

# HISTORIC AND DESIGN REVIEW COMMISSION

June 15, 2022

**HDRC CASE NO:** 2022-317  
**ADDRESS:** 138 BEVERLY DR  
**LEGAL DESCRIPTION:** NCB 9077 BLK LOT W IRR 81.89 FT OF 1  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 7  
**HIST. DIST. NAME:** Monticello Park  
**APPLICANT:** Rolando Rodriguez  
**OWNER:** Rolando Rodriguez  
**TYPE OF WORK:** Window replacement  
**APPLICATION RECEIVED:** May 31, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Jessica Anderson

## REQUEST:

The applicant requests a Certificate of Appropriateness for approval to replace two metal-sash casement windows with a fixed vinyl window and a three-panel sliding vinyl window.

## 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 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.

#### **FINDINGS:**

- a. The applicant requests a Certificate of Appropriateness for approval to replace 2 metal-sash casement windows with a fixed vinyl window and a three-panel sliding vinyl window
- b. 138 Beverly Dr is a one-story contemporary residence built c 1951. The property first appears in city directories in 1951. The predominately brick-clad residence has a cross-gable composition shingle roof and features both one-over-one windows and multi-lite metal casement windows. The property is on the southwest corner of Beverly Dr and Wilson Blvd and contributes to the Monticello Park historic district.
- c. **WINDOW REPLACEMENT** – The applicant has proposed to replace existing operable metal-sash casement windows with a fixed vinyl-sash window and a three-panel sliding window. Staff finds the proposed replacement windows do not conform to staff's standards for replacement windows.

**RECOMMENDATION:**

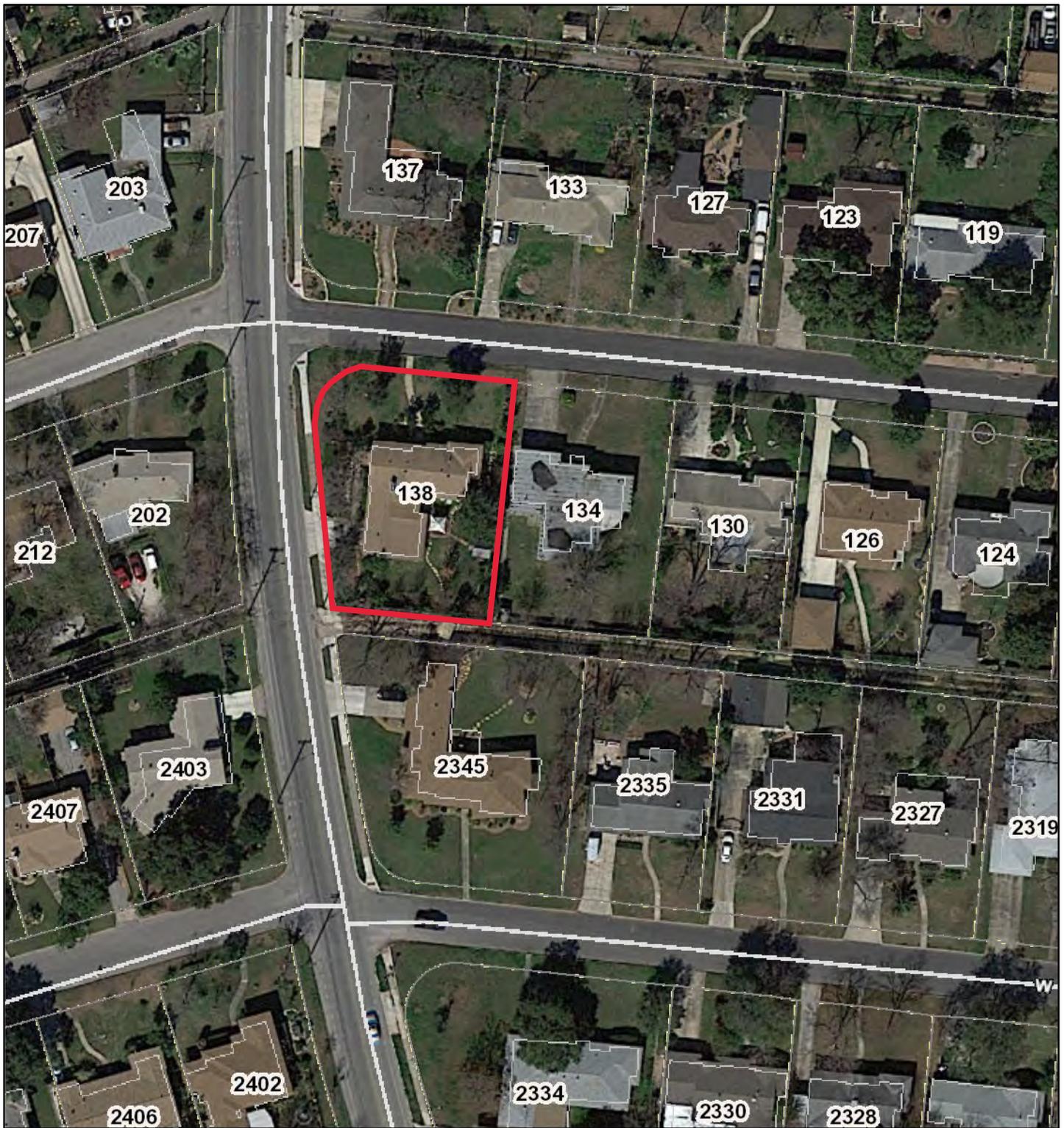
Staff does not recommend approval based on findings a through c. Staff recommends the applicant replace the windows in kind or propose a window type consistent with staff's standards for replacement windows, as noted in the applicable citations and below.

