

HISTORIC AND DESIGN REVIEW COMMISSION

May 04, 2022

HDRC CASE NO: 2022-236
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, fenestration modifications
APPLICATION RECEIVED: April 08, 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 one, existing vinyl window in a non-original opening, and modify the opening.
2. Replace two existing sash windows with wood casement windows.

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. *Facade 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 facade 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.

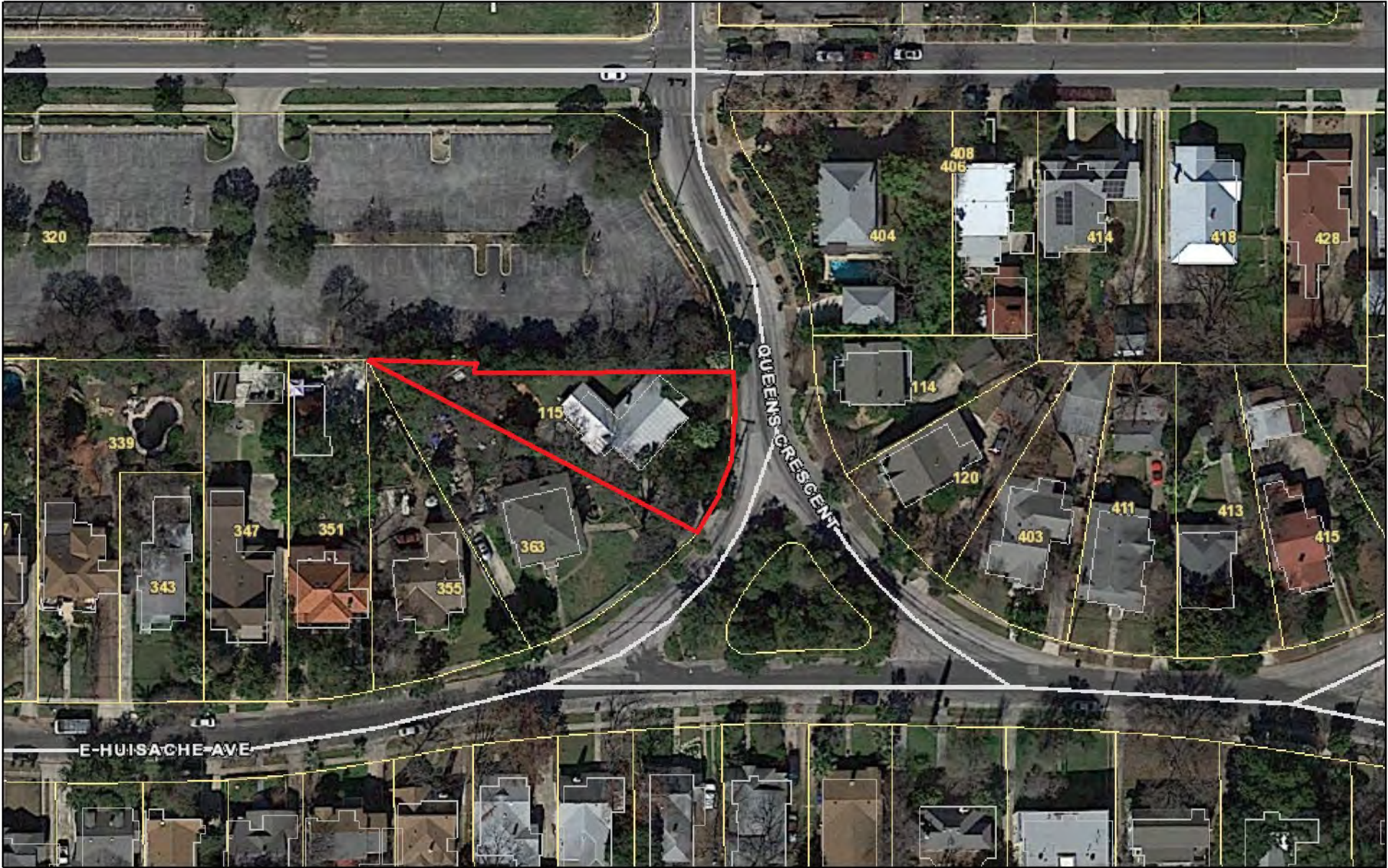
FINDINGS:

- 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 (Single Window) – The applicant has proposed to replace an existing, vinyl window with a wood casement window. The existing window opening has also been modified. Generally, staff finds this to be appropriate as the proposed profile is consistent with other, non-original windows within the structure.
- c. WINDOW REPLACEMENT (Grouped Windows) – The applicant has proposed to replace two existing vinyl windows with wood casement windows. The windows requested for replacement are located on the northeast elevation at the rear corner of the property. 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 casement windows that differ in profile to that which are existing and would be typically present. Staff finds the existing, grouped profile to be original. Generally, staff finds the replacement of the existing, vinyl windows with wood windows to be appropriate; however, windows should feature a one over one profile.

