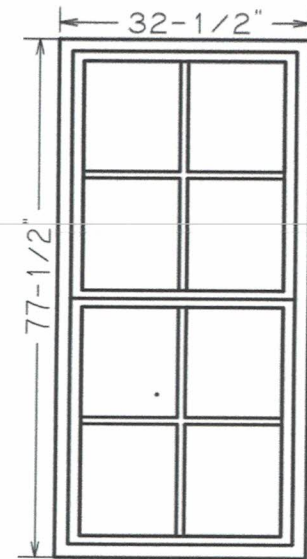


8

1st/DINE/Windows

Simonton 6500, Double Hung, White Int. Finish, White Ext. Finish, Width 33, Height 77.5, Width + Height 110.5, Sculptured - Grids Between Glass Grid, COLONIAL Pattern, White Int. Grid Color, White Ext. Grid Color, ALL Grid Position, 1 Bar(s) Horizontal, 1 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Horizontal, 1 Bar(s) Vertical, Glass - 6500 - SoundSecurity - Southern, New Exterior Fiber Cement Casing F&I, New Exterior Casing / Replace Rotted Wood F&I

## 1<sup>st</sup> Floor Living Room #9



9

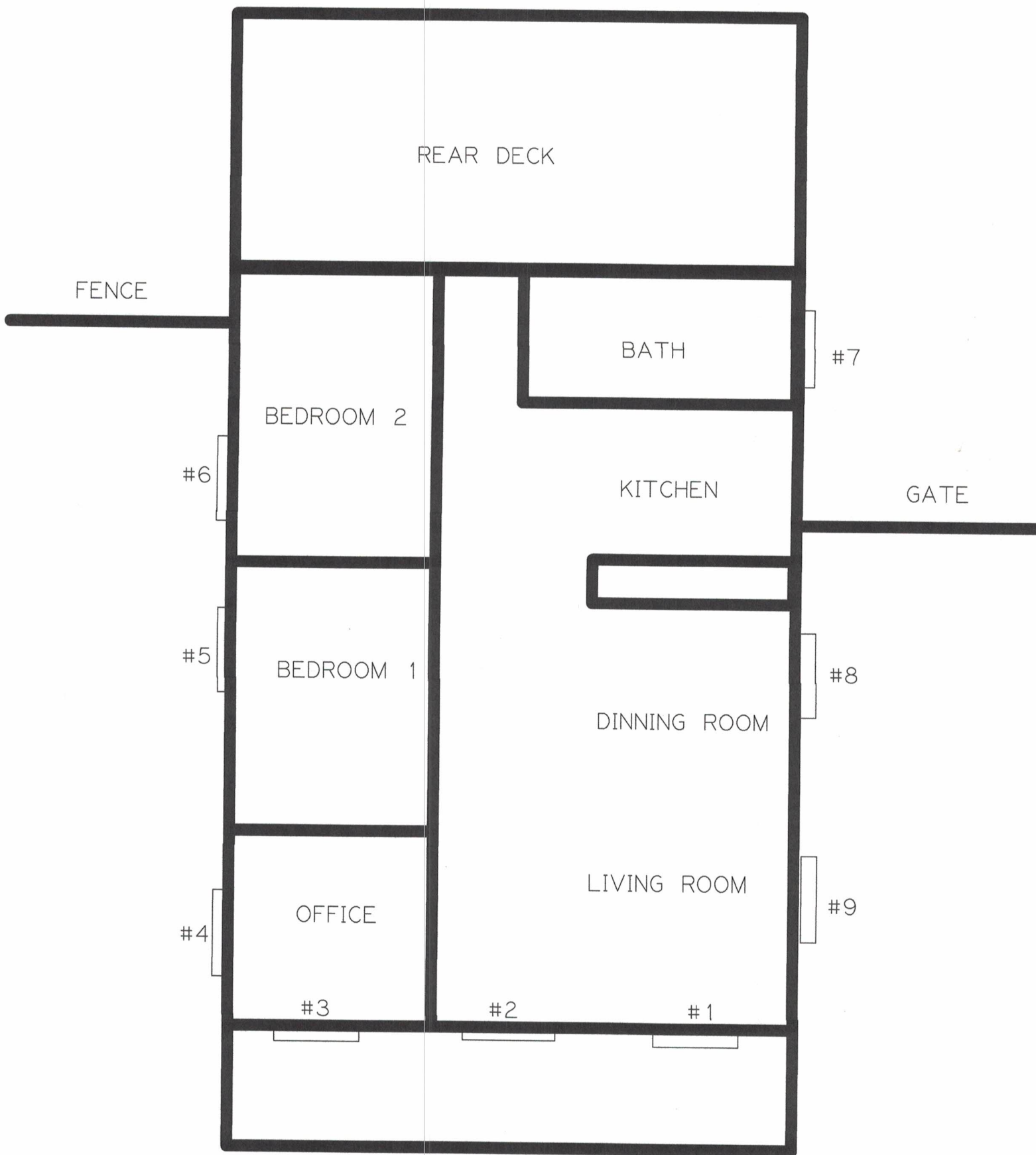
### 1st/LIV/Windows

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Front, Right Side, Left Side



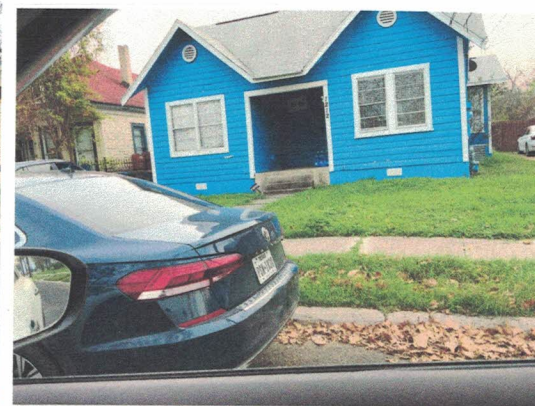
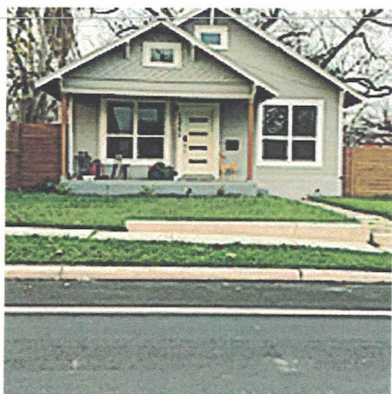


Sara Assi

1118 Nolan St San Antonio TX 78202



Other Home with replacement window with in 1000 feet











# 6500 Series WINDOWS

## Uncompromising Curb Appeal

- Deeply beveled, miter-cut sashes create the rich stylish look of a real wood window
- Triple-Step Sloped Sill on double hung windows offers a classic exterior while providing a watertight seal against driving rain
- Low gloss exterior always looks freshly painted

## Beyond Simple Aesthetics

- Thick, multi-chambered construction provides superior structural integrity and increased insulating performance
- Fusion welding of the sash and frame creates a weathertight fit
- Reinforced interlocking center rail virtually eliminates air and water infiltration
- 100% vinyl means no peeling, cracking, fading, or corroding

## Easy Operation

- Low-profile tilt latches allow both sashes to tilt in for effortless cleaning
- Constant Force Balance System along with contoured rails molded into the sash for smooth and effortless operation

## QUESTIONS? CONTACT US



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## WINDOW CARE AND MAINTENANCE

Congratulations on choosing windows and doors that offer the easy care and maintenance of vinyl. Vinyl won't pit, peel or chalk over time. As a result, with simple care and cleaning, your windows can keep their beautiful appearance for years to come.

- Wash using mild detergent (if necessary) and a soft cloth or ordinary long-handled soft bristle brush. Do not wash the windows or doors with a high pressure spray. The extreme pressure could crack or destroy the caulking around the window or door
- For difficult to remove dirt and stains, use readily available household cleaners
- In some cases you may wish to use a mildly abrasive cleaner such as Soft Scrub® but the use of any abrasive material could scratch the surface of the glass and window or door frame
- Do not use liquid grease remover, strong soaps and detergents containing organic solvents, nail polish remover, furniture polish or cleaners containing chlorine bleach. These items could affect the surface appearance of the vinyl



HDE-100