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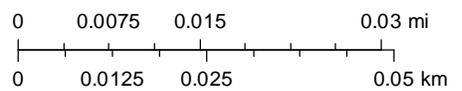
# City of San Antonio One Stop



June 9, 2022

1:1,000

- |   |                           |   |                          |
|---|---------------------------|---|--------------------------|
|  | CoSA Addresses            |  | Recorded Plats           |
|  | Community Service Centers |  | Preliminary Plats        |
|  | Pre-K Sites               |  | CoSA City Limit Boundary |
|  | CoSA Parcels              |   |                          |
|  | BCAD Parcels              |   |                          |













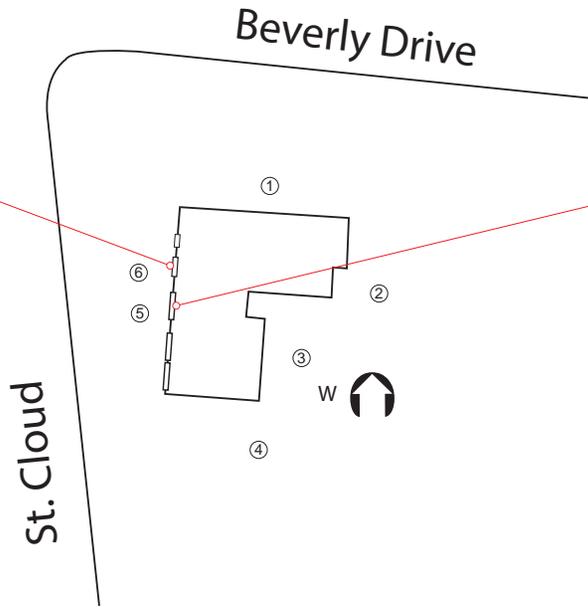








Window 1: proposed for replacement  
 ref. image rrodriguez\_SW1.jpg  
 replacing with a picture window:  
 White & Vinyl Material



Window 2: proposed for replacement  
 ref. image rrodriguez\_SW2.jpg.  
 replacing with 3 Panel Slider:  
 White & Vinyl Material



**Energy Bill Savings**

Picture windows don't open, their airtight design prevents drafts and leaks, offering an energy efficient way to save money on your heating and cooling bills.

**Reduced Noise**

St. Cloud is a high traffic vehicular area. Champion picture windows help dampen sound, making them the perfect solution to quieting outside noise.

**Beautiful Views**

With large, panoramic views, picture windows bring you closer to the beauty of the outdoors and natural light.

**Low-Maintenance**

With fewer parts than other windows, our sliding windows are less prone to breaking or getting stuck.