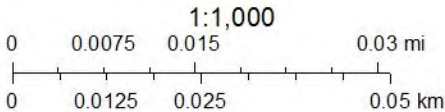
RECOMMENDATION:

1. Staff recommends approval of item #1, the replacement of an existing window and modification of an opening as submitted, based on finding b.
2. Staff recommends approval for replacement of two existing metal windows with wood windows with the stipulation that the new windows are one-over-one to match the existing profile. Windows should be consistent with staff's standards for replacement windows.

City of San Antonio One Stop



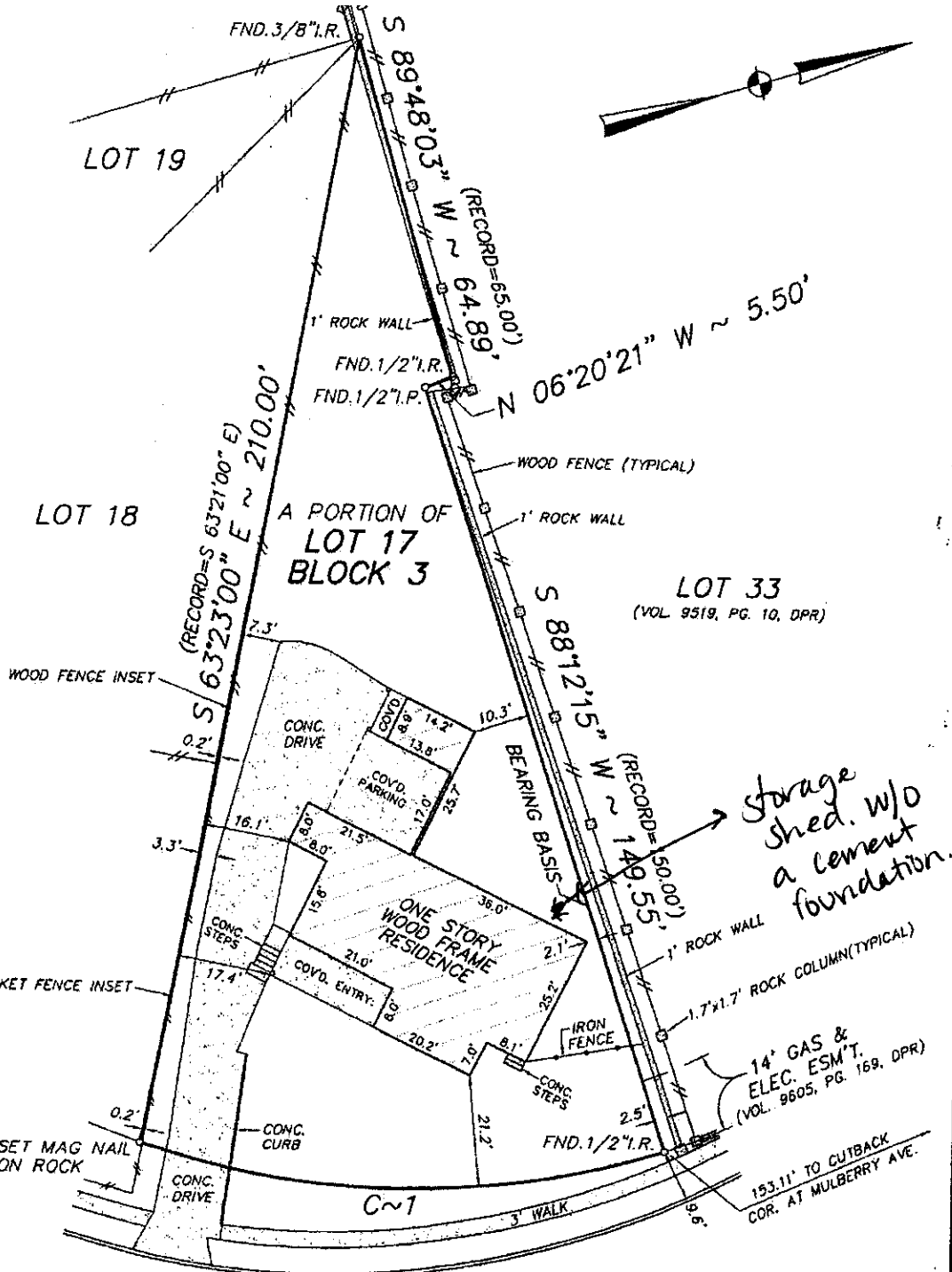
February 25, 2022



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

Angela Luthi Blake

[Signature]