- ① **Front View**  
RRodriguez\_Front View.jpg
- ② **Side View 2**  
RRodriguez\_SideView.2jpg
- ③ **Side View 1**  
RRodriguez\_SideView1.jpg
- ④ **Back View**  
RRodriguez\_BackView.jpg
- ⑤ **Replacement Window**  
RRodriguez\_SW1.jpg
- ⑥ **Replacement Window**  
RRodriguez\_SW2.jpg

# WINDOWS



BEAUTY. PROTECTION. ENERGY EFFICIENCY.  
TRANSFORM YOUR HOME WITH  
CHAMPION COMFORT 365 WINDOWS®

# CHAMPION WINDOWS AND HOME EXTERIORS™



The undeniable strength of Champion's fusion-welded window corners – so strong they can support the weight of a full-size pickup truck!

## A HOME LIKE YOURS DESERVES A WINDOW LIKE OURS

For more than six decades, homeowners (nationwide and in your neighborhood) have transformed their homes with products that are designed, manufactured, installed, and guaranteed by Champion Windows and Home Exteriors™.

Engineered to keep your home beautiful, protected, and energy efficient year-round, only Champion offers **Comfort 365 Windows®**. Custom-built, by Champion, to be the perfect fit and look for your home; our windows are also Energy Star® rated<sup>Δ</sup> to help reduce your utility bills and block harmful UV rays.

Every Champion Comfort 365 Window® is backed by our best-in-class Limited Lifetime Warranty<sup>†</sup>, which comes standard and covers the entire window: frame, glass, and installation.

Experience the difference that new, beautiful windows will make in your home. **Experience Champion Comfort 365 Windows®.**

## CHAMPION COMFORT 365 WINDOWS® THE BENEFITS HAVE NEVER BEEN MORE CLEAR



### IMPROVED ENERGY EFFICIENCY

Saving you money and protecting the environment: Champion Comfort 365 Windows® meet or exceed Energy Star® manufacturing specifications and requirements<sup>Δ</sup>.



### YEAR-ROUND TEMPERATURE CONTROL

Offered exclusively by Champion, Comfort 365 Windows® both seal and insulate your home – keeping you warm in the winter and cool in the summer while blocking 94% of harmful UV rays.



### OUR EXCLUSIVE WARRANTY

Every Champion Comfort 365 Window® comes with an industry-leading, Limited Lifetime Warranty<sup>†</sup> that lets you spend time enjoying your windows instead of worrying about them.



According to Remodeling Magazine's 2018 Cost vs. Value Report, replacing windows can increase a home's resale value **with a national average of a 70% return on investment**. Plus, Energy Star® reports that a typical household **can save up to 20-30% a year<sup>1</sup>** on their energy bill when replacing single-pane windows.

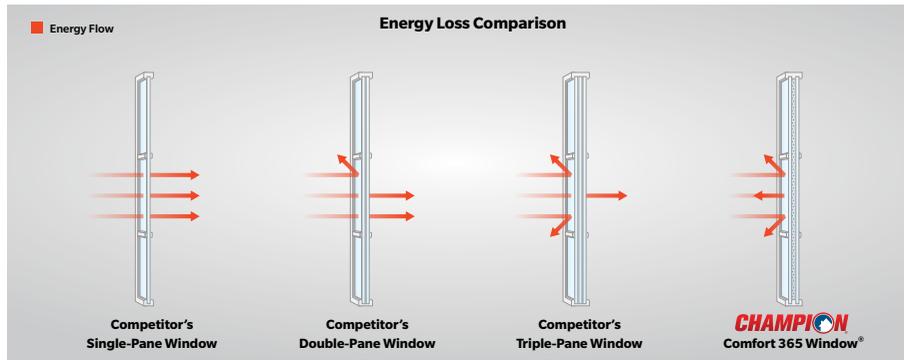
# CHAMPION WINDOWS FEATURE OUR EXCLUSIVE COMFORT 365® GLASS FOR A MORE COMFORTABLE HOME YEAR-ROUND



**KEEPS SUMMER HEAT OUT  
AND AIR CONDITIONING IN**



**KEEPS YOUR HEAT INSIDE  
AND THE WINTER CHILL OUT**



- **EnergyStar® certified<sup>A</sup>:** Makes your home more energy efficient, and therefore significantly brings down your energy bill costs.
- **Heat reflective:** Reflects heat back to its source, keeping your home cool in the summer and warm in the winter.
- **UV protection:** 94% of harmful UV rays are blocked by our Comfort 365 Windows®, reducing the fading of furniture, carpet, and drapes.
- **Double-pane glass:** Argon-enhanced, insulated glass provides year-round comfort.
- **Twenty layers of protection:** 19 layers of metallic and non-metallic coating elements are applied to our premium glass surface.
- **Clear visibility:** The protective coating layers are less than 1/1000 of an inch thick, leaving our windows crystal clear.

## OUR SUPERIOR-QUALITY FRAME AND GLASS PROVIDES STRENGTH, PERFORMANCE, AND BEAUTY WHILE MAXIMIZING YOUR OUTDOOR VIEWS



### 12 Point Fusion-Welded Frame

For superior strength

### Stainless Steel Constant Force Balance

Provides dependable and easy sash operation

### No Impurities, No Alloys

For optimal strength and performance

### Insulated Glass

Argon gas-enhanced Champion Comfort 365® Glass

### Lead-Safe Composite Lock

Creates a weather-proof seal and provides enhanced security

### Over and Under Interlock at Meeting Rails

Helps prevent air leakage and drafts

### Double-Hung, Tilt-In Sashes

Makes window cleaning easy

### Maximum Viewing and Light

With our trim-line design

### Triple Weatherstripping

Heavy duty to prevent air/water infiltration

### Additional Insulation

No metal; with foam enhanced insulated frames for greater energy efficiency

### Deep Pocket Sill

Less drafts, better security





# SUPERIOR-QUALITY WINDOWS, DIRECT FROM OUR FACTORY TO YOUR HOME

## CHAMPION WINDOWS AND HOME EXTERIORS™



Double-Hung



Oriel



Slider



Casement



Picture



3 Panel



Bay



Bow



Shaped



Awning



Hopper



Garden



# DOUBLE-HUNG

Both the top and bottom sashes of a double-hung window operate by sliding up and down. Plus, both sashes tilt in for easy cleaning.



Double-hung Comfort 365 Windows® in white with colonial grids



Double-hung bay window in white with colonial grids

**ORIEL WINDOWS** look similar to a double-hung, but are narrower with a fixed top sash that occupies 60% of the window height.



# CASEMENT AND PICTURE

CaseMENT windows have vertical sashes that operate by swinging out of the frame by manually turning a handle. Picture windows are stationary and allow for extraordinary unobstructed views.



CaseMENT windows in white with fixed center

Picture windows in white



CaseMENT windows in white with open prairie grids



# SLIDER AND GARDEN

On a slider window, the left and right sashes slide to open. A garden window allows in natural light from all angles, and the extended window base and shelving create a perfect area to grow plants, herbs, or flowers.



3 panel slider in tan with colonial grids, and shaped window



Garden window in white



3 panel slider window in white

# BAY, BOW, AND SHAPED

Bay and bow windows extend beyond the flat wall of your room, creating an arc of windows. Shaped windows are customizable, in a variety of shapes, to complement your window design.



Casement bow window in tan with colonial grids



Double-hung bay window in white, exterior (left) and interior (right)

## GRID OPTIONS



Colonial



Diamond



Prairie



Open Prairie



# HOPPER AND AWNING

Hopper windows are made of a single sash hinged at the bottom, and open by swinging inward. Awning windows are made of a single sash hinged at the top, and swing open outward.



Shaped windows, casements, and picture windows in TimberBond® English Oak with colonial grids



Awning window in white



Hopper window in white

## PRIVACY GLASS

Optimal in bathrooms, basement windows, and patio doors, these textured glasses add privacy to your windows with the benefit of natural light. Available in three options:

- **Obscure Glass:** distorts views in and out of the window by applying a light texture to the surface of the glass.
- **Rain Glass:** patterned in vertical grooves to emulate water trailing down a glass surface during a light rain shower.
- **Glass Block:** individual bricks of glass adhered together for enhanced home security and privacy.