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. $\text{---}=\text{---}$ = 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:

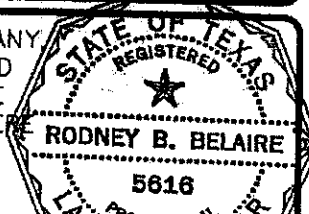
115 QUEENS CRESCENT
 LOT AREA = 10,224 sq. ft.

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: *[Signature]*





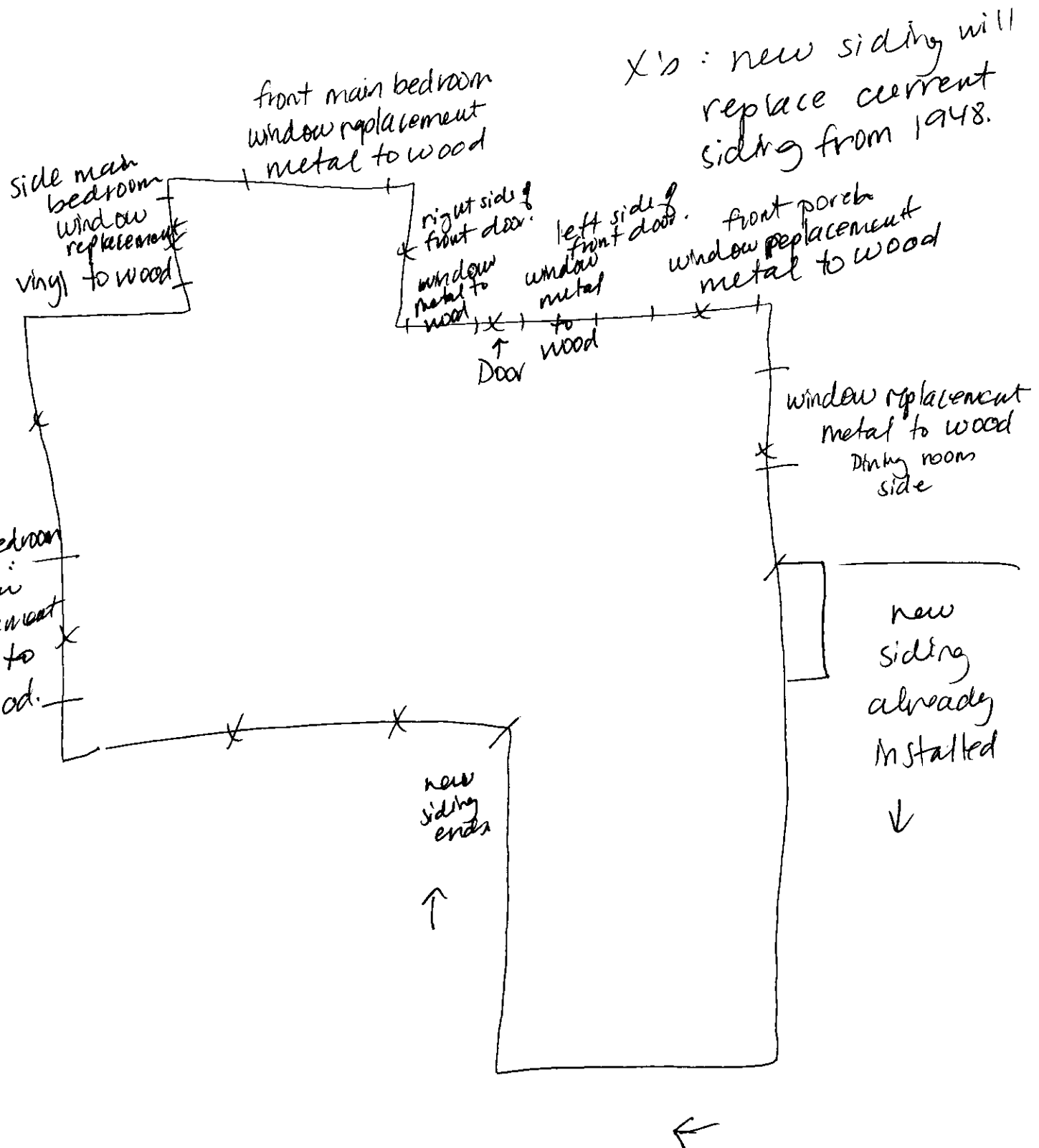
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QUEENS CRESCENT