Obscure Glass



Rain Glass



Glass Block



## GLASS BLOCK



Wavy Pattern



Ice Pattern



Diamond Pattern

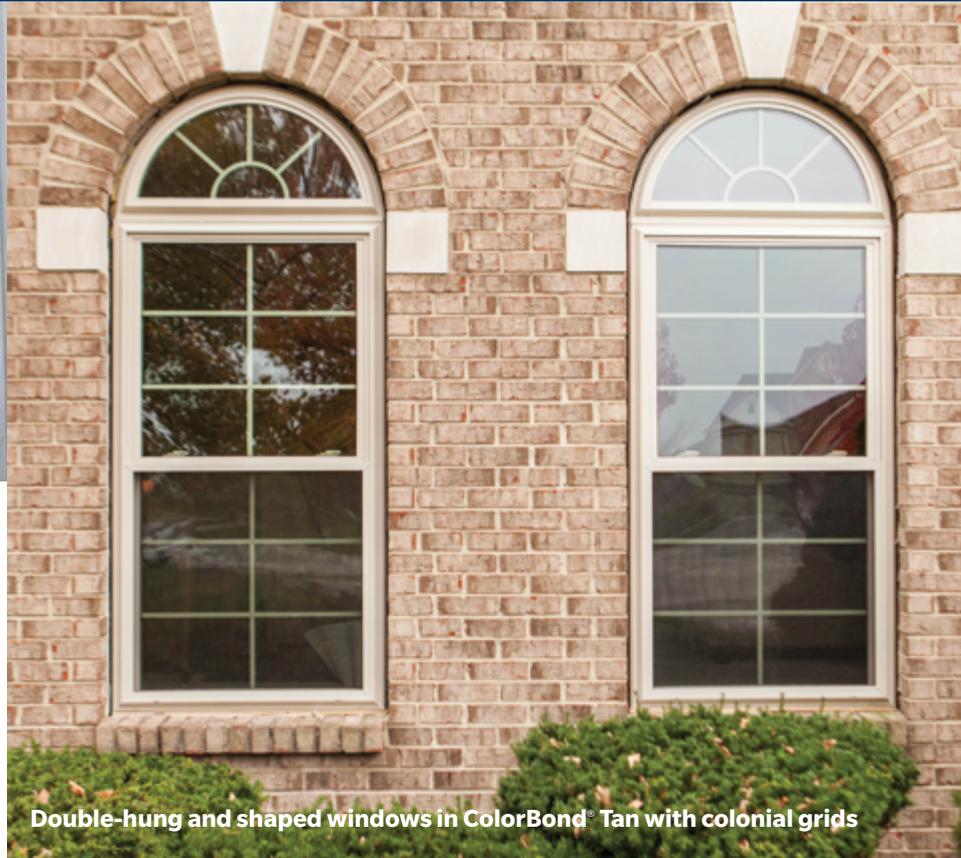
# COLORBOND®

All color renditions are for comparison only. Please see your Champion representative for actual samples.

Designer colors give your windows a distinctive look, adding to your home's curb appeal and value. ColorBond® also features a high-performance EPA compliant pigment that helps prevent fading, warping, and energy loss.



Casement windows in ColorBond® Bronze



Double-hung and shaped windows in ColorBond® Tan with colonial grids

## Interior

Our standard window color is white, but you have the option to upgrade the interior to ColorBond® tan.



White  
(comes standard)



ColorBond®  
Tan

## Exterior

You can upgrade the exterior color of your windows to any of our ColorBond® selections.



ColorBond®  
Adobe



ColorBond®  
Colonial  
Blue



ColorBond®  
Bronze



ColorBond®  
Tan



ColorBond®  
Pebble



ColorBond®  
Black

## FlexScreen®

ColorBond® Champion Windows include complimentary FlexScreens®

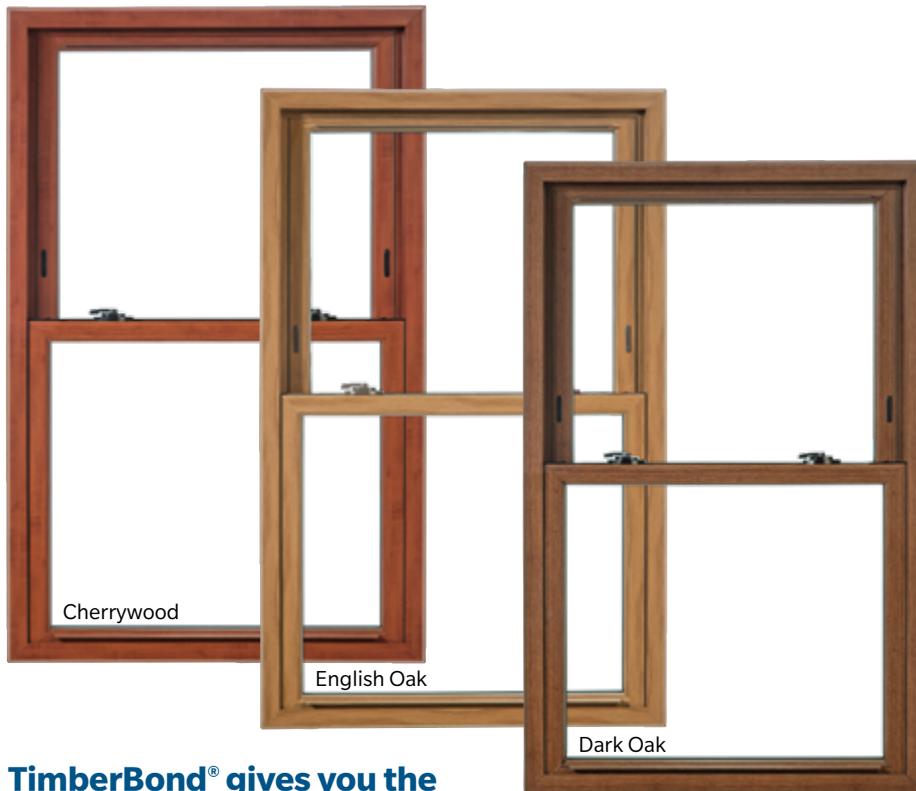
- **Effortless installation:** simply bend the frame and secure into place. No mounting hardware required.
- **Nearly invisible:** hides in the window pocket, dramatically improving sight lines.
- **Damage-resistant:** solid, one-piece frame with a durable PVC coating.



# TIMBERBOND®

All color renditions are for comparison only. Please see your Champion representative for actual samples.

Features advanced technology pioneered by Champion that permanently bonds the finish with the frame to prevent blistering, peeling, and chipping.



**TimberBond® gives you the luxurious beauty of a finished interior wood look, with increased durability and energy efficiency. Available in three finishes.**

## SLIDING PATIO DOORS

Champion sliding patio doors give you the wide open clear-view look of our slider windows in a space where a door is needed instead. They feature tempered safety glass, and are made of our argon-enhanced double-pane Comfort 365® glass. We use the same high-quality vinyl in our patio doors as we do in our windows, along with fusion-welded corners and multi-chambered reinforced construction for a stronger, better performing door.

- Available in 2-lite and 3-lite configurations
- Optional internal mini blinds
- ColorBond® and TimberBond® upgrades available
- Can be keyed to match your entry doors
- Grids available in white, tan, or bronze



**CHAMPION** 



# 5 SIGNS YOU NEED NEW WINDOWS

Replacing your old windows is an investment that can pay dividends immediately and for a lifetime. So how do you know when it is time to upgrade yours? Here are 5 signs:

- 1 YOUR ENERGY BILLS ARE ON THE RISE**  
Properly performing windows should insulate your home throughout the year. If your utility bills are up, your old windows could easily be the culprit.
- 2 YOUR HOME IS DRAFTY**  
According to the U.S. Department of Energy, most homes have so many air leaks that it is equivalent to leaving a window open 24-hours a day, all year long. Those drafts could be your old windows inadequately sealing and protecting your home.
- 3 YOUR WINDOWS ARE FOGGING UP**  
Stagnant and frozen moisture on your old windows can lead to long-term damage to your home, higher energy bills, and even cause health issues for you and your family.
- 4 YOUR WINDOWS DO NOT OPEN EASILY**  
Properly operating windows should open and close effortlessly. If you live in an older home with original windows, or if your windows have been painted over, it may be time to upgrade to new ones.
- 5 YOUR FRAMES ARE IN POOR CONDITION**  
Window sills and frames that have warping, wood rot, and other deterioration are more than unsightly; they can pose a security risk and spike your energy bills.



[GetChampion.com](https://GetChampion.com) • 1-866-4Champion

<sup>1</sup> The Champion Limited Lifetime Warranty applies to Comfort 365 Windows<sup>®</sup> as long as the original purchaser owns the home. See store for details. <sup>2</sup> Champion Windows placed in homes at altitudes of 8,000 ft or greater do not qualify for Energy Star manufacturing specifications or requirements. <sup>3</sup> Assumes replacing all windows in your home. Actual savings will vary by local climate conditions, utility rates, and individual home characteristics. To serve you better, Champion Windows & Home Exteriors reserves the right to make improvements to the products in this brochure. Therefore, some products and product information may change. Not all Champion stores have all Champion products. Product style may vary state to state. ©Champion Opco LLC, 2021