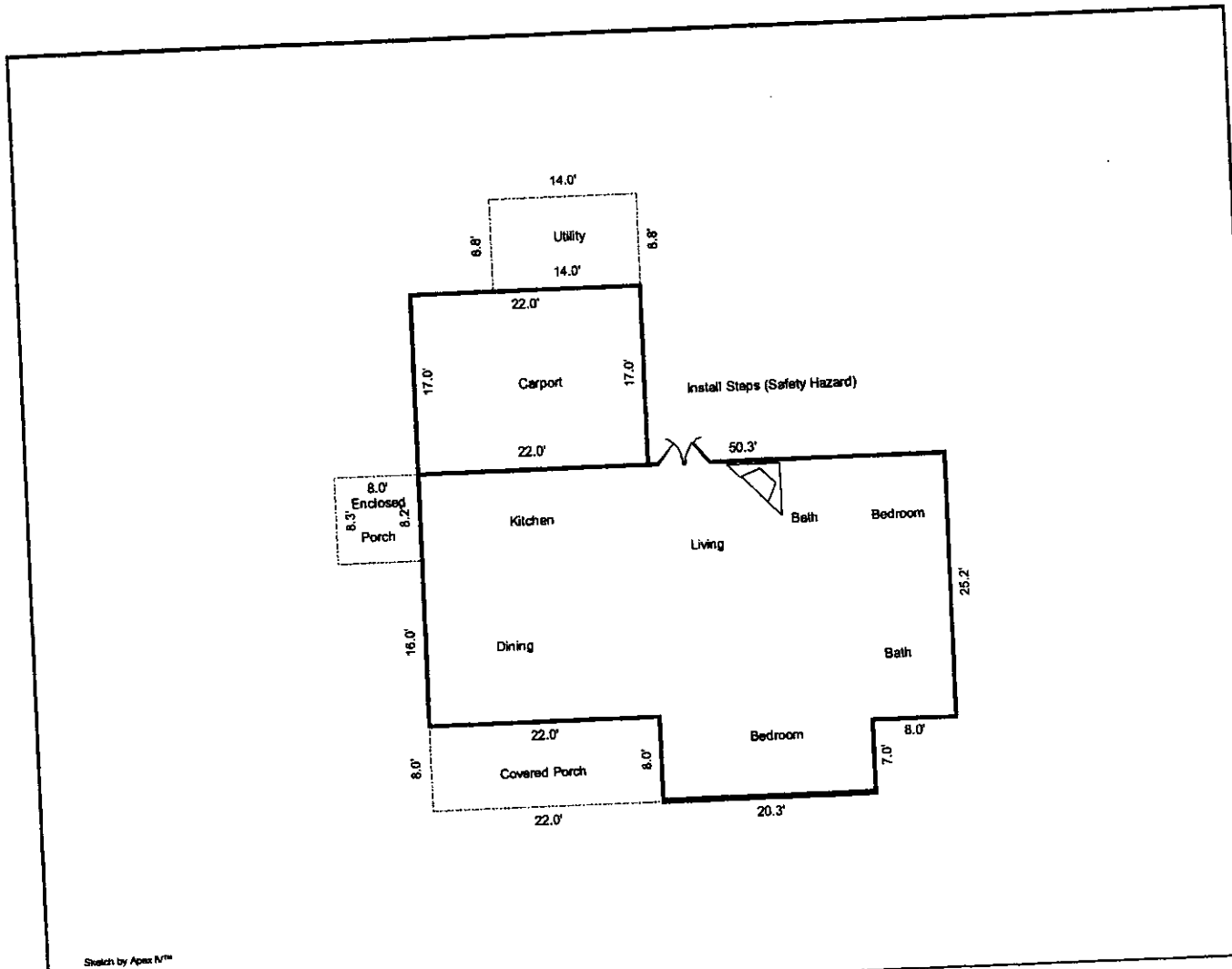
12-26-21

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



